



FOR SALE

TRIPLEX

MLS# W13782208

11 Dennis Avenue, Toronto, ON M6N 2T7

Mount Dennis, Toronto · M6N 2T7

C\$ 1,439,900

6	3	1,750	0	—	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.

FEATURES

- ✓ Basement
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ Rec./Commun.Centre

PROPERTY DETAILS

PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment
FACING	South
AREA RANGE	1500-2000 sqft
ANNUAL TAX	\$6,223
POSTAL CODE	M6N 2T7
NEIGHBOURHOOD	Mount Dennis

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Main	—	Vinyl Floor, Open Concept, Stainless Steel Appl
Primary Bedroom	Lower	—	Vinyl Floor, Closet
Bedroom 2	Main	—	Vinyl Floor, Closet
Primary Bedroom	Main	—	Vinyl Floor, Closet
Kitchen	Lower	—	Vinyl Floor, Open Concept, Stainless Steel Appl
Bedroom 2	Second	—	Vinyl Floor, Closet

275 Mount Dennis Avenue, Toronto, ON M6N 2T7

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ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Lower	—	Vinyl Floor, Open Concept
Kitchen	Second	—	Vinyl Floor, Open Concept, Stainless Steel Appl
Living Room	Main	—	Vinyl Floor, Open Concept, Combined w/Dining
Living Room	Second	—	Vinyl Floor, Open Concept, Combined w/Dining
Bedroom 2	Lower	—	Vinyl Floor, Closet
Primary Bedroom	Second	—	Vinyl Floor, Closet

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

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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.