



FOR SALE

MULTIPLEX

MLS# W13755600

1160 Dufferin Street, Toronto, ON M6H 4B8

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 4B8

C\$ 1,399,000

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

ABOUT THIS PROPERTY

Renovate or build: two great options for this highly visible corner property in Toronto's West Junction-Wallace area. Take advantage of the existing 4-unit building: 1 commercial and 3-Residential units, and renovate them for higher rental yields with an anticipated 8% leveraged return OR, benefit from Toronto's Major Street Initiative and create a design-build option for purpose-built multi-residential apartments. The property features a 425 sq. ft. main-floor commercial unit and three residential apartments located on the rear and upper levels. This well-maintained building offers almost 2,400 sq. ft. of above-grade space, with a flexible and income-friendly unit mix of two one-bedroom apartments and one three-bedroom apartment. Nestled in a desirable, transit-oriented location just minutes from Dufferin Station, the property benefits from strong rental demographics, excellent connectivity, and an impressive Walk Score of 88. Conveniently located near shops, restaurants, a community centre, and schools. The seller is a Registered Real Estate Agent (RREA).

FEATURES

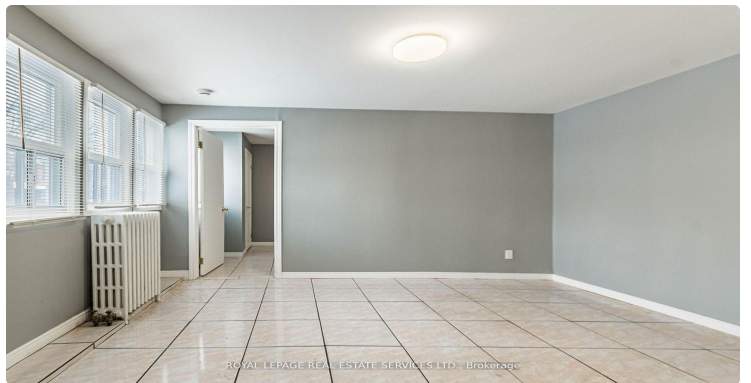
- ✓ Basement
- ✓ Garage
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Multiplex
BASEMENT	Unfinished
FACING	West
AREA RANGE	2000-2500 sqft
PARKING	6 spaces
ANNUAL TAX	\$8,296
POSTAL CODE	M6H 4B8
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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.