



FOR SALE

TRIPLEX

MLS# W13682410

1440 DUFFERIN Street, Toronto, ON M6H 3L2

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 3L2

C\$ 1,990,000

6	4	2,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prominently positioned on a generous 22 x 120 ft corner lot at Dufferin Street and Chandos Avenue, this detached brick property presents an attractive multi-residential investment opportunity in Toronto's vibrant Junction-Wallace Emerson neighbourhood. The property features a three-bedroom main-floor residence, a two-bedroom second-floor residence, and basement space currently arranged and occupied as a one-bedroom living area and a bachelor living area. All existing tenancies are month-to-month, providing established rental income. Additional highlights include six-car parking and a substantial detached three-car garage. Ideally located steps from Geary Avenue's popular restaurants, craft breweries, cafés, shops and creative spaces, and close to the growing Galleria on the Park community and Toronto's ongoing Green Line network of parks and connected green spaces. Convenient access to neighbourhood parks, shopping and public transit.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Finished
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	6 spaces
ANNUAL TAX	\$7,090
POSTAL CODE	M6H 3L2
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

GALLERY





LISTING AGENT

Pavel Shaganenko

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