



FOR SALE

DETACHED

MLS# W13834958

83 Ashburnham Road, Toronto, ON M6H 2K6

Corso Italia-Davenport, Toronto · M6H 2K6

C\$ 998,800

9	3	1,750	10	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An Opportunity Worth A Closer Look In Corso Italia-Davenport. Welcome To 83 Ashburnham Rd, A Legal Triplex Situated Just Steps From St. Clair Ave W & Dufferin St, Offering A Rare Combination Of Lot Size, Parking, Location And Long-Term Investment Potential.Set On An Impressive 24.98 x 140.04 Ft Rectangular Lot, The Property Features Three Legal Residential Units, A Walk-Up Basement Entrance And Exceptional Parking For Approximately 10 Vehicles, With A Long Asphalt Driveway Leading To A Substantial Paved Parking Area At The Rear.The Property Is Being Offered AS IS, WHERE IS, With The Existing Occupants Remaining On Closing. It Is Not Being Presented As A Turnkey Investment And That Is Reflected In The Asking Price. For A Buyer Prepared To Take On The Existing Tenancy And The Work Associated With Repositioning The Property Over Time, The \$998,800 Asking Price Represents A Compelling Entry Point Into A Legal Multi-Unit Property In An Established Toronto Neighbourhood.Conveniently Located Near St. Clair West, TTC, Restaurants, Cafés, Shopping, Schools And Parks, With The Character And Amenities That Make Corso Italia-Davenport Such A Desirable Community.Legal Triplex Nearly 25-Ft Frontage Basement 140-Ft Deep Lot Approx. 10-Car Parking. Walk-Up Guest House / Second Dwelling Option. Flexible Closing \$998,800 There Is Work To Be Done, But There Is Also Significant Property Here To Work With. For The Right Buyer With Vision And Patience, 83 Ashburnham Rd Offers An Opportunity That Is Increasingly Difficult To Find In Toronto.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment, Separate Entrance, Full, Walk-Up, Finished
FACING	North
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	10 spaces
ANNUAL TAX	\$6,153
POSTAL CODE	M6H 2K6
NEIGHBOURHOOD	Corso Italia-Davenport

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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