

\$2,749,000 - 626 Huron Street, Toronto (annex)

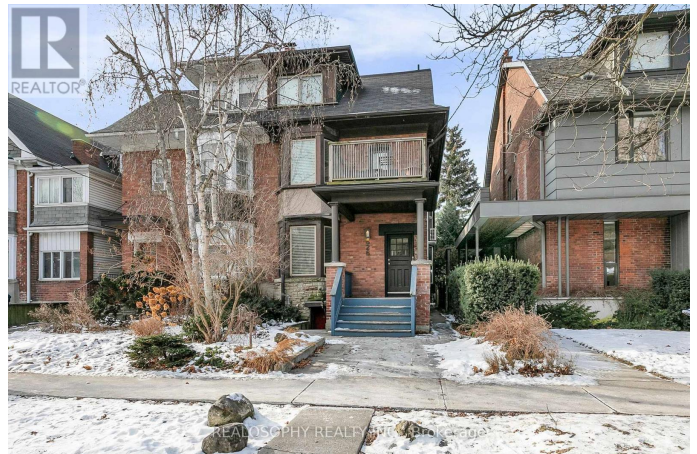
MLS® #C12318734

\$2,749,000

5 Bedroom, 4.00 Bathroom,
Multi-family on 0.00 Acres

Annex, Toronto (annex), Ontario

Investment opportunity for a luxury multiplex in Toronto's Annex -- Steps from Dupont and Spadina Stations, this well maintained 4-unit property contains renovated units across over 4,000 square feet with clever design, efficient use of space, modern upgrades, and additional income potential ---- Unit 1 spans 3 levels, blending character with modern living. Features include a spacious bedroom with ensuite bath, laundry, office space, and a walkout to a private deck ---- Unit 2 is a bi-level, 2nd-storey layout with modern and practical living, dining, and kitchen walking out to a private deck. Down to the extra large main floor bedroom finds an ensuite bath, laundry, and office nook ---- Unit 3 is a true owner's suite. A top-floor, beautifully designed space with glass rail, custom kitchen cabs, Quarts counters, Miele cooktop + oven, Sub-Zero fridge, skylights, laundry, and a 260 sq ft rooftop deck. This unit holds one of the two detached garage parking spaces ---- Unit 4, the lower level 2 bedroom unit with private entry, features a renovated, eat-in kitchen, laundry, patio walk-out, and a bright, additional live + work space with floor-to-ceiling windows that leads upstairs to the primary bedroom ---- A newer detached garage holds two parking spaces for units 1 + 3, and raised storage racks for all four units. Laneway potential here and report is available. Systems include roof (2009), Boiler (2011) and three ductless AC/ Heat Pump Units (2019-2021) All apartments are currently tenanted. Three separate hydro



meters. Financials available. ****EXTRAS**** #1- Fridge, Stove, DW, W+D, Blinds, Light Fixtures (ELFs)...#2- Fridge, Stove, DW, W+D, Blinds, ELFs...Unit #3- Fridge, Cooktop, Oven, DW, W+D, Microwave, Blinds, ELFs...Unit #4 Inc; Fridge, Stove, DW, W+D, Blinds, ELFs. 3 Ductless Units. (id:6289)

Essential Information

Listing #	C12318734
Price	\$2,749,000
Bedrooms	5
Bathrooms	4.00
Acres	0.00
Type	Multi-family

Community Information

Address	626 Huron Street
Subdivision	Annex
City	Toronto (annex)
Province	Ontario
Postal Code	M5R2R9

Amenities

Amenities	Public Transit, Separate Electricity Meters
Utilities	Cable, Electricity, Sewer
Features	Lane, Carpet Free
Parking Spaces	2
Parking	Detached Garage, Garage
# of Garages	2

Interior

Appliances	Blinds, Cooktop, Microwave, Oven, Stove, Refrigerator
Heating	Natural gas Radiant heat
Cooling	Wall unit
# of Stories	3
Basement	Apartment in basement, Walk out

Exterior

Exterior	Brick
Lot Description	23 x 125 FT
Foundation	Brick

Listing Details

Listing Office REALOSOPHY REALTY INC.



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Listing information last updated on October 27th, 2025 at 8:47am PDT