



FOR SALE

INVESTMENT

MLS# W13795488

70 Melbourne Avenue, Toronto, ON M6K 1K7

South Parkdale, Toronto · M6K 1K7

C\$ 4,295,000

0	0	4,000	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Royal LePage Commercial is pleased to offer for sale 70 Melbourne Avenue in the heart of Parkdale. This Property presents investors with a rare opportunity to acquire a tenanted, value-add, character apartment building with strong market positioning and significant income growth potential. 70 Melbourne Avenue is a 2-storey walk-up apartment building, that has been well-maintained, with key restorations completed between 2015 and 2025. The Property benefits from high tenant appeal, driven by its desirable location in the heart of West Toronto. Residents enjoy outstanding access to all major local amenities in a community with continued growth and revitalization. The Property is also within walking distance of Queen Street, a vibrant retail corridor with a wide array of amenities and street car access.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	\$21,959
POSTAL CODE	M6K 1K7
NEIGHBOURHOOD	South Parkdale

GALLERY



LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE MEADOWTOWNE REALTY

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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.