

\$3,098,000 - 426 Brunswick Avenue, Toronto (annex)

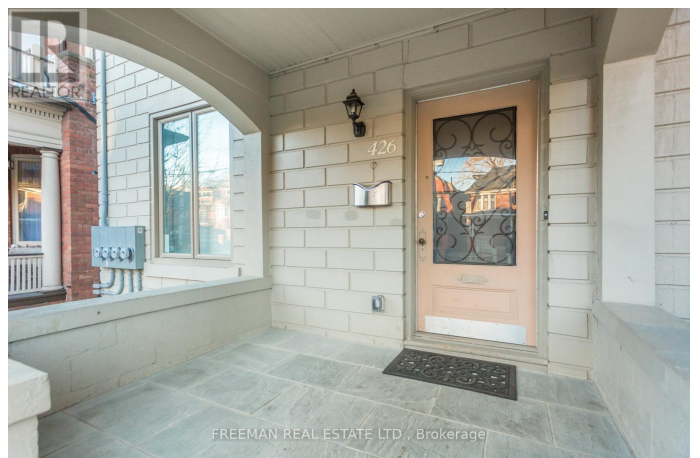
MLS® #C12339875

\$3,098,000

13 Bedroom, 7.00 Bathroom,
Single Family on 0.00 Acres

Annex, Toronto (annex), Ontario

Finally a Toronto investment property to get excited about! First, let's talk numbers. 426 Brunswick Ave is currently generating over \$178,000 per year resulting in an impressive cap rate of over 4.70%! Second, property renovations and upgrades. 426 Brunswick Ave is the definition of turn key as the property has gone through a complete and meticulous renovation from top to bottom. This includes, but is not limited to, all new mechanical systems, wiring, plumbing, lowered and waterproofed basement, roof, windows, kitchen, bathrooms, floors and more! Roughly 4000 sq ft income producing living space expertly divided and luxuriously finished into 5 separate units. Next, we are moving to future potential/how to add value. This one is easy! Ask for a copy of our Initial Laneway/Garden Home Feasibility study and look into adding a stand alone income producing property on this impressive 25 x 125ft west facing lot! Finally, saving the best for last here, let's talk about location. Everyone knows that the most important thing about Real Estate is... Location, Location, Location! Well, welcome to the Annex. Known as one of Toronto's most coveted and sought after neighbourhoods in the entire city. This perfect location, with zero vacancy rate, is steps to Bloor St, Ttc, U of T, George Brown, Distinguished Private Schools, Beautiful Parks, Harbord Village, Yorkville, Fine Dining, Community Centres & so much more! Come and take a look and you will quickly see how 426 Brunswick stands out as



the clear choice for your first, or next, Toronto investment property! (id:6289)

Essential Information

Listing #	C12339875
Price	\$3,098,000
Bedrooms	13
Bathrooms	7.00
Half Baths	1
Acres	0.00
Type	Single Family
Sub-Type	Freehold

Community Information

Address	426 Brunswick Avenue
Subdivision	Annex
City	Toronto (annex)
Province	Ontario
Postal Code	M5R2Z4

Amenities

Amenities	Park, Place of Worship, Public Transit, Schools
Parking	No Garage

Interior

Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	3
Has Basement	Yes
Basement	Apartment in basement, Walk out

Exterior

Exterior	Stucco
Lot Description	25.3 x 128 FT
Foundation	Unknown

Listing Details

Listing Office	FREEMAN REAL ESTATE LTD.
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