FOR SALE | DETACHED | MLS# W13804720

3985 Bloor Street W, Toronto, ON M9B 1M2

Islington-City Centre West, Toronto · M9B 1M2

C$ 1,499,900

2	2	1,300	3	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

BUY ONE. BUY TWO. BUY ALL FOUR. Individual redevelopment opportunity on Bloor Street West, newly priced at $1,499,900. This 40 x 150 ft lot offers approximately 6,000 sq. ft. of land on a Toronto Major Street, minutes from Kipling and Islington subway stations and the Kipling Mobility Hub. Toronto's evolving EHON Major Streets planning framework supports increased low-rise residential intensification on qualifying properties along Major Streets, creating an opportunity for builders and developers to explore a small-scale multi-residential project on this deep, well-proportioned site. Buyer to independently verify all zoning, density, unit count, garden suite potential, servicing, permitting and development requirements. The opportunity can also scale. The three adjacent properties at 3985, 3987 and 3989 Bloor Street West are separately available, allowing a purchaser to acquire one property or assemble two, three or all four sites. Combined-site information, including lot dimensions and parcel mapping, is available for purchasers evaluating a larger development opportunity. Hold while you plan: the existing well maintained brick bungalow offers 3+1 bedrooms, a finished basement, private drive, attached garage and parking for three, providing potential rental income during the planning and approvals process. A rare opportunity to acquire an individual development site or create a larger land assembly, along a transit-supported stretch of Bloor Street West in rapidly intensifying Islington-City Centre West.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Detached
BASEMENT	Partially Finished
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	3 spaces
ANNUAL TAX	$5,271
POSTAL CODE	M9B 1M2
NEIGHBOURHOOD	Islington-City Centre West

GALLERY

Property boundaries shown are approximate and for reference only
KELLER WILLIAMS REFERRED URBAN REALTY, Brokerage

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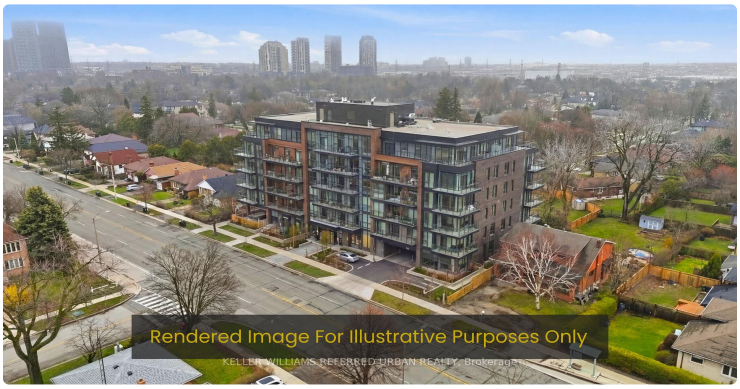
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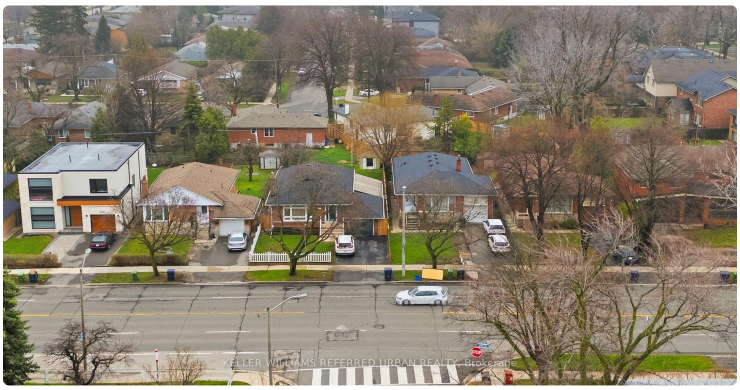
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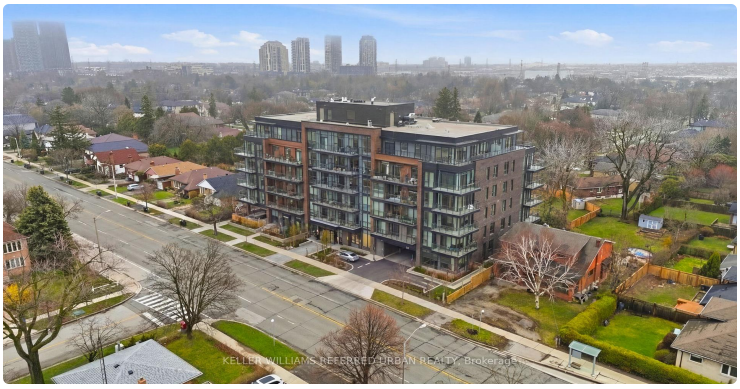
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LISTING AGENT

Pavel Shaganenko

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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.