



FOR SALE

TRIPLEX

MLS# W13757942

# 31 Long Branch Avenue, Toronto, ON M8W 3H8

Long Branch, Toronto · M8W 3H8

C\$ 1,248,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 5        | 3         | 2,250 | 3       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

# ABOUT THIS PROPERTY

A rare, low-maintenance income property with strong cash flow in the heart of Long Branch, one of South Etobicoke's most desirable lakeside communities. This semi-detached Triplex sits on a premium 25 x 146.5 foot lot and generates \$6,300/month in gross income with a solid \$59,228 annual NOI. Monthly operating expenses average approximately \$1,365, including property taxes, all utilities, insurance, and internet/cable. The property features three bright and spacious self-contained units: two 2-bedroom units and one 1-bedroom unit, with rear parking. The main-floor and basement units were completely renovated. Meticulously maintained, the property has benefited from over \$156,000 in capital improvements over the past few years. Major recent upgrades include brand-new foundation waterproofing, weeping tiles, and sump pump system (2026), providing added peace of mind. Additional improvements include a tankless water heater (2024), high-efficiency boiler, newer windows, a newly asphalted rear parking area, and a large 8' x 10' storage shed. Ideally located just steps from the Lake, Lake Shore Boulevard's shops, cafés, restaurants, Marie Curtis Park, the sandy beach, picnic areas, and connections to the Waterfront and Etobicoke Creek Trails. Excellent transit access with Long Branch GO Station, the TTC streetcar loop, and bus routes all within easy reach, providing convenient commuting to downtown Toronto.

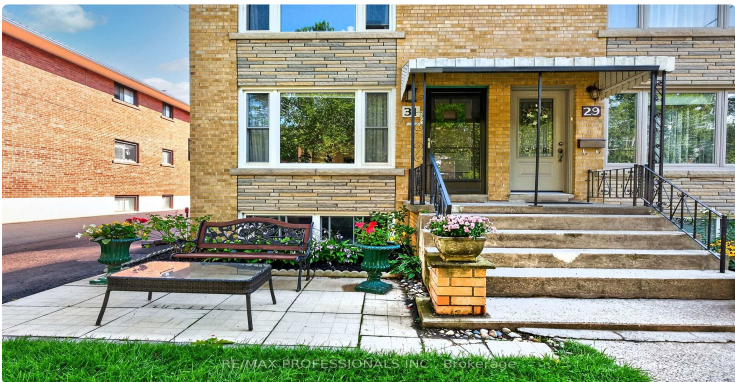
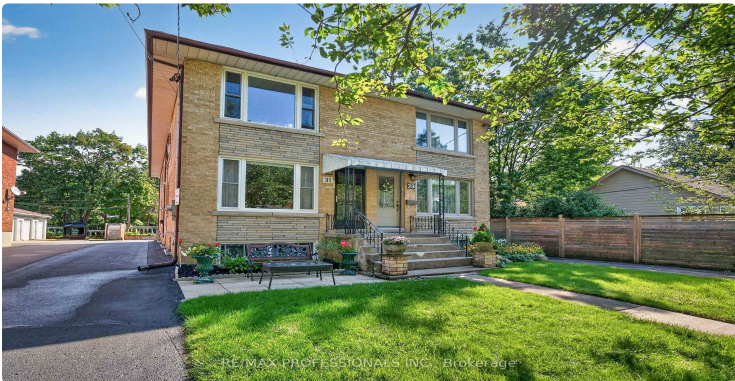
## FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Lake/Pond
- ✓ Rec./Commun.Centre
- ✓ Public Transit
- ✓ Park
- ✓ School

## PROPERTY DETAILS

|                |                              |
|----------------|------------------------------|
| PROPERTY TYPE  | Triplex                      |
| LISTING STATUS | For Sale                     |
| STYLE          | 2-Storey                     |
| PROPERTY TYPE  | Triplex                      |
| BASEMENT       | Apartment, Separate Entrance |
| FACING         | East                         |
| AREA RANGE     | 2000-2500 sqft               |
| PARKING        | 3 spaces                     |
| ANNUAL TAX     | \$5,509                      |
| POSTAL CODE    | M8W 3H8                      |
| NEIGHBOURHOOD  | Long Branch                  |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.