



FOR SALE

MULTIPLEX

MLS# W13624576

50 Waniska Avenue, Toronto, ON M8Y 1P9

Stonegate-Queensway, Toronto · M8Y 1P9

C\$ 2,999,900

14	6	—	12	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Truly outstanding investment opportunity in Toronto's highly desirable Humber Bay-Stonegate-Queensway neighbourhood. Purpose built Apartment Building in one of Etobicoke's premier rental locations, offering strong Tenant demand, outstanding long-term appreciation potential & immediate income optimization. This is a rare opportunity to acquire fully Vacant Building with flexibility to establish market rents from day one. Based on projected market rents, property offers the potential to generate an estimated Net Annual Income of approx. \$196,000 representing an attractive projected Cap Rate of 6.1%. This well-maintained Building features two 3-Bdrm & four 2-Bdrm Apartments, several have been updated, bright & spacious front & rear common hallways, laundry rm, mechanical rm, 5 storage lockers, 6 garage parking spaces & 6 surface parking spaces. Each Apartment offers spacious, bright, sunny rooms with practical well designed layouts, featuring front Foyer with double guest closet & linen closet, family-sized Kitchen with Breakfast Area, large Living Rm, separate Dining Rm, updated 4-pc Bathroom with towel warmer, generously sized Bedrooms, some with 2 double closets & oversized windows. Ideally situated on a peaceful, tree-lined residential street just north of The Queensway corridor, offering immediate access to wide array of grocery stores, cafés, restaurants & everyday amenities. The neighbourhood is served by highly regarded schools & within walking distance of public library, parks & several early childhood daycare centres. Residents appreciate close proximity to Humber River Trail System, Humber Bay Park & the shores of Lake Ontario. Excellent transportation options include nearby Humber Loop, providing streetcar service between South Etobicoke & downtown Toronto, TTC bus routes connecting to nearby subway stations, Mimico GO Station at Royal York Rd & quick access to Gardiner Expressway, Highway 427 & QEW offering seamless connectivity throughout Toronto & GTA.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Lake/Pond
- ✓ Park
- ✓ Public Transit
- ✓ Rec./Commun.Centre
- ✓ River/Stream
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Apartment, Separate Entrance
FACING	North
AREA RANGE	5000 + sqft
PARKING	12 spaces
ANNUAL TAX	\$13,512
POSTAL CODE	M8Y 1P9
NEIGHBOURHOOD	Stonegate-Queensway

GALLERY





LISTING AGENT

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.