



FOR SALE

TRIPLEX

MLS# W13876226

23 Abbs Street, Toronto, ON M6K 1M5

Roncesvalles, Toronto · M6K 1M5

C\$ 1,499,000

3	4	2,250	2	100+	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Ideal For An Investor Seeking A Turnkey Triplex Or An End User Looking To Live In One Unit While Renting Out The Rest To Offset Their Mortgage. Income Analysis Attached. Income of \$89,102. Expenses of \$29,276. NOI of \$59,826. Excellent Investment Opportunity In The Highly Sought After Queen West Neighbourhood! Beautifully Maintained & Upgraded Triplex Featuring A Renovated Owner's Suite (1,316 sq ft) With Hardwood Flooring, Modern Kitchen With Stainless Steel Appliances, Finished Basement, Spacious Primary Bedroom, And Walk-Out To Private Patio. Two Second-Floor Tenant Apartments (1,165 sq ft) Offer Separate Entrances, Kitchens, Four-Piece Baths, Open-Concept Living Spaces And Private Patios. Potential To Reconfigure Into Four Units. Currently Fully Tenanted With One Of The Smaller Upper Units Becoming Vacant in November. Option To Maintain Vacant For Owner Occupier Or Rent At A Higher Rental Rate. Located On A Charming, Private Cul-De-Sac Just Steps To Queen Street, Dundas West, And Roncesvalles, With Easy Access To Shops, Restaurants, And Transit.

FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Cul de Sac/Dead End
- ✓ Hospital
- ✓ Library
- ✓ Public Transit
- ✓ School

PROPERTY DETAILS

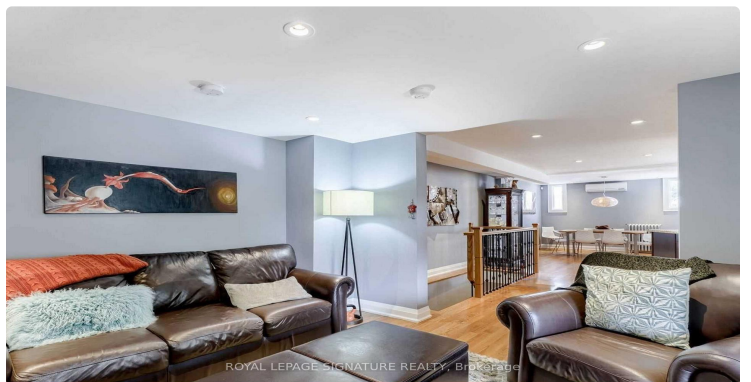
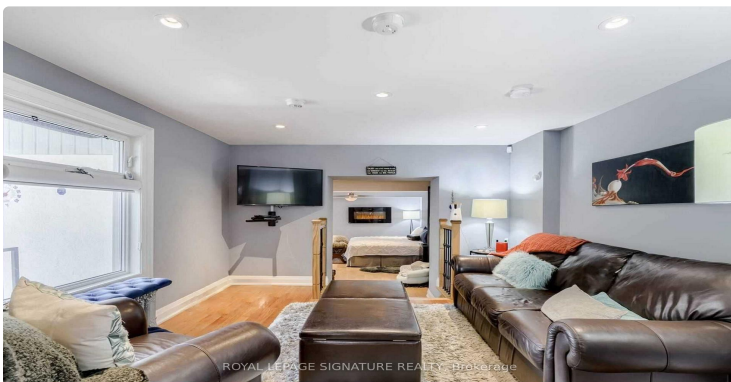
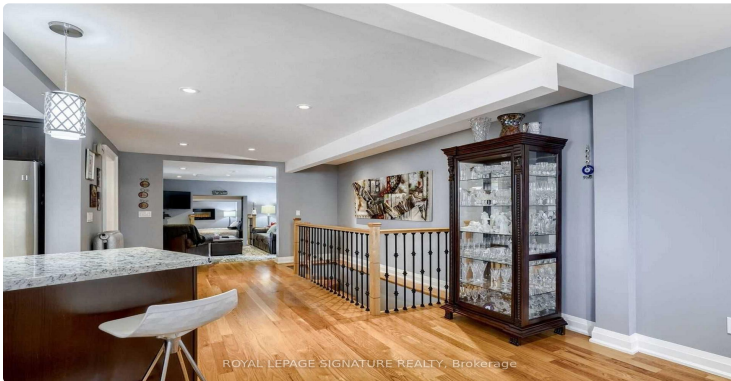
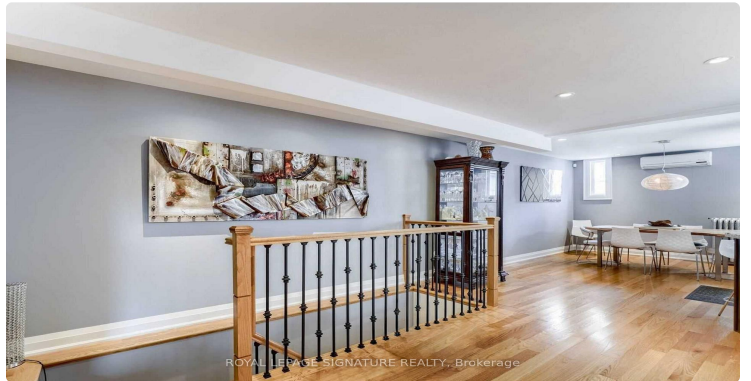
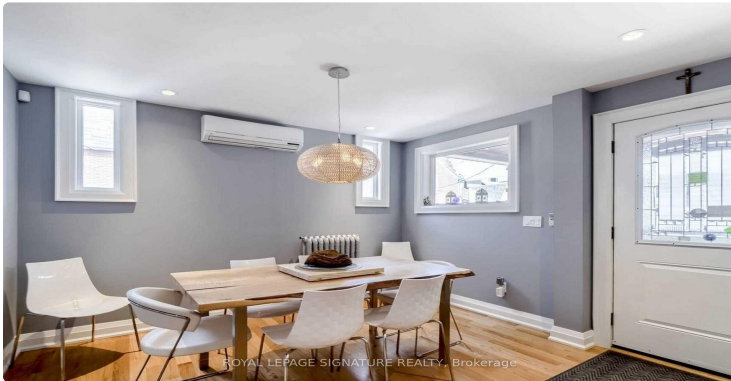
PROPERTY TYPE	Triplex
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Triplex
BASEMENT	Finished, Half
FACING	South
AGE	100+ years
AREA RANGE	2000-2500 sqft
PARKING	2 spaces
ANNUAL TAX	\$8,425
POSTAL CODE	M6K 1M5
NEIGHBOURHOOD	Roncesvalles

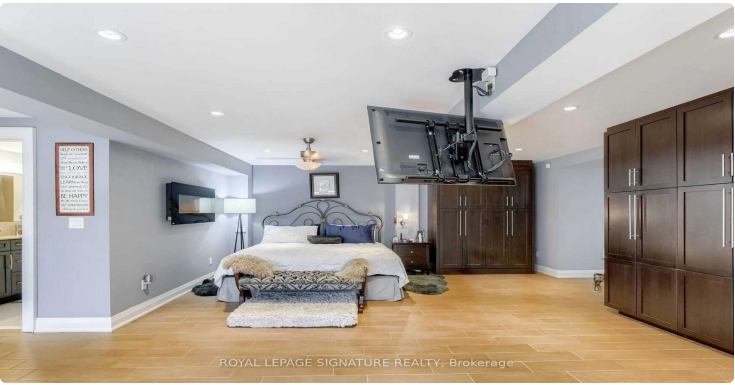
ROOM BREAKDOWN

ROOM	LEVEL	DIMENSIONS	FEATURES
Living Room	Ground	4.83 x 3.48	Open Concept, Hardwood Floor, Pot Lights
Dining Room	Ground	8.28 x 3.48	Open Concept, Hardwood Floor, Window

ROOM	LEVEL	DIMENSIONS	FEATURES
Kitchen	Ground	3.10 x 2.72	Stainless Steel Appl, Modern Kitchen, Hardwood Floor
Primary Bedroom	Ground	5.03 x 6.73	W/O To Patio, Porcelain Floor, 5 Pc Ensuite
Living Room	Second	3.63 x 3.53	Open Concept, Window, Parquet
Dining Room	Second	3.33 x 3.53	Open Concept, Combined w/Living, Parquet
Kitchen	Second	2.44 x 2.87	Ceramic Floor, Window, Pot Lights
Primary Bedroom	Second	2.92 x 2.79	Parquet, Window, Closet
Living Room	Second	2.08 x 4.65	Open Concept, Hardwood Floor, Combined w/Dining
Dining Room	Second	2.92 x 2.26	Open Concept, Hardwood Floor, Window
Kitchen	Second	2.84 x 3.10	Ceramic Floor, Window, South View
Primary Bedroom	Second	5.56 x 2.72	Walk-In Closet(s), Hardwood Floor, Juliette Balcony

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.