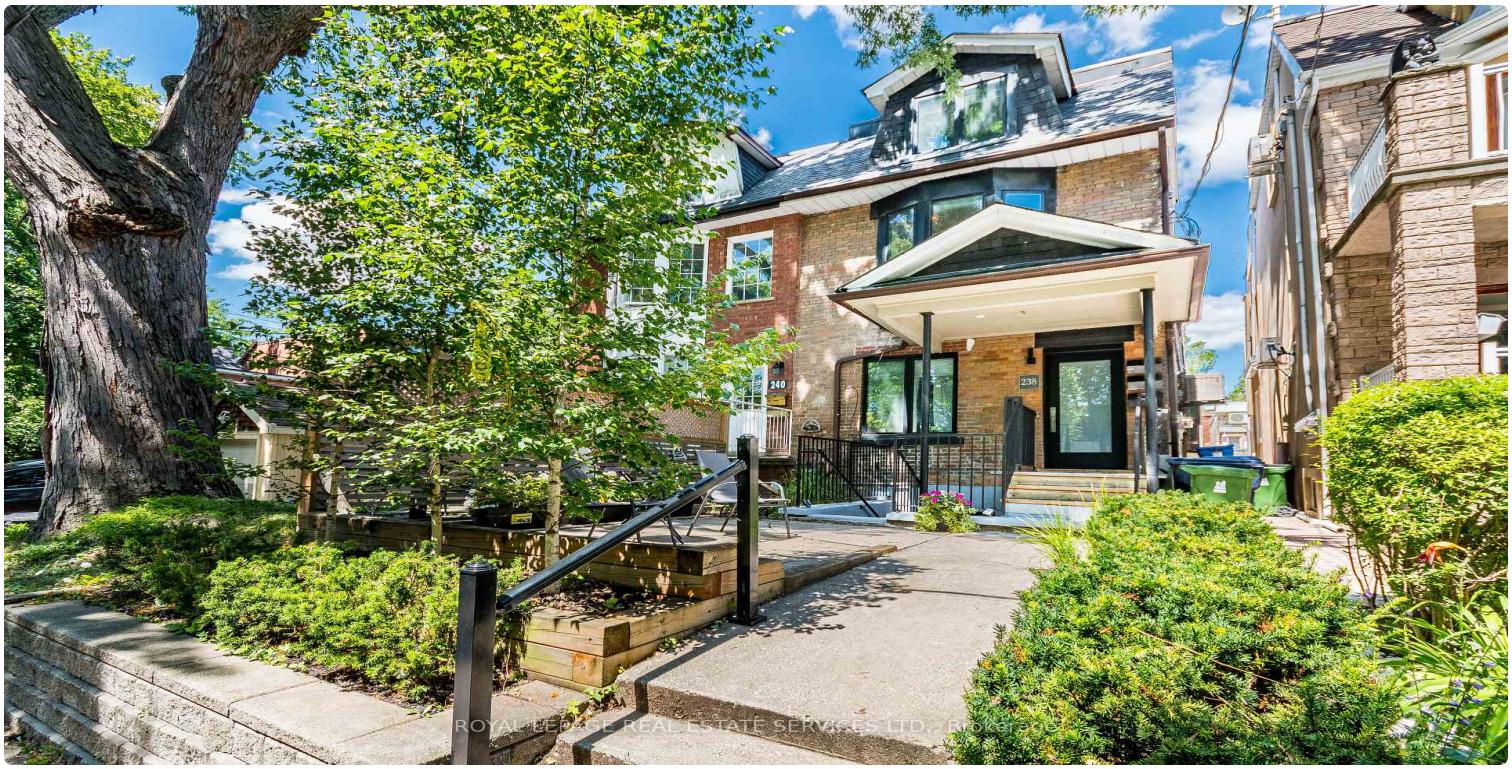


FOR SALE | INVESTMENT | MLS# W14120384

238 Garden Avenue, Toronto, ON M6R 1J1

High Park-Swansea, Toronto · M6R 1J1

C$ 2,125,000

0	0	2,212	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

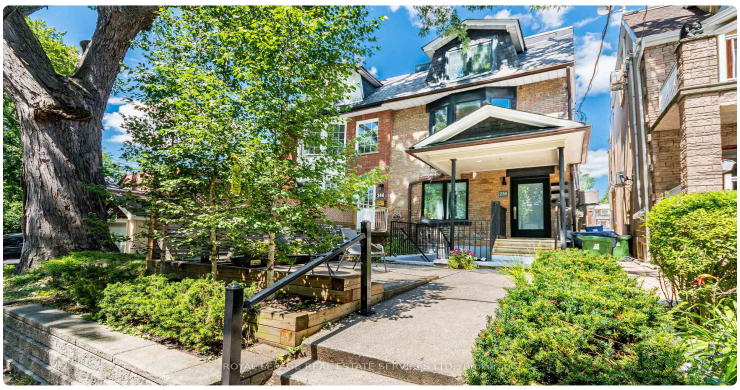
ABOUT THIS PROPERTY

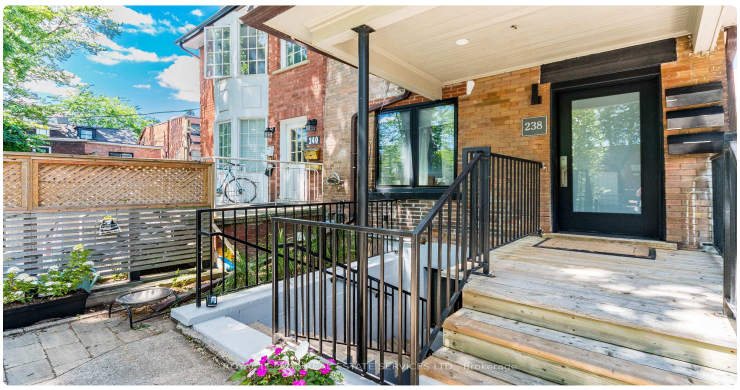
Exceptional investment opportunity in one of Toronto's most desirable west-end neighbourhoods. This truly LEGAL triplex has been completely rebuilt from the studs, offering a turnkey, income-producing asset with strong rental demand and low maintenance requirements. The property features an ideal unit mix of two one-bedroom apartments on the lower and main levels, along with a spacious three-bedroom upper-level suite, totalling approximately 2212 sq. ft. of rentable area. Each suite is thoughtfully designed with contemporary finishes, a sleek kitchen with stainless steel appliances, in-suite laundry, bright open-concept living spaces, and walkout access to a private deck or patio. An exceptional opportunity to acquire a fully leased investment property with reliable income and outstanding long-term appreciation potential in one ofToronto's most sought-after rental markets. Leveraged CAP rate of 8.66% with 30% down. Gross Income: $116,400, Expenses $17,750, Net Income $98,650 in year 1. Offering memorandum available.

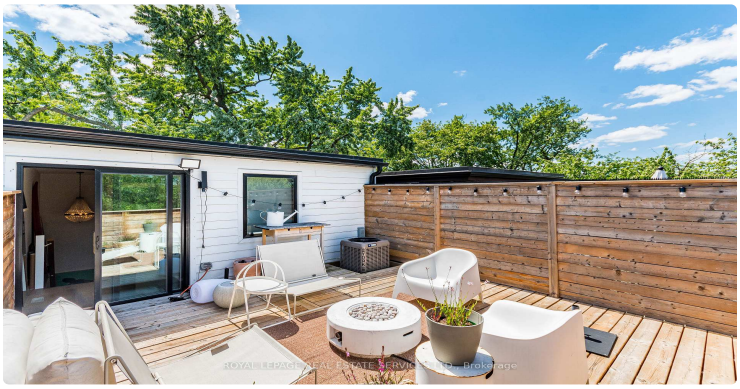
PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	$8,602
POSTAL CODE	M6R 1J1
NEIGHBOURHOOD	High Park-Swansea

GALLERY







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ROYAL LEPAGE REAL ESTATE SERVICES LTD., Brokerage

LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.