



FOR SALE MULTIPLEX MLS# W13849246

132 Marion Street, Toronto, ON M6R 1E7

Roncesvalles, Toronto · M6R 1E7

C\$ 1,895,000

7	5	3,250	6	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

The Ultimate Roncesvalles Opportunity! 132 Marion St offers a rare chance for seasoned investors, live-in buyers looking to subsidize their mortgage, or visionary buyers looking to build their dream home in one of Toronto's premier neighbourhoods. This legacy 5-plex features a spacious, freshly painted 3-bedroom main floor unit (vacant!), plus a vacant 2-bedroom unit-giving you immediate double vacancy to set market rents, move in, or execute your custom redesign! Highlighted by Toronto's 6-plex reforms, a rare coach house/garage with room for 2 cars inside plus total parking for up to 5 vehicles in the rear, and a private driveway. Major capital upgrades completed: Brand-New Roof (\$66k, 2026), Paint (\$13k, 2026), and Full Garage Renovation (\$20k+, 2025). Potential ~\$145k gross income (~5% cap rate). See Schedule for capex history (~\$166k invested) & pro forma!

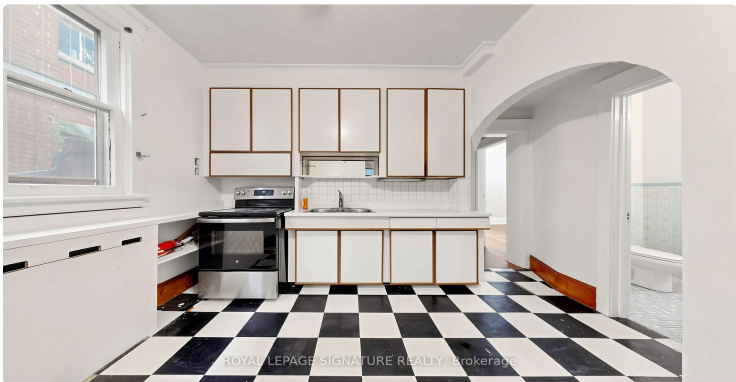
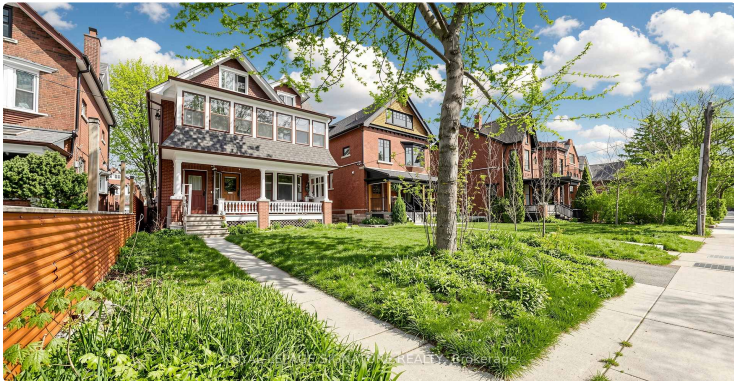
FEATURES

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

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	3-Storey
PROPERTY TYPE	Multiplex
BASEMENT	Finished with Walk-Out
FACING	North
AREA RANGE	3000-3500 sqft
PARKING	6 spaces
ANNUAL TAX	\$11,319
POSTAL CODE	M6R 1E7
NEIGHBOURHOOD	Roncesvalles

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.