

\$1,449,000 - 490 Montrose Avenue, Toronto (palmerston-Little Italy)

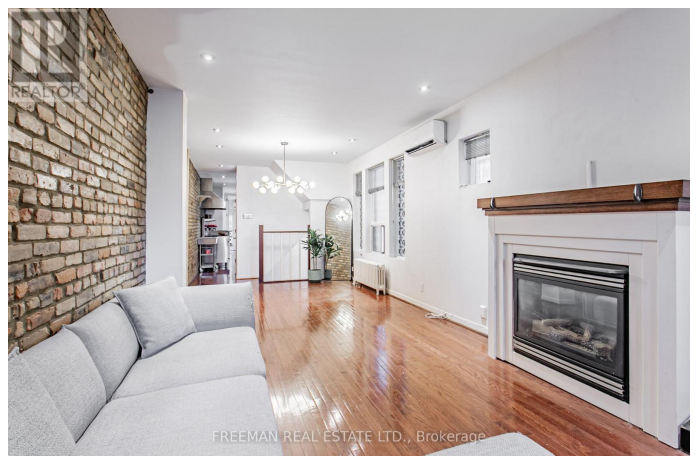
MLS® #C12468439

\$1,449,000

0 Bedroom, 0.00 Bathroom, 3,400 sqft
Multi-family on 0.00 Acres

Palmerston-Little Italy, Toronto
(palmerston-Little Italy), Ontario

Absolutely perfect Palmerston/Little Italy legal Duplex steps from Bloor street overlooking famed Christie Pits Park. Experience extremely rare property versatility and utilize as full investment, live/rent, multi generational and even zoning for different commercial uses! Property sold with VACANT possession so the choice is yours! Currently divided into 2 two-storey units seamlessly combining chic modern renovations with sought after mechanical upgrades. Benefit from extremely high rent of roughly \$93,000 - \$102,000 per year depending on property use, WOW! Main floor / lower features a light filled open concept design highlighted by the original exposed brick, hardwood floors and gas fireplace. One of a kind restaurant style kitchen with commercial appliances and walk out to professionally landscaped urban oasis. 2nd/3rd 2 bedroom, 2 bath offers a sun drenched eat in kitchen, large principle rooms and incredible roof top terrace potential! Enjoy a private courtyard like front entrance on iconic Montrose Ave and take advantage of this perfect location to further tailor this gem to suit your needs! Live and rent, full investment, Live and work, convert to single family...the possibilities are endless!!! Enjoy living in the heart of Toronto with elite access to Bloor St, Beautiful Parks, Delicious Restaurants, Boutique Shops, Nightlife, Community Centres



and Coveted Schools. This is the property you always dreamed of and now it could be yours! Don't miss out! (id:6289)

Essential Information

Listing #	C12468439
Price	\$1,449,000
Bathrooms	0.00
Square Footage	3,400
Acres	0.00
Type	Multi-family

Community Information

Address	490 Montrose Avenue
Subdivision	Palmerston-Little Italy
City	Toronto (palmerston-Little Italy)
Province	Ontario
Postal Code	M6G3H1

Interior

Heating	Natural gas Hot water radiator heat
Cooling	Fully air conditioned

Exterior

Lot Description	14.01 x 100 FT
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Listing Details

Listing Office	FREEMAN REAL ESTATE LTD.
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