



ROYAL LEPAGE REAL ESTATE SERVICES LTD. Brokerage

FOR SALE

TRIPLEX

MLS# W13744530

50 Arcadian Circle, Toronto, ON M8W 2Y9

Long Branch, Toronto · M8W 2Y9

C\$ 1,700,000

6	5	2,250	5	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Fully renovated turnkey triplex in Long Branch, steps from Lake Promenade. Currently fully rented and generating \$7,050/month or \$84,600/year in gross rental income, with the main and upper units at \$2,600/month each and the lower unit at \$1,850/month. Approx. annual operating costs are \$12,318, making this a strong income-producing property in an established west Toronto neighbourhood. The property includes two 2-bedroom, 2-bath suites on the main and upper floors, plus a 2-bedroom, 1-bath lower-level suite. Main and upper units feature bright layouts, crown mouldings, pot lights, granite counters, stainless steel appliances and good closet space. The upper unit also includes in-suite laundry and rear patio access. The lower unit offers an open living and kitchen area, radiant floor heating and porcelain tile. Extensively renovated in 2019/2020, including roof, windows, exterior doors, insulation, plumbing, copper wiring, 200-amp service, three HVAC systems and owned on-demand hot water. Each unit has its own HVAC system and hydro meter, with four electrical meters in total including common areas. Close to Lake Ontario, waterfront parks and trails, Long Branch Village, Humber College, TTC and Long Branch GO. A well-maintained, fully rented triplex with current income and major building upgrades already completed.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Marina
- ✓ Park
- ✓ Public Transit
- ✓ School
- ✓ Lake/Pond
- ✓ Fenced Yard

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment, Separate Entrance
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	5 spaces
ANNUAL TAX	\$6,373
POSTAL CODE	M8W 2Y9
NEIGHBOURHOOD	Long Branch

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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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.