

\$3,349,000 - 176/178 Balsam Avenue, Toronto (the Beaches)

MLS® #E12132872

\$3,349,000

10 Bedroom, 5.00 Bathroom,
Multi-family on 0.00 Acres

The Beaches, Toronto (the Beaches), Ontario

Multiplex on Massive Beach Ravine Lot!
Endless Potential and Prime Location!
Welcome to 176/178 Balsam Avenue, a once-in-a-generation opportunity in the heart of The Beach! Sitting on an expansive 60 x 194-foot ravine lot, this fully rented multiplex (4 x 2-bedroom units, 2 bachelor units) offers immediate income plus significant future upside. With Toronto's new "as-of-right" zoning you have the potential to add up to 4 more units (sever the properties and create 2x 4+1 units per lot) without lengthy approvals to maximize ROI! Backed by the lush Glen Stewart Ravine, surrounded by multi-million dollar homes, and in prime Beach, this west-facing property offers the best of Beach living, steps to Queen Street retail, the Boardwalk, top schools (Balmy Beach PS, Glen Ames Sr PS, Malvern CI) and easy transit access. Hold, expand, or completely reimagine with "as-of-right" zoning, the future is firmly in your hands. Rarely does a property of this size, location, and potential come to market! (id:6289)



Essential Information

Listing #	E12132872
Price	\$3,349,000
Bedrooms	10
Bathrooms	5.00

Acres	0.00
Type	Multi-family

Community Information

Address	176/178 Balsam Avenue
Subdivision	The Beaches
City	Toronto (the Beaches)
Province	Ontario
Postal Code	M4E3C1

Amenities

Parking Spaces	12
Parking	Garage
# of Garages	1

Interior

Appliances	Stove, Refrigerator
Heating	Natural gas Radiant heat
# of Stories	2
Has Basement	Yes
Basement	Separate entrance, Walk out

Exterior

Exterior	Brick
Lot Description	60 x 194 FT
Foundation	Block

Listing Details

Listing Office	REAL ESTATE HOMEWARD
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