



FOR SALE

DETACHED

MLS# W13688562

2 Saint Marks Road, Toronto, ON M6S 2H6

Lambton Baby Point, Toronto · M6S 2H6

C\$ 828,000

2	1	900	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An opportunity with options- invest, live, hold or plan for the future. Currently tenanted and being offered as-is, where-is, 2 Saint Marks Rd presents an increasingly hard to find opportunity in Toronto's desirable west end. Whether you're looking for an income-producing property to hold, a home you may eventually occupy yourself, or a unique piece of land for a future building project, this property offers flexibility today and intriguing possibilities for tomorrow. The real story here is the land. Unlike a typical narrow Toronto property, this unique irregular L-shaped lot offers approximately 37.05 ft of combined street frontage (27.54'+9.51') and extends approximately 125 feet along its longest side. The additional portion of the L-shaped property is currently occupied by a second garage, creating an unusual configuration with potential for a creative buyer, builder or investor to explore. Keep the existing tenant and hold the property as an investment while considering your long-term plans. Alternatively, a purchaser looking for a future home may choose to explore personal occupancy in accordance with applicable tenancy requirements, while retaining the opportunity to consider a larger renovation, new build or redevelopment down the road. For builders and design-minded buyers, the combination of approx 37' street frontage, substantial depth and the distinctive L-shaped configuration is particularly compelling. It is the kind of property that invites you to think beyond the existing house and consider how the site might ultimately be used. And then there is the location. Situated at the edge of the sought-after Baby Point Area, St. Marks offers the feel of an Established residential neighbourhood while keeping you connected to some of the west end's most popular communities. Enjoy easy access to the shops, cafes, restaurants and everyday conveniences along Jane and Annette, with Bloor West Village nearby. The amount of green space for an urban location.

FEATURES

- ✓ Basement
- ✓ Garage

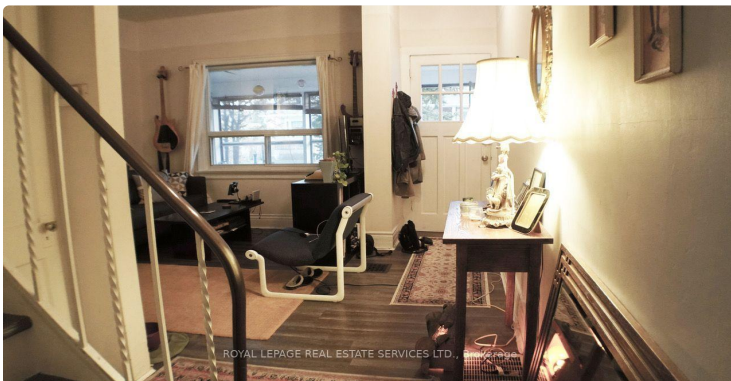
PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Other
FACING	South
AREA RANGE	700-1100 sqft
PARKING	4 spaces
ANNUAL TAX	\$6,422
POSTAL CODE	M6S 2H6
NEIGHBOURHOOD	Lambton Baby Point

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	—
Kitchen	Main	—	—
Sunroom	Main	—	—
Other	Main	—	—
Bedroom	Second	—	—
Bedroom 2	Second	—	—

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.