



FOR SALE

VACANT LAND

MLS# W13792622

131R Millicent Street, Toronto, ON M6H 1W3

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 1W3

C\$ 899,888

0	0	1,300	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity on a residentially-zoned rear lot with laneway access (via Armstrong/Emerson)in Toronto's Dovercourt-Wallace Emerson-Junction neighbourhood, inside a Major Transit Station Area (eliminates minimum parking requirements). No direct street frontage - access via laneway only. An existing single-level accessory structure (1,453 sf exterior GFA / 1,288 sf interior per September 2026 professional floor plan) offers immediate garage, workshop, or storage use- ideal for a nearby home owner needing secure off-street parking or workspace. Recent capital improvements include a replaced roof and trusses and an upgraded 100A electrical service with hydro active. Lot approximately 2,950-3,015 sf, zoned R(d0.6)(x740). The neighbouring property recently completed a two-storey laneway build, demonstrating redevelopment feasibility on this laneway; multiplex and sixplex zoning frameworks apply in this ward, subject to frontage/access review by a purchaser. Vacant with flexible, quick possession. Buyer to conduct independent due diligence on all zoning, redevelopment, and servicing matters. All information deemed reliable but not guaranteed.

FEATURES

- ✓ Garage
- ✓ Public Transit

PROPERTY DETAILS

PROPERTY TYPE	Vacant Land
LISTING STATUS	For Sale
PROPERTY TYPE	Vacant Land
FACING	East
AREA RANGE	1100-1500 sqft
PARKING	8 spaces
ANNUAL TAX	\$5,145
POSTAL CODE	M6H 1W3
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

GALLERY





LISTING AGENT

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