



FOR SALE

DUPLEX

MLS# W13867182

10 Fairbank Avenue, Toronto, ON M6E 3Y4

Caledonia-Fairbank, Toronto · M6E 3Y4

C\$ 999,900

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

ABOUT THIS PROPERTY

Rare detached legal duplex in Midtown Toronto offering exceptional flexibility and income potential. Situated on a 25 x 125 ft lot, The Property Offers 6 Bedrooms, 3 Bathrooms In Total, Plus living areas, Approved architectural plans allow the main house to expand from a legal duplex into a legal 4-unit multiplex, with an additional 2-storey garden suite permitted at the rear. Fire separations, egress requirements and structural notes have already been documented, creating a clear path for redevelopment. Located in the rapidly improving Fairbank neighborhood, just steps to parks, schools, community amenities and the soon-to-open Fairbank LRT Station, with Eglinton West subway access nearby. A unique opportunity offering immediate rental income, long-term growth potential and multiple future-use possibilities.

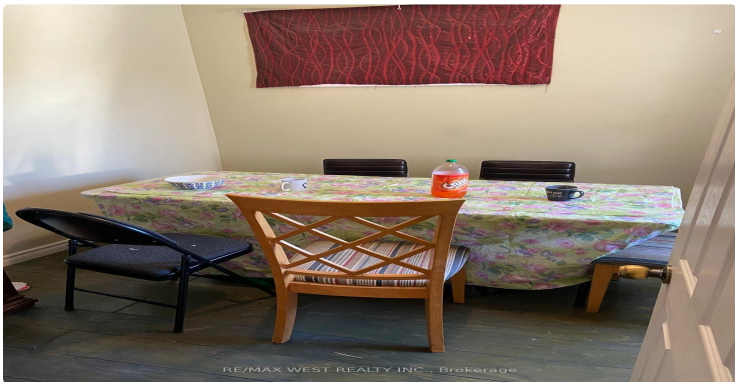
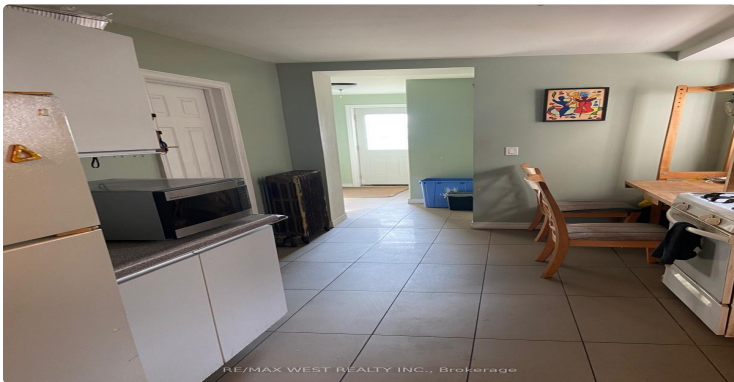
FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Fireplace
- ✓ Arts Centre
- ✓ Hospital
- ✓ Library
- ✓ Park
- ✓ Public Transit
- ✓ Ravine

PROPERTY DETAILS

PROPERTY TYPE	Duplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Duplex
BASEMENT	Apartment, Finished with Walk-Out
FACING	East
AGE	51-99 years
AREA RANGE	1500-2000 sqft
PARKING	3 spaces
ANNUAL TAX	\$3,234
POSTAL CODE	M6E 3Y4
NEIGHBOURHOOD	Caledonia-Fairbank

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX WEST REALTY INC.

Email: pshaganenko@gmail.com

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.