



FOR SALE

FOURPLEX

MLS# W13780002

55 Thirty Eighth Street, Toronto, ON M8W 3M2

Long Branch, Toronto · M8W 3M2

C\$ 2,075,000

7	5	3,250	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

TURNKEY MULTIPLEX INVESTMENT IN THE HEART OF LONG BRANCH! An exceptional opportunity to acquire a rare 5 units, fourplex + one non conforming, in one of Etobicoke's most sought-after lakeside communities. Situated on an impressive 50' x 137' lot, just steps from Marie Curtis Park and Lake Ontario, this property offers the combination investors look for: strong in-place income, substantial parking, renovated units, and meaningful potential. The property features five generously sized apartments. four x1 bed suites and one x3 bedroom residence of approximately 1,500 sq. ft. The four one-bedroom units are currently tenanted at market rents, providing immediate, stable cash flow, while the three-bedroom suite is vacant and rent ready or can accommodate an owner-occupier. On-site laundry, a detached four-car garage, and additional exterior parking spaces provide multiple opportunities to generate additional revenue. Located in the heart of Long Branch, surrounded by parks, transit, the lakefront, shops, and established neighbourhood amenities, this property is positioned in a community with strong rental demand and long-term fundamentals.

FEATURES

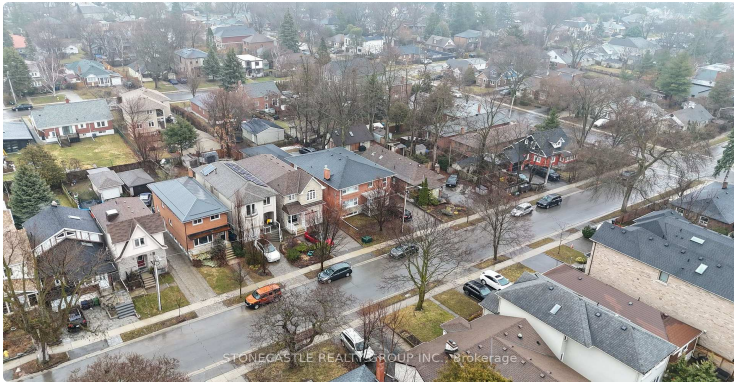
- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Fourplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Fourplex
BASEMENT	Apartment, Finished with Walk-Out
FACING	East
AREA RANGE	3000-3500 sqft
PARKING	8 spaces
ANNUAL TAX	\$8,393
POSTAL CODE	M8W 3M2
NEIGHBOURHOOD	Long Branch

GALLERY





LISTING AGENT

Pavel Shaganenko

STONECASTLE REALTY GROUP INC.

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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.