



RE/MAX REALTRON REALTY INC., Brokerage

FOR SALE

DETACHED

MLS# W13880122

23 Sixteenth Street, Toronto, ON M8V 3J7

New Toronto, Toronto · M8V 3J7

C\$ 1,078,000

5	4	1,750	4	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Welcome to 23 Sixteenth Street, a fully renovated and turnkey property set on an exceptionally wide 40 x 120 ft lot in a highly desirable South Etobicoke neighbourhood. Offering impressive flexibility, modern finishes and strong income potential, this is an excellent opportunity for investors, multi-generational families or end-users looking to offset carrying costs with rental income. The home is currently configured as three self-contained living spaces. Unit A offers 2 bedrooms, 2 bathrooms and a full kitchen. Unit B features 2 bedrooms, 1 bathroom and a kitchen, while Unit C offers 1 bedroom, 1 bathroom and its own kitchen. In total, the property provides 5 bedrooms, 4 bathrooms and 3 kitchens. Each unit is equipped with its own electrical sub-panel and independently controlled heating and cooling, adding convenience, functionality and greater separation between living spaces. Fully renovated throughout, the home offers a fresh, modern and low-maintenance living environment for both owners and tenants. Live in one unit while generating income from the others, accommodate extended family, or utilize the entire property as an income-producing investment. A major highlight is the impressive 40-ft frontage and generous 120-ft depth, offering a substantial lot that is difficult to find in the area. The property may also offer future potential for additional living space, additional residential units or a garden suite, subject to zoning, permits, municipal approvals and buyer due diligence. Ideally located within walking distance of shops, schools, restaurants, parks, Lake Ontario, beaches and public transit, with convenient access in and out of the city. A rare opportunity combining a substantial lot, turnkey condition, multiple living spaces, rental potential and long-term possibilities in one of South Etobicoke's established lakeside communities.

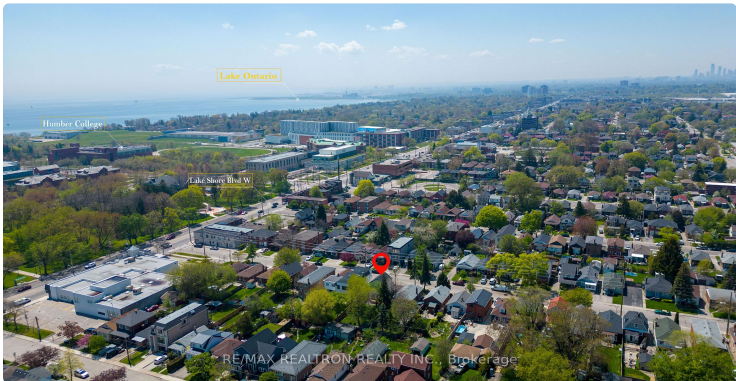
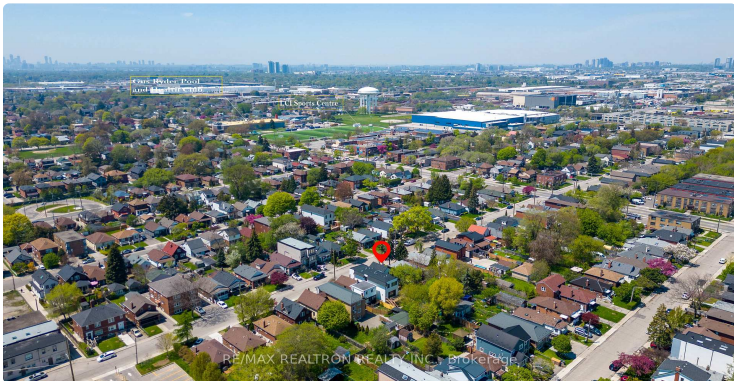
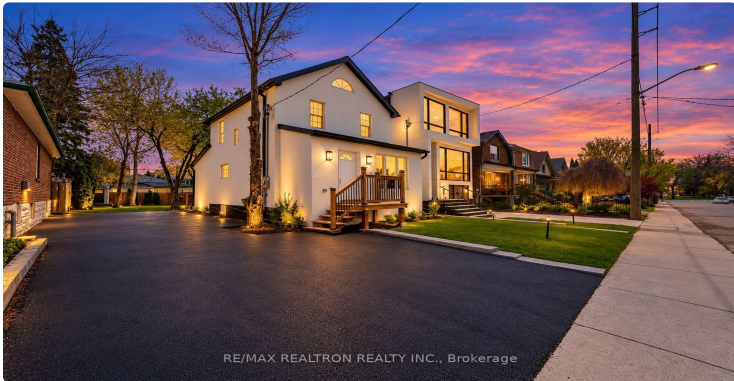
FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	2-Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	East
AREA RANGE	1500-2000 sqft
PARKING	4 spaces
ANNUAL TAX	\$3,597
POSTAL CODE	M8V 3J7
NEIGHBOURHOOD	New Toronto

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTRON REALTY INC.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.