



FOR SALE

DETACHED

MLS# W13559198

# 39 Holley Avenue, Toronto, ON M9N 2C4

Weston, Toronto · M9N 2C4

C\$ 510,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 2        | 1         | 1,300 | 0       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

LOT FOR SALE! HANDYMAN SPECIAL! LOT VALUE- PRICED TO SELL! RENOVATE OR BUILD NEW IN UP AND COMING AREA. Opportunity Knocking! Attention, Renovators, Builders & Investors. First time home buyers This is the Diamond in the rough you've been waiting for! Value will only go up as Toronto builds more housing, Buy Now "Up Express", And More! This Property Near Transit Hub Offers Quick Access Downtown, Airport, Suburbs, All Amenities, Parks. \*\*\*Property is being sold in "as is, where is" condition for land value only. \*\* The dwelling is uninhabitable, not insured, and no access to the interior, exterior of the building or the lot will not be permitted prior to / or following acceptance of an offer. Buyers, agents, inspectors, contractors, and any other persons are strictly prohibited from entering the building for safety and liability reasons. \*\* All inspections and due diligence must be conducted from the exterior of the property only.\*\* The Seller makes no representations or warranties whatsoever regarding the condition, fitness, habitability, structural integrity, zoning, redevelopment potential, or future use of the property or any structures thereon. Hydro, gas and water services have been disconnected. \*\*\* Sold as is where is, home is NOT LIVEABLE lot value only. There will be no trespassing onto the lot.\*\*\*

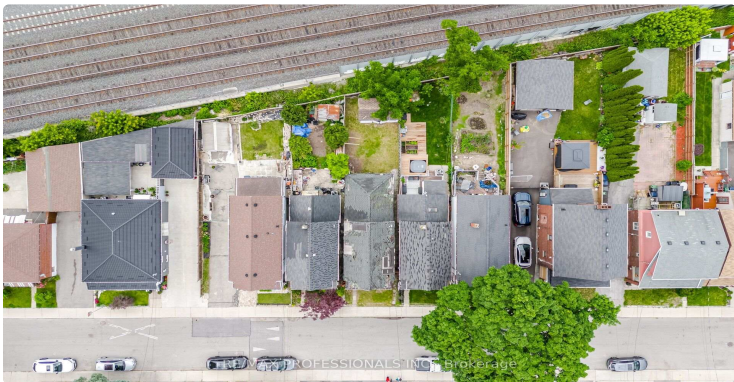
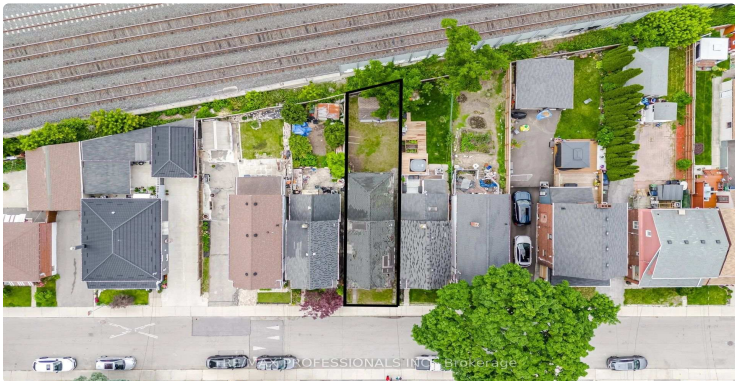
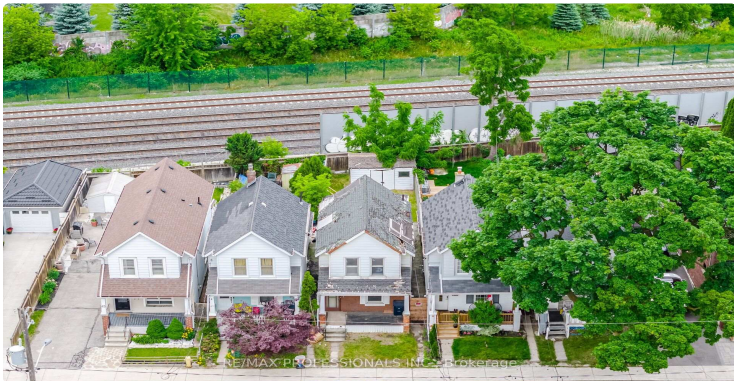
## FEATURES

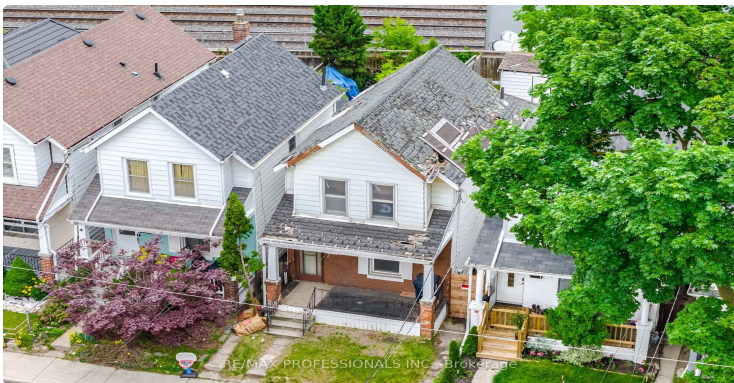
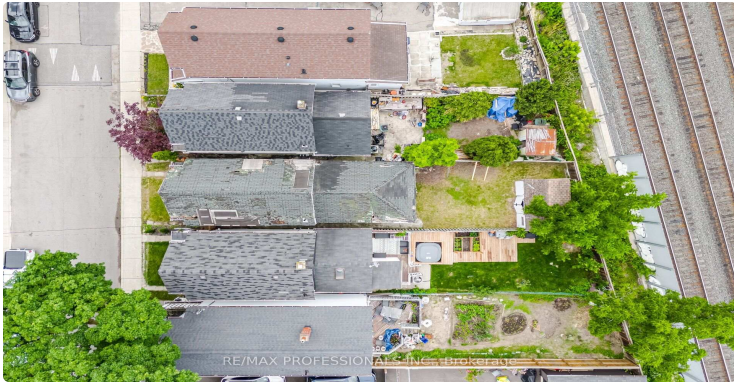
- ✓ Basement
- ✓ Pool

## PROPERTY DETAILS

|                |                |
|----------------|----------------|
| PROPERTY TYPE  | Detached       |
| LISTING STATUS | For Sale       |
| STYLE          | 2-Storey       |
| PROPERTY TYPE  | Detached       |
| BASEMENT       | Unfinished     |
| FACING         | East           |
| AREA RANGE     | 1100-1500 sqft |
| ANNUAL TAX     | \$2,783        |
| POSTAL CODE    | M9N 2C4        |
| NEIGHBOURHOOD  | Weston         |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.