

\$3,650,000 - 179 St Clair Avenue E, Toronto (rosedale-Moore Park)

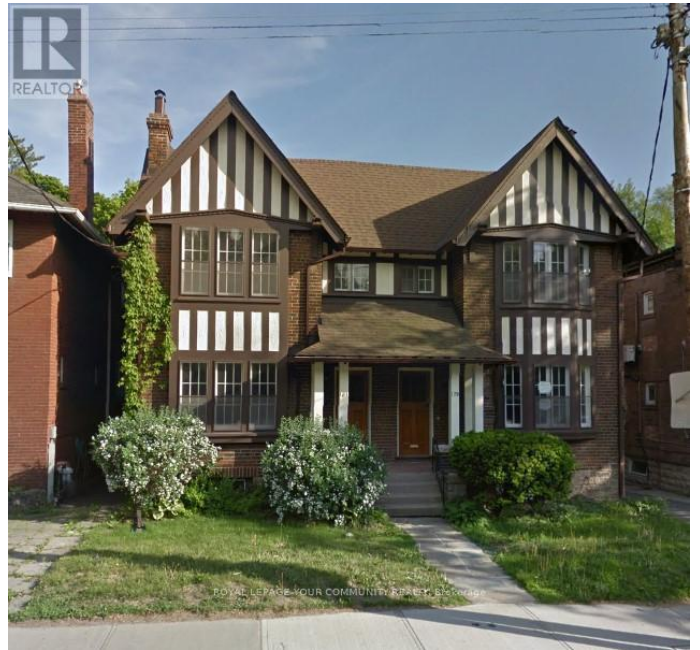
MLS® #C12359760

\$3,650,000

16 Bedroom, 12.00 Bathroom,
Multi-family on 0.00 Acres

Rosedale-Moore Park, Toronto
(rosedale-Moore Park), Ontario

Exceptional investment opportunity in the heart of Moore Park, steps to Yonge & St. Clair. This purpose-built multi-residential property offers a true 5.86% cap rate at full occupancy. Featuring 8 suites, with 2 vacant units ready for new tenants, and one gutted suite primed for renovation. All other suites have been thoughtfully updated between turnovers, including new bathrooms, kitchens, stainless steel appliances, and ensuite laundry for all suites. Above grade suites (4) each feature 2+1 bedrooms, 1+2 bathrooms, ductless AC units, wood-burning fireplaces, tasteful renovations. Radiant heating throughout. The property includes a detached 4-car garage (brick structure, concrete foundation) with potential for tandem parking, allowing up to 10 vehicles. Generous layouts with approx. 5,340 sqft above grade and additional sq footage in the 4 lower-level suites. All suites pay own hydro separately metered. Entire building underwent a major renovation in 2017 with new kitchens, baths, plumbing, electrical, roof, eavestroughs, and boiler. An unbeatable location with easy walkability to transit, shops, schools, and library. Strong upside with vacant units ready to be leased. A rare, turnkey opportunity in one of Toronto's most desirable neighbourhoods. (id:6289)



Essential Information

Listing #	C12359760
Price	\$3,650,000
Bedrooms	16
Bathrooms	12.00
Half Baths	4
Acres	0.00
Type	Multi-family

Community Information

Address	179 St Clair Avenue E
Subdivision	Rosedale-Moore Park
City	Toronto (rosedale-Moore Park)
Province	Ontario
Postal Code	M4T1N9

Amenities

Amenities	Fireplace(s), Separate Heating Controls
Parking Spaces	10
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Dishwasher, Dryer, Stove, Washer, Window Coverings, Refrigerator
Heating	Natural gas Radiant heat
Cooling	Window air conditioner
Fireplace	Yes
# of Fireplaces	4
# of Stories	2
Basement	Apartment in basement

Exterior

Exterior	Brick
Lot Description	50 x 143.9 FT
Foundation	Concrete

Listing Details

Listing Office	ROYAL LEPAGE YOUR COMMUNITY REALTY
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