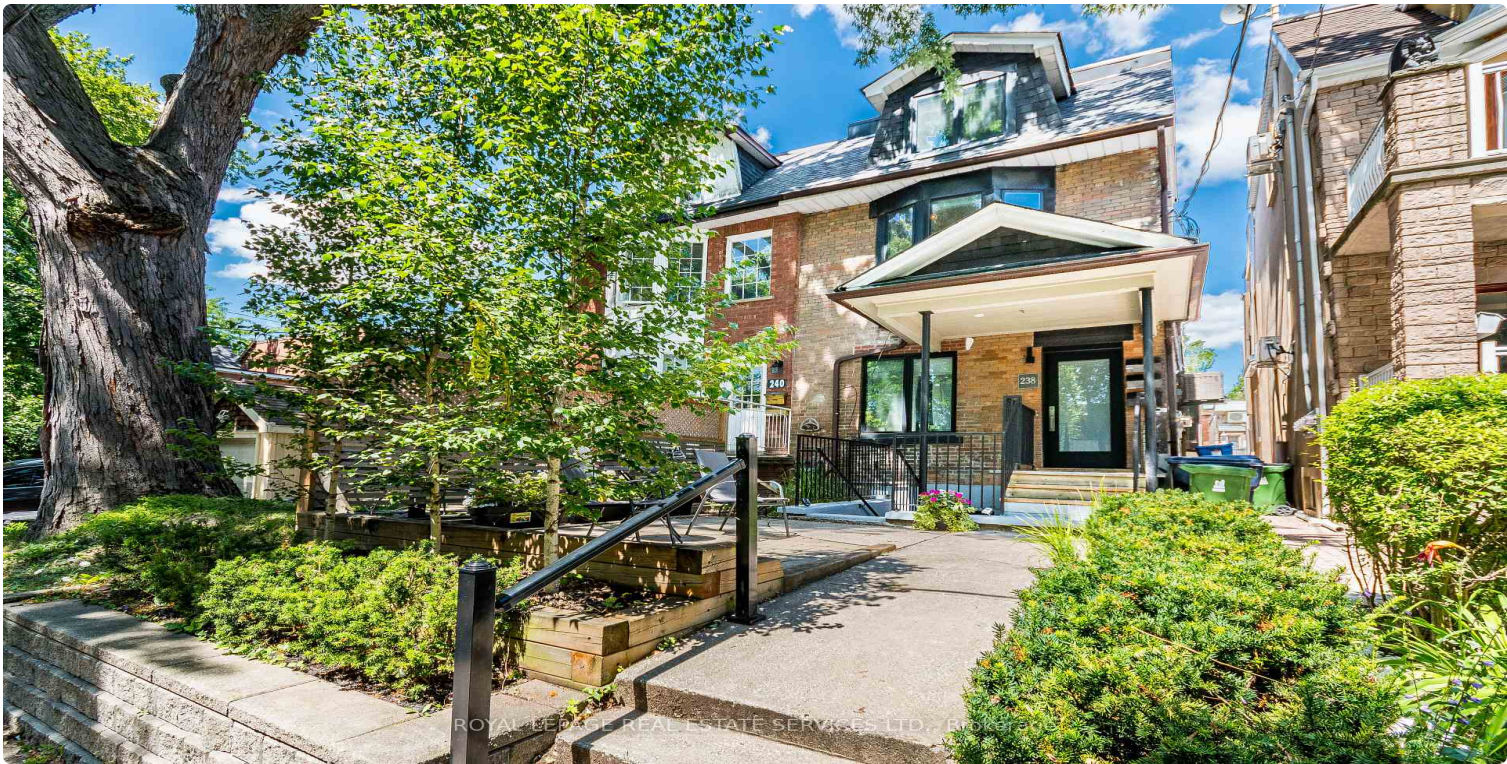




FOR SALE

TRIPLEX

MLS# W13786876

238 Garden Avenue, Toronto, ON M6R 1J1

High Park-Swansea, Toronto · M6R 1J1

C\$ 2,199,000

5	4	1,750	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional investment opportunity in one of Toronto's most desirable west-end neighbourhoods. This truly LEGAL triplex has been completely rebuilt, offering a turnkey, income-producing asset with strong rental demand and low maintenance requirements. The property features an ideal unit mix of two one-bedroom apartments on the main and lower levels, along with a spacious three-bedroom upper-level suite, totalling approximately 2,212 sq. ft. of rentable area. Each suite is thoughtfully designed with contemporary finishes, a sleek kitchen with stainless steel appliances, in-suite laundry, bright open-concept living spaces, and walkout access to a private deck or patio. An exceptional opportunity to acquire a fully leased investment property with reliable income and outstanding long-term appreciation potential in one of Toronto's mostsought-after rental markets. Leveraged CAP rate of 8.66% with 30% down. Gross Income: \$116,400; Expenses \$17,750; Net Income: \$98,650 in year 1. Offering Memorandum available.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Place Of Worship
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

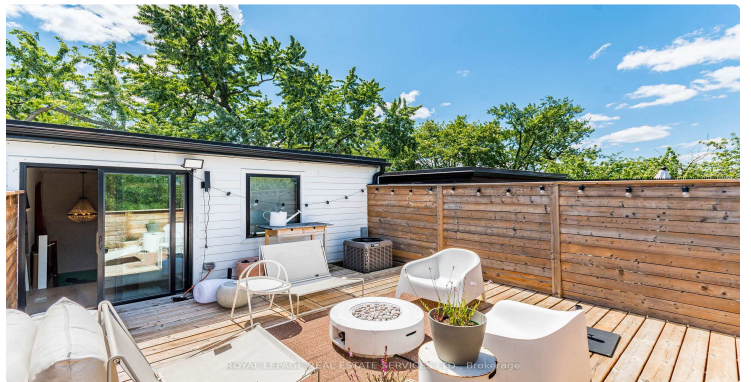
PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2 1/2 Storey
PROPERTY TYPE	Triplex
BASEMENT	Apartment, Separate Entrance
FACING	South
AREA RANGE	1500-2000 sqft
PARKING	2 spaces
ANNUAL TAX	\$8,602
POSTAL CODE	M6R 1J1
NEIGHBOURHOOD	High Park-Swansea

ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Main	—	Hardwood Floor, Combined w/Dining, W/O To Patio
Dining Room	Main	—	Hardwood Floor, Combined w/Kitchen, Open Concept
Kitchen	Main	—	Hardwood Floor, Stainless Steel Appl, Open Concept

ROOM	LEVEL	DIMENSIONS	FEATURES
Bedroom	Main	—	Hardwood Floor, B/I Closet, Window
Living Room	Second	—	Hardwood Floor, Combined w/Dining, W/O To Deck
Dining Room	Second	—	Hardwood Floor, Combined w/Kitchen, Open Concept
Kitchen	Second	—	Hardwood Floor, Stainless Steel Appl, Eat-in Kitchen
Bedroom	Second	—	Hardwood Floor, B/I Closet, Bay Window
Pantry	Second	—	—
Bedroom	Third	—	Hardwood Floor, Closet
Bedroom	Third	—	Hardwood Floor, Window
Living Room	Lower	—	Hardwood Floor, Combined w/Dining, Above Grade Window
Dining Room	Lower	—	Hardwood Floor, Combined w/Dining, Above Grade Window
Kitchen	Lower	—	Hardwood Floor, Stainless Steel Appl, Centre Island
Bedroom	Lower	—	Hardwood Floor, Closet, Above Grade Window

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

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.