



FOR SALE

DUPLEX

MLS# W13706704

6 Lapp Street, Toronto, ON M6N 3W6

Rockcliffe-Smythe, Toronto · M6N 3W6

C\$ 1,499,000

7	5	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Investor Alert! Opportunity Knocks for End Users as well on this completely Guttred, Restored w/Addition & Recently Renovated Duplex w/a Basement Apt. Main & Upper Large 3 Bedroom Units Currently Leased at \$3,300/mo & \$3,000/month Respectively. Basement Suite \$1,400/mo. Garage space \$225/mo. Gross Annual Income \$95k approx Expenses @ 6% approx.(Property Taxes & Insurance) & Tenants Pay Own Utilities. Working at a 5.6% CAP Rate! A Detached 2 Car Garage gives you the opportunity to Build a Laneway Suite(Owner has Drawings/Plans). Everything is 2 Years New Inside and Out! All New Stucco Exterior! All Units have their own Private Separate Entrances & In-Suite Laundry. The Main Floor Apartment is a New 892 sq ft - 3 Bedroom - 1.5 Baths with 2 Separate Entrances & access to Private Yard. The Upper Apartment is a new 889 sq ft - 3 Bedroom - 1.5 Baths. The Basement Apartment is a renovated 1 Bedroom - 1 Bath Suite. Each Apartment has it's Own High Efficient Heating/Cooling Mini-Split Systems Separately Metered so each Tenant Pays their Own Per Use Hydro Bills! Water Utility is divided 3 ways (40-40-20). Detached 2 Car Garage Parking w/Laneway Access. The Property is Easy to Rent with TTC access a very short walk to St Clair West Streetcar which go direct to St Clair West & Yonge Subway Lines. A short drive to Highways 401/400. Walk to theStockyards Mall and Local Shops, Restaurants, Enjoy all Corso Italia & Junction Neighbourhood Amenities. Fantastic Opportunity to Grow your Real Estate Portfolio with a Legal Duplex w/3units & a Great R.O.I. Everything is Brand Spanking New Inside & Out!

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

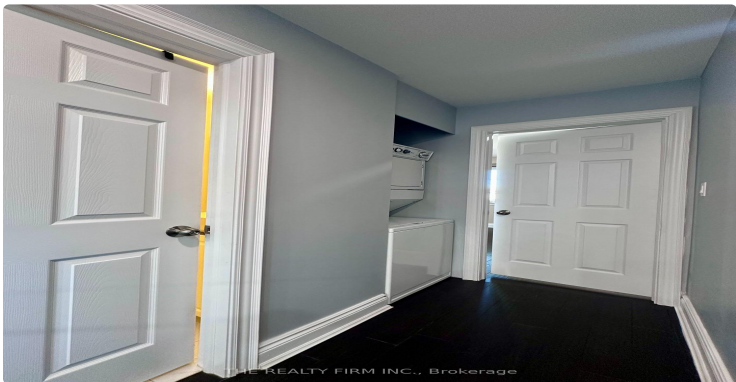
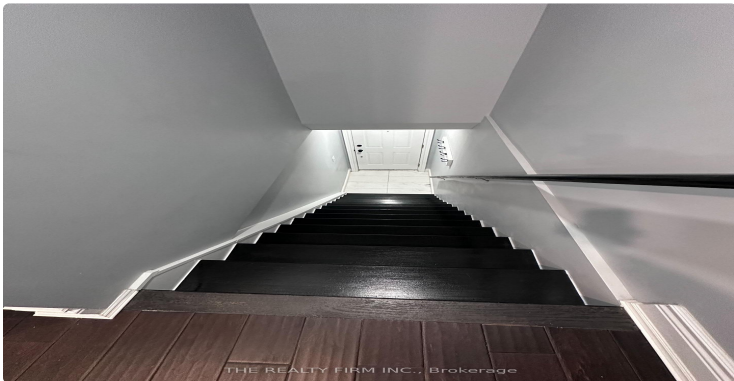
PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Apartment
FACING	West
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$6,221
POSTAL CODE	M6N 3W6
NEIGHBOURHOOD	Rockcliffe-Smythe

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
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Great Room	Second	—	Hardwood Floor, Open Concept, Pot Lights
Kitchen	Second	—	Hardwood Floor, Modern Kitchen, Granite Counters
Primary Bedroom	Second	—	2 Pc Ensuite, Hardwood Floor, Pot Lights
Bedroom 2	Second	—	Hardwood Floor, Closet, Large Window
Bedroom 3	Second	—	Hardwood Floor, Closet, Window
Great Room	Main	—	Hardwood Floor, Open Concept, Pot Lights
Kitchen	Main	—	Hardwood Floor, Modern Kitchen, Stainless Steel Appl
Primary Bedroom	Main	—	Hardwood Floor, 2 Pc Ensuite, Large Window
Bedroom 2	Main	—	Hardwood Floor, Closet, Large Window
Bedroom 3	Main	—	Hardwood Floor, Closet, Pot Lights
Kitchen	Basement	—	Breakfast Bar, Ceramic Floor, Modern Kitchen
Bedroom	Basement	—	Large Window, Pot Lights, Ceramic Floor
Den	Basement	—	Open Concept, Combined w/Kitchen, Pot Lights

GALLERY





LISTING AGENT

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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.