



FOR SALE VACANT LAND MLS# W13762002

95 Bernice Crescent, Toronto, ON M6N 1W7

Rockcliffe-Smythe, Toronto · M6N 1W7

C\$ 679,000

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BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

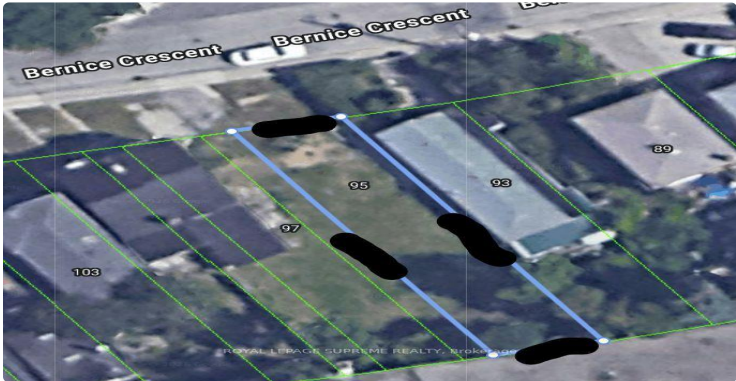
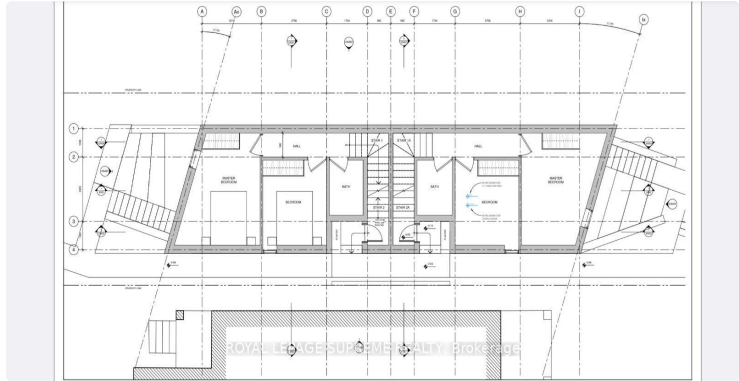
ABOUT THIS PROPERTY

ATTENTION BUILDERS, INVESTORS & DEVELOPERS! Exceptional opportunity with approved plans and full permits for a purpose-built rental fourplex plus a legal garden suite. The lot has been fully cleared, all existing structures have been demolished and all applicable fees have been paid, making this property ready to build. Start construction right away or explore slight modifications to the original plans prior to building, with consultation available. Design and architectural consulting are included in the purchase price. For a look at the finished concept, 101 Bernice has already been built and is a mirror of this future build, offering a tangible example of the unique design and finished product. Purpose-built rental projects may also qualify for available CMHC programs and incentives, including potential interest rate savings, longer amortization options and HST rebates, subject to eligibility. A rare opportunity to acquire a fully prepared development site with plans, permits and professional support already in place. List of approved and bonded contractors available. Temporary hydro line and pole on sight.

PROPERTY DETAILS

PROPERTY TYPE	Vacant Land
LISTING STATUS	For Sale
PROPERTY TYPE	Vacant Land
FACING	South
ANNUAL TAX	\$2,517
POSTAL CODE	M6N 1W7
NEIGHBOURHOOD	Rockcliffe-Smythe

GALLERY



LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SUPREME REALTY

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.