

FOR SALE | INVESTMENT | MLS# W14141202

293/295 Indian Grove, Toronto, ON M6P 2H6

High Park North, Toronto · M6P 2H6

C$ 3,490,000

0	0	5,200	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

High Park legal 6-plex plus shovel-ready garden suites! 4 two-bedroom units and 2 large, bright one-bedroom lower level units, 4 of 6 renovated, 100% leased with in-place NOI of $144,860. 2 BR units approx 892 Sq Ft & 1 BR units are approx 794 Sq Ft. COA approved and building permits issued (transferable) for two new rent-control-exempt garden suites: a 3 bed (1,137 sf) and a 2 bed (971 sf). Design, permit fees and DCs already paid, and a fixed-price CCDC build quote in hand - the approvals work is done, grow from 6 units to 8. Additional upside as two legacy 2-bedroom units turn over to market. Rare 4-car detached garage and private drive. All units with separate upgraded electric panels. Coin laundry. Exceptional investment and solid money maker on a nice lot. Short walk to Bloor shops, Keele subway station and High Park. Own a stabilized 6-plex today and an 8-plex tomorrow. Great opportunity to own a High Park North asset.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
ANNUAL TAX	$15,308
POSTAL CODE	M6P 2H6
NEIGHBOURHOOD	High Park North

GALLERY


VALERY REAL ESTATE INC., Brokerage


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LISTING AGENT

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Prepared for you on November 3, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.