



FOR SALE

MULTIPLEX

MLS# W13852858

5 Sorauren Avenue, Toronto, ON M6R 2C6

Roncesvalles, Toronto · M6R 2C6

C\$ 4,300,000

14	7	4,250	0	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

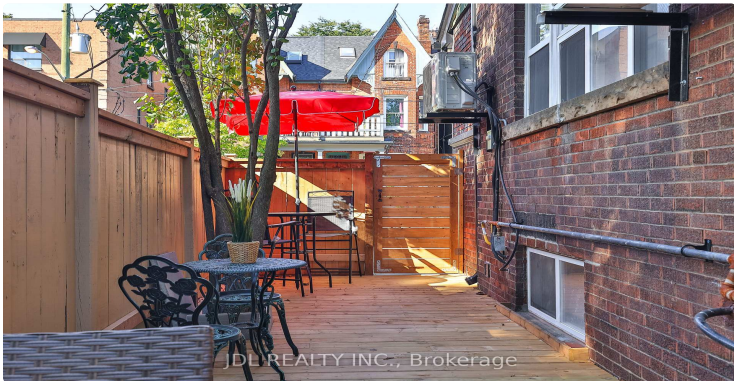
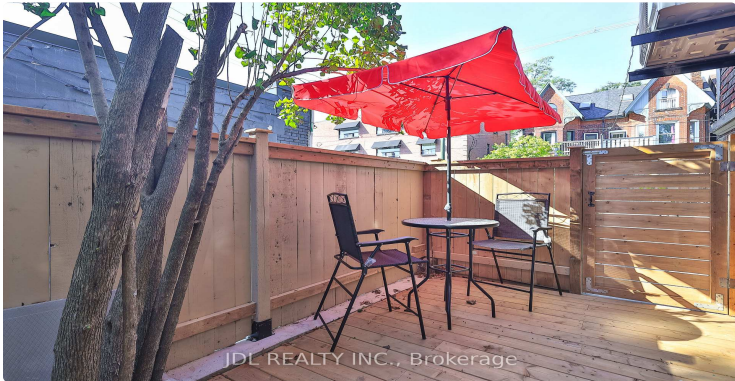
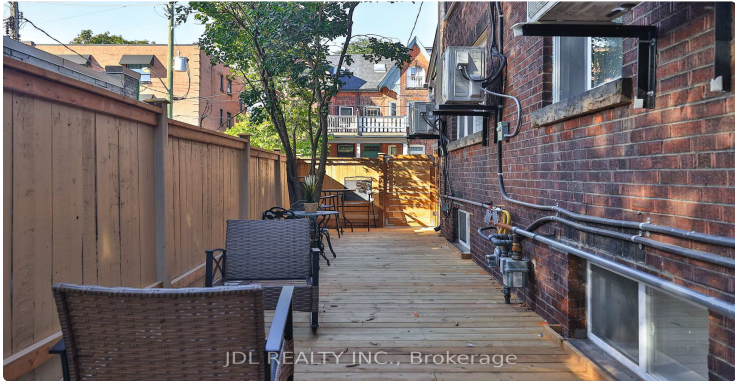
ABOUT THIS PROPERTY

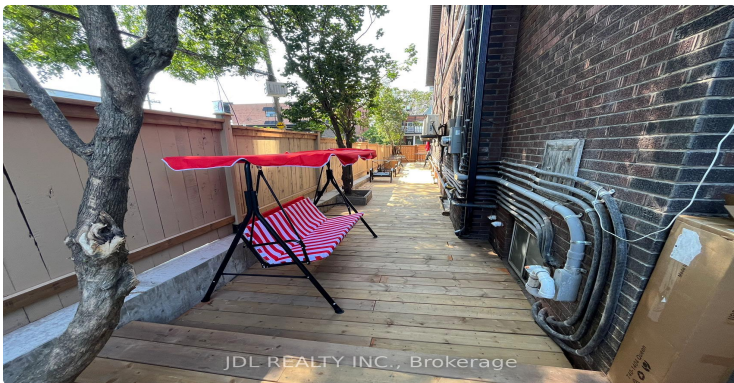
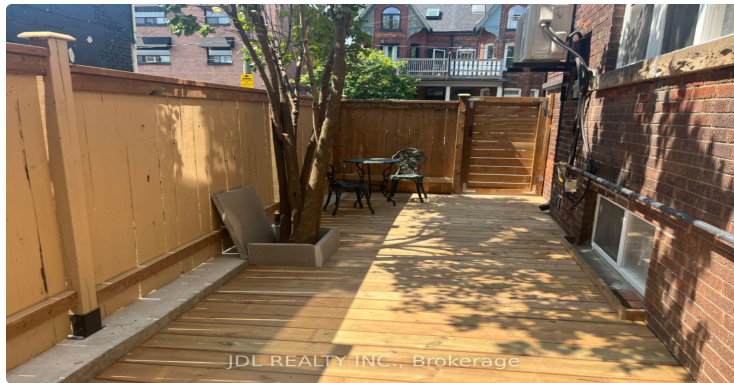
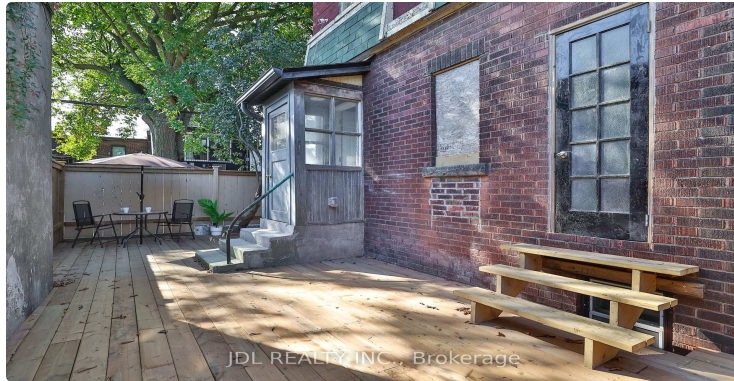
Rare Multi-Residential Investment & Development Opportunity in Toronto! Exceptional opportunity to acquire an established legal 7-unit multi-residential property with approved plans for Phase 2 development of an additional 5 residential units - offering the potential for a 12-unit multi-residential property upon completion. The existing building consists of 7 self-contained residential units, providing immediate rental income while offering significant value-add potential through the approved second phase. Ideally situated in the highly desirable Sorauren/Parkdale neighbourhood, steps to Sorauren Avenue Park and minutes to Roncesvalles Village, Queen Street West, TTC, shops, restaurants and everyday amenities. An outstanding opportunity for investors, developers and multi-residential operators to acquire an income-producing asset with a clear path for further intensification in a prime Toronto location. Existing 7 legal units + approved plans for 5 additional units - a truly unique investment and development opportunity.

PROPERTY DETAILS

PROPERTY TYPE	Multiplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Multiplex
FACING	East
AREA RANGE	3500-5000 sqft
ANNUAL TAX	\$8,502
POSTAL CODE	M6R 2C6
NEIGHBOURHOOD	Roncesvalles

GALLERY





LISTING AGENT

Pavel Shaganenko

JDL REALTY INC.

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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.