



FOR SALE

INVESTMENT

MLS# W13773246

505 Parkside Drive, Toronto, ON M6R 2Z9

High Park-Swansea, Toronto · M6R 2Z9

C\$ 1,995,000

0	0	2,024	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Discover an exceptional investment opportunity in one of Toronto's most desirable west-end locations. 505 Parkside Dr is a turnkey, upgraded property with 4 self-contained units, situated directly across from High Park and steps away from Keele TTC station. This property has been meticulously maintained by an experienced owner, ensuring operational efficiency and long-term stability. Recent upgrades include newer roofing, eavestroughs, downspouts and fascia, windows and blinds, vinyl flooring, 200 Amp electrical panel, tankless water heater, sump pumps (2), radiators, interior doors, and most appliances. Current rents are at market level and investors benefit from a ****strong cap rate of 4.98%****, with minimal need for repositioning.Tenants benefit from efficient floorplans, outstanding convenience, and lifestyle appeal. The property is just a 3-minute walk to Keele Subway Station and only 15 minutes to the UP Express, ensuring seamless access to downtown and beyond. Steps from the lively Roncesvalles Village, residents have access to some of the city's best cafes, restaurants, and local shops, further enhancing tenant appeal and retention.A rare opportunity to acquire a turn-key asset in a premier west-end location with stable income, strong fundamentals, and enduring demand.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	\$7,688
POSTAL CODE	M6R 2Z9
NEIGHBOURHOOD	High Park-Swansea

GALLERY





LISTING AGENT

Pavel Shaganenko

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