



FOR SALE

INVESTMENT

MLS# W13782194

11 Dennis Avenue, Toronto, ON M6N 2T7

Mount Dennis, Toronto · M6N 2T7

C\$ 1,439,900

0	3	3,000	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

A rare opportunity to purchase this high-performing LEGAL triplex just steps away from the Mount Dennis super transit hub. With an average 8.54% leveraged CAP rate, this fully renovated (gutted to the studs) triplex is an ideal investment to add to any portfolio. This turnkey opportunity offers three two-bedroom units, each spanning 1000 sq ft, each with a private ensuite, washer and dryer, brand new appliances and fixtures, large windows with an abundance of natural light, new mechanicals and each unit is separately metered for hydro. The NEWLY PAVED backyard and detached garage offer an excellent potential for a garden suite, creating a rare opportunity to further increase the density and value. With a close proximity to a brand-new public school, a nearby catholic school, excellent transit, and neighbourhood shopping, this central location ensures low vacancy and high-calibre tenants.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	\$6,223
POSTAL CODE	M6N 2T7
NEIGHBOURHOOD	Mount Dennis

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.