



FOR SALE

DETACHED

MLS# W13679712

352 Caledonia Road, Toronto, ON M6E 4T6

Caledonia-Fairbank, Toronto · M6E 4T6

C\$ 988,888

7	6	3,250	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Excellent investment opportunity at 352 Caledonia Rd in Toronto, offering a well-maintained 5 unit property with strong existing rental income and additional potential. The property features two spacious 3-bedroom units and two 1-bedroom units, plus a finished basement apartment providing additional contributing value. The two 3-bedroom units have reported rents of \$2,550 per month each, all-inclusive. One 1-bedroom unit is currently owner occupied with market rent of approximately \$1,800 per month, while the other 1-bedroom unit is rented at \$2,000 per month, all-inclusive. Buyers to satisfy themselves regarding its retrofit and legal status. Offering excellent flexibility for investors, multi-generational families, or buyers looking to occupy one unit while benefiting from rental income from the others. Convenient Toronto location with easy access to transit, shopping, schools, parks, major roadways and everyday amenities. A rare opportunity to acquire an income-producing property with multiple units and long-term investment potential.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	East
AREA RANGE	3000-3500 sqft
PARKING	4 spaces
ANNUAL TAX	\$6,568
POSTAL CODE	M6E 4T6
NEIGHBOURHOOD	Caledonia-Fairbank

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom 2	Ground	3.25 x 3.25	—
Living Room	Ground	4.25 x 4.00	—
Bedroom	Second	4.50 x 3.00	—
Kitchen	Second	3.50 x 2.75	—

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ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Second	4.00 x 2.75	—
Kitchen	Ground	3.50 x 3.00	—
Dining Room	Ground	3.25 x 3.25	—
Living Room	Second	3.50 x 3.00	—
Primary Bedroom	Ground	3.50 x 3.25	—

GALLERY



LISTING AGENT

Pavel Shaganenko

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Email: pshaganenko@gmail.com

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.