



FOR SALE

STORE W APT/OFFICE

MLS# W14087314

151 Roncesvalles Avenue, Toronto, ON M6R 2L3

Roncesvalles, Toronto · M6R 2L3

C\$ 2,500,000

0	0	3,500	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

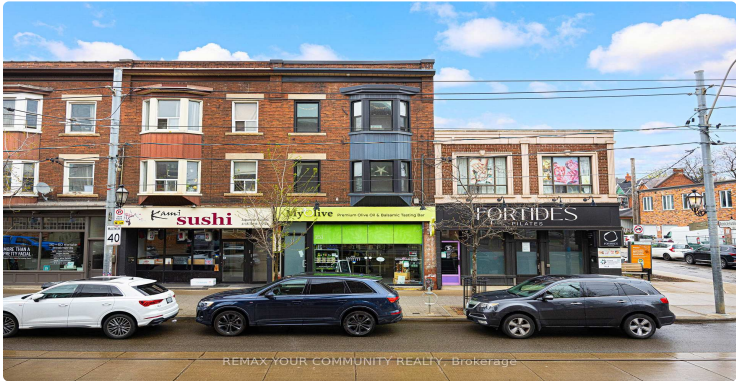
ABOUT THIS PROPERTY

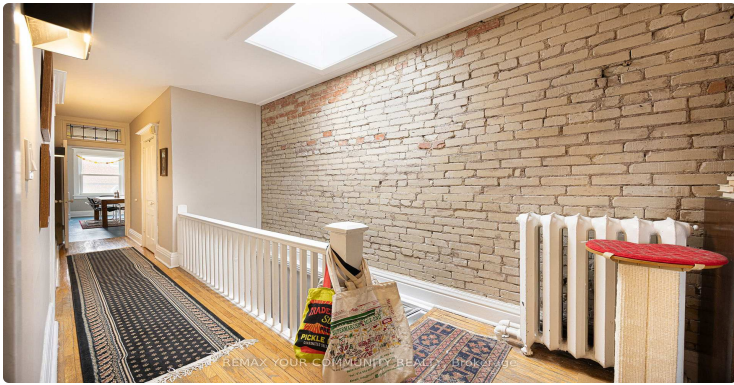
Something special is for sale right in the heart of Roncesvalles! Calling all investors, end-users, and everyone in-between! Here's the opportunity of a lifetime to buy into a completely turnkey 3-storey commercial/residential building in bustling Roncesvalles village. This is the kind of building that is passed down through family legacies. Boasting 1,141 square feet of fully utilized premium main floor retail space, plus additional space in the basement with good ceiling height. Upstairs find two nearly-1,200 square-foot New York-style apartments that have both been renovated while maintaining lots of their original character and charm thanks to their position in this classic Edwardian-era building. The main floor is an established business that has been a Roncy staple for nearly 10 years with loyal clientele and local presence. The upstairs residential long-term tenants are stable and easy to work with. This building offers a gross income of over \$150K/year, a net income of \$131K/year, plus an over 5 cap rate of return for investors. Take your investment portfolio to the next level with 151 Roncesvalles Avenue!

PROPERTY DETAILS

PROPERTY TYPE	Store W Apt/Office
LISTING STATUS	For Sale
PROPERTY TYPE	Store W Apt/Office
ANNUAL TAX	\$14,945
POSTAL CODE	M6R 2L3
NEIGHBOURHOOD	Roncesvalles

GALLERY





LISTING AGENT

Pavel Shaganenko

REMAX YOUR COMMUNITY REALTY

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