

New Income Properties on the Canada Income Properties Network

This report provides newly listed income properties on CanadaIncomeProperties.com, analyzed with advanced AI technology to identify the best investment opportunities.

AI Summary and Suggestions

- **5 Killarney Road, Toronto:** A luxurious duplex with two spacious three-bedroom suites, generating income potential from a basement apartment and possible third-floor rental. Located in a prestigious neighborhood, it offers timeless architecture and proximity to top schools. Price: \$2,850,000, Cap Rate: Not specified.
- **101-103 Young Street, Capreol:** A mixed-use property with a triplex and commercial units, including a Laundromat. It boasts an 8.2% cap rate and is fully leased. Price: \$619,900.
- **506 Hart Road, Callander:** A duplex generating \$4,100/month in gross income, with a cap rate over 7%. Built in 2018 on a 2.5-acre lot. Price: \$599,900.
- **548 Caron Avenue, Windsor:** A student rental with 8 bedrooms and 4 bathrooms, fully leased with a cap rate of approximately 9%. Price: \$549,000.
- **124 Whitney Avenue, Hamilton:** A 6-bedroom bungalow near McMaster University, ideal for student rentals. Price: \$679,000.
- **5 - 7 Broadway Avenue, Welland:** A multi-family property with seven renovated one-bedroom units, offering a 5.7% cap rate. Price: \$1,400,000.
- **1508 Upper James Street Unit# 4, Hamilton:** An eco-friendly dry cleaning business with a 25-year reputation. Price: \$499,900.
- **705 - 90 Orchard Point Road, Orillia:** A luxurious penthouse suite on Lake Simcoe, ideal for upscale living. Price: \$995,000.
- **10356 Highway 124, Sundridge:** A multi-use commercial property with development potential. Price: \$600,000.

The best investment candidate is: **101-103 Young Street, Capreol**. This property stands out due to its high cap rate of 8.2%, which indicates strong potential for return on investment. It features a fully leased triplex along with commercial units, including a Laundromat, ensuring multiple income streams. The established tenant base and the diverse income sources make it a robust investment opportunity compared to other listings.

The investment property details are as follows:

Property ID: 1515678

Address: 483 WILSON AVENUE, Toronto (Clanton Park), Ontario, Canada

Description: This is a rare legal triplex with redevelopment potential, capable of accommodating approximately 100 units. The property features three semi-detached units, all fully leased with reliable tenants. Each unit has separate hydro meters, dual exits, and is equipped with amenities for comfortable living. The location is advantageous, being close to public transit and Highway 401. The property is sold with tenants in place and does not offer vendor take-back financing.

Price: \$4,995,000

Status: Available

Parking: 14 spaces

Year Built: 0

Bathrooms: 3

Bedrooms: 6

Potential Units: 100

Annual Taxes: \$5,858

Agent: Satish Shah

Best Investment Candidate: 483 WILSON AVENUE, Toronto

Reason for Selection: This property stands out as the best investment candidate due to its exceptional redevelopment potential, allowing for the construction of up to 100 units, which can significantly increase its value. The current fully leased status ensures a steady income stream from reliable tenants, providing immediate financial stability. Its prime location near public transit and major highways enhances its attractiveness to future residents, making it a compelling option for both investors and developers looking to capitalize on the growing demand for housing in the area.

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Area: TOR 12



MLS: [C11971073](#)

Address: 5 KILLARNEY ROAD, Toronto (Forest Hill South), Ontario, Canada, Toronto

Price: \$2,850,000.00

Type: Single Family

Description: Step into this exceptional Forest Hill duplex, a rare gem designed to captivate the discerning buyer. Each of the two spacious three-bedroom suites spans nearly 1,700 square feet, offering an unparalleled combination of elegance and functionality. These generously proportioned living and dining rooms are ideal for hosting memorable gatherings, creating an ambiance that is as inviting as it is sophisticated. Both suites feature beautiful fireplaces, adding warmth and charm to the living spaces. This property is perfectly suited for two couples seeking to downsize without compromising on space or style while simultaneously generating income. The basement apartment provides an additional revenue stream, and the potential for a third-floor rental unit makes this a truly versatile investment opportunity. Ideally situated on one of the most desirable streets lined with high-end homes, this residence is nestled in one of Toronto's most sought-after neighbourhoods. Nestled amidst Forest Hill's winding, tree-lined streets, this home is surrounded by some of the city's most coveted schools, providing an excellent option for families. The area boasts fabulous green spaces, offering a serene retreat from urban life while keeping you connected to the vibrant cityscape. With its timeless architecture, premier location, and incredible income potential, this duplex is more than a home; it's an investment in an unparalleled lifestyle. Don't miss this opportunity to own a piece of Forest Hills finest real estate. Schedule your private showing today and experience the extraordinary for yourself. (id:52534)

AI Analysis:

The property at **5 Killarney Road, Toronto** is a luxurious duplex located in the prestigious Forest Hill South neighborhood. This property features two spacious three-bedroom suites,

making it an ideal choice for families or couples looking to downsize while maintaining ample living space. The potential for additional rental income through a basement apartment and a possible third-floor unit enhances its investment appeal. Compared to nearby properties, it offers a unique combination of elegance, functionality, and income-generating opportunities, set in a desirable location surrounded by high-end homes and excellent schools.

SWOT Analysis

Strengths:

- Spacious living with two large three-bedroom suites.
- Potential for multiple income streams through additional rental units.
- Located in a highly sought-after neighborhood with proximity to top schools and amenities.
- Timeless architectural design and high-quality finishes.

Weaknesses:

- Higher price point compared to some other nearby properties.
- Maintenance and management of multiple rental units can be complex.
- Potential for property taxes to increase in the future.

Opportunities:

- Market trends favoring multi-family homes could increase demand and property value.
- Possibility to enhance rental income through renovations or improvements.
- Attractive for investors looking for properties in high-demand areas.

Threats:

- Market fluctuations could impact property values and rental demand.
- Increased competition from newly developed properties in the area.
- Changes in local zoning laws or rental regulations could affect income potential.

Listing Agent: NATALIE LEWIN

Listing Agent Phone: 416-903-7653

Listing Agent Email:

Area: G SUD 3



MLS: [2120775](#)

Address: 101-103 Young Street, Capreol, Ontario, Canada, Greater Sudbury

Price: \$619,900.00

Type: Multi-family

Description: TWO BUILDINGS FOR THE PRICE OF ONE – 8.2% CAP RATE! An incredible investment opportunity awaits at 101 & 103 Young Street in the heart of Capreol. This package includes a fully leased triplex and a commercial building with three occupied units. The triplex features high-quality, five-star tenants, ensuring consistent rental income. The commercial units include a hair salon and a dog grooming business, while the third unit operates as a Laundromat—a rare and in-demand service, with the closest competitor located in Val Caron. As the new owner, you will take over the Laundromat business, providing an additional revenue stream. Detailed income and expense reports are available in the Supplement section. Please allow 26 hours' notice for triplex showings. Don't miss this lucrative investment—book your private tour today! (id:52534)

AI Analysis:

The property at **101-103 Young Street, Capreol, Ontario** presents a unique investment opportunity with a solid 8.2% cap rate, featuring both residential and commercial components. This dual-income property includes a fully leased triplex with high-quality tenants and a commercial building with three occupied units, including a Laundromat, hair salon, and dog grooming business. The potential for consistent rental income positions it favorably against other investment properties in the area, which may focus solely on residential or commercial use.

SWOT Analysis:

Strengths:

- High cap rate of 8.2%, indicating strong potential for return on investment.
- Mixed-use property combining residential and commercial units, diversifying income streams.
- Established tenants with a history of reliable rental payments, reducing vacancy risk.
- Location in a growing community with limited competition for services like Laundromat.

Weaknesses:

- Dependence on the performance of commercial tenants, which can be more volatile than residential tenants.
- Potential for higher maintenance costs associated with managing multiple types of units.
- Requires active management to oversee both residential and commercial operations effectively.

Opportunities:

- Ability to increase rental income by optimizing lease agreements and tenant turnover.
- Expansion potential in the commercial space if demand for services grows.
- Opportunity to enhance property value through renovations or improvements.

Threats:

- Economic downturns could impact tenant stability, particularly in the commercial sector.
- Increased competition from other multi-use developments in the area.
- Regulatory changes affecting rental properties or commercial operations could pose challenges.

Listing Agent: SHAYNE MALONE

Listing Agent Phone: 705-690-2624

Listing Agent Email:

Area: CALLANDER



MLS: [X11971170](#)

Address: 506 HART ROAD, Callander, Ontario, Canada, CALLANDER

Price: \$599,900.00

Type: Single Family

Description: Sitting on almost 2.5 acres is this beautiful, purpose built duplex that currently generates a fantastic return on investment. Professionally built in 2018, there is a 2 bedroom apartment on the upper floor with 2 full bathrooms including an ensuite. The lower level has 2 bedrooms and one bathroom. Both units are bright, with lots of natural light. The upper level is currently leased out for \$2,350 plus utilities and the lower one rented for \$1,750 plus utilities. That's \$4,100 a month in gross income. Factor in taxes and insurance and you still have over a 7% cap rate. A perfect addition to any portfolio. This also has the option of it being owner occupied with a tenant helper or multigenerational living arrangements. Beautiful property offering lots of privacy while only being 10 minutes from the town of Callander. (id:52534)

AI Analysis:

The property at **506 Hart Road, Callander** is a purpose-built duplex situated on nearly 2.5 acres, offering a strong return on investment with a gross income of \$4,100 per month from its two units. Built in 2018, it features modern amenities and the potential for owner-occupied living arrangements. In comparison to nearby properties, this listing stands out for its investment potential and relatively recent construction, making it appealing for both investors and families looking for multi-generational living options.

SWOT Analysis

- **Strengths:**
 - High rental income potential with a strong cap rate over 7%.

- Modern construction (2018) ensures fewer immediate repairs and lower maintenance costs.
- Spacious lot (2.5 acres) provides privacy and potential for outdoor activities.
- Flexibility for owner-occupancy or multi-family living arrangements.
- **Weaknesses:**
 - Higher initial investment compared to some nearby properties.
 - Dependence on rental income may pose risks during economic downturns.
 - Location may be less appealing for those preferring urban amenities.
- **Opportunities:**
 - Potential for property value appreciation in a growing area.
 - Ability to increase rental rates as market demand rises.
 - Opportunity to develop or enhance the property further (e.g., additional structures or amenities).
- **Threats:**
 - Market fluctuations could impact rental demand and property values.
 - Increased competition from new developments in the area.
 - Changes in local regulations affecting rental properties may pose challenges.

Listing Agent: JARROD PANDOLFO

Listing Agent Phone: 705-303-4424

Listing Agent Email:

Area: WIND 1



MLS: [25002929](#)

Address: 548 CARON AVENUE, Windsor, Ontario, Canada, Windsor

Price: \$549,000.00

Type: Single Family

Description: Located 5 houses from transit, 5 mins to downtown campus & also main U of W campus. Brick to roof raised ranch, perfect student rental. Fully Leased 8 large bedrooms, each with a closet & lrg window, 4 renovated bathrooms with glass showers, extra kitchen cabinetry ensuring plenty of storage space, hwd, laminate, and ceramic tiles throughout. Updated decor switches/plugs, LED lighting throughout, 4 access doors all with motion sensor lights. Bell fibre optic internet. Freshly painted throughout with updated plumbing, updated kitchen. Approx 9% cap rate, 200 AMP service and zoning is DUPLEX. 2022 Furnace/AC, Washer/Dryer/Dishwasher, Stove & rear Fence. 2 all Fridges 2023, Tankless Water Heater 2024. All Freezer 2023. Large lot with space for ADU. 24-HR NOTICE ON ALL SHOWINGS A MUST. (id:52534)

AI Analysis:

The property located at **548 Caron Avenue** is a well-maintained raised ranch designed for student rental, featuring 8 bedrooms and 4 bathrooms. Its strategic location near transit and the University of Windsor enhances its appeal for potential investors. In comparison to other

nearby properties, it offers a competitive cap rate and is fully leased, making it an attractive investment opportunity.

SWOT Analysis

Strengths:

- Fully leased with 8 large bedrooms, ensuring consistent rental income.
- Recent updates to plumbing, kitchen, and bathrooms enhance property value.
- High cap rate of approximately 9%, which is appealing for investors.
- Proximity to public transit and university campuses increases demand for rentals.

Weaknesses:

- Dependence on student rental market, which can be seasonal and subject to fluctuations.
- Potential maintenance costs associated with managing multiple tenants.

Opportunities:

- Possibility to expand the property or add an accessory dwelling unit (ADU) on the large lot.
- Rising demand for rental properties in the area can lead to increased rental rates.

Threats:

- Market saturation with similar rental properties in the vicinity could reduce profitability.
- Changes in local regulations regarding rental properties may impact operations.

Listing Agent: CRAIG O'TOOLE

Listing Agent Phone: 519-933-7370

Listing Agent Email:

Area: Hamilton 2



MLS: [40698871](#)

Address: 124 WHITNEY Avenue, Hamilton, Ontario, Canada, Hamilton

Price: \$679,000.00

Type: Single Family

Description: PRIME STUDENT RENTAL INVESTMENT! Fantastic turn-key investment opportunity just a short walk from McMaster University! This well-maintained 6-bedroom, 2-bathroom bungalow offers potential for strong cash flow and an excellent cap rate, making it an ideal addition to any investor's portfolio. Featuring a separate entrance to a fully finished basement, this home is perfectly set up for student living. Updates include waterproofing (2017) with a 25-year warranty, lead pipe replacement (2018), newer flooring throughout, updated bathrooms and kitchen, and a newly paved asphalt driveway (2022) for added convenience. With high rental demand in this sought-after location close to all amenities including Fortinos, restaurants, transit, Columbia College, McMaster University, Hospital, parks and trails, this property is ready to generate income from day one. Don't miss out on this prime student rental investment—schedule your viewing today! (id:52534)

AI Analysis:

The property at **124 Whitney Avenue** is positioned as a prime investment opportunity for student rentals due to its proximity to McMaster University and its well-maintained condition. With 6 bedrooms and 2 bathrooms, it offers a solid foundation for generating rental income. The property has seen significant updates, making it attractive for investors looking for a turn-key solution. However, it is priced at \$679,000, which may be on the lower end compared to some larger or multi-unit properties in the area that promise higher rental yields.

SWOT Analysis

Strengths:

- Close proximity to McMaster University, ensuring high rental demand.
- Well-maintained with recent updates, including waterproofing and flooring.
- Turn-key condition allows for immediate rental income generation.
- Separate entrance to a finished basement, enhancing rental potential.

Weaknesses:

- Limited number of bathrooms may be a drawback for larger groups of students.
- Single-family home status may limit the potential for multi-unit rentals compared to duplexes or triplexes.
- Lower price point compared to some competing properties may suggest less income potential.

Opportunities:

- Potential to increase rental income through strategic renovations or enhancements.
- Possibility of converting the basement into additional rental space if zoning permits.
- Growing student population in the area could lead to increased demand for housing.

Threats:

- Increased competition from newer or larger rental properties nearby.
- Market fluctuations affecting rental prices and occupancy rates.
- Regulatory changes regarding rental properties could impact profitability.

Listing Agent: Rob Golfi

Listing Agent Phone: 905-575-7700

Listing Agent Email:

Area: HAMIL 3



MLS: [X11973846](#)

Address: 5 - 7 BROADWAY AVENUE, Welland (772 - Broadway), Ontario, Canada, Hamilton

Price: \$1,400,000.00

Type: Multi-family

Description: Discover this prime investment property offering a remarkable 5.7% cap rate. Featuring seven fully renovated one-bedroom units, all tenanted at or near market rent, this property is the epitome of turnkey convenience. With an impressive 8.1% cash-on-cash return in the first year, its a standout opportunity for savvy investors. This property boasts numerous capital expenditure updates, including newer windows, updated appliances, roof replacements and repairs as needed, newly installed gutters and downspouts, upgraded exterior doors, and a complete rewiring of the electrical system with updated breakers, plus much more! (id:52534)

AI Analysis:

The property at **5 - 7 Broadway Avenue, Welland** is a multi-family investment opportunity that boasts a strong cap rate of 5.7% and features seven fully renovated one-bedroom units. This property is positioned as a turnkey operation, making it attractive for investors seeking immediate cash flow. In comparison to nearby listings, it stands out due to its higher cap rate and cash-on-cash return of 8.1% in the first year, as well as significant renovations and updates that enhance its value and appeal.

SWOT Analysis

- **Strengths:**
 - High cap rate of 5.7% and impressive cash-on-cash return of 8.1%.

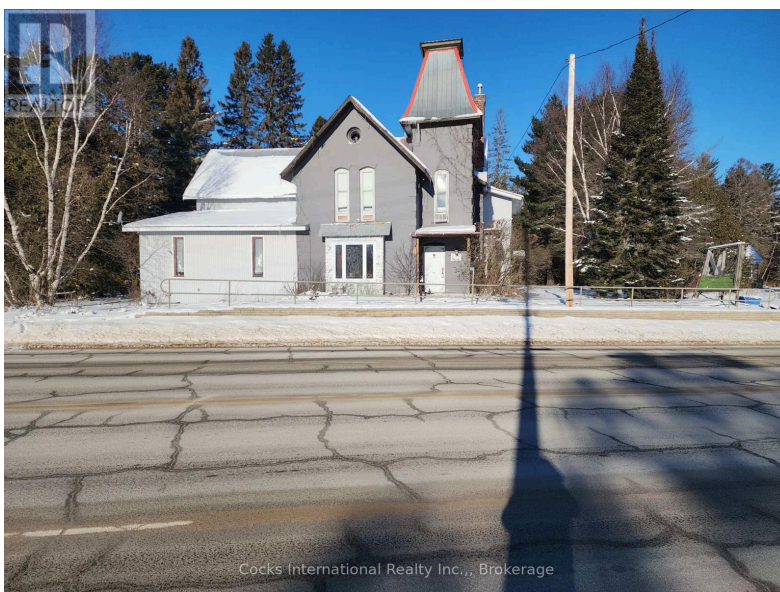
- Fully renovated units, reducing immediate maintenance concerns.
- Turnkey operation with all units tenanted at or near market rent.
- Recent capital expenditure updates, including new windows and electrical system rewiring.
- **Weaknesses:**
 - Higher initial investment of \$1,400,000 compared to some nearby properties.
 - Potential reliance on tenant retention for consistent cash flow.
 - Limited parking availability may deter some potential tenants.
- **Opportunities:**
 - Potential for increased rental income as market rates rise.
 - Opportunity to further enhance property value through additional renovations or expansions.
 - Strategic location in a growing area with increasing demand for rental units.
- **Threats:**
 - Economic downturns could impact rental demand and tenant stability.
 - Increased competition from new developments in the area.
 - Changes in local zoning laws or rental regulations could affect profitability.

Listing Agent: ANDREW ODOARDI

Listing Agent Phone: 866-530-7737

Listing Agent Email:

Area: JOLY 1



MLS: [X11918138](#)

Address: 10356 HIGHWAY 124, Sundridge, Ontario, Canada, Joly

Price: \$600,000.00

Type: Retail

Description: Prime Multi-Use Commercial Property in the Heart of Sundridge. This expansive 3+ acre property in the Village of Sundridge offers vast potential for development and investment. The property has completed rezoning and is now designated for commercial multi/mixed-use, offering significant future development potential. This makes it the largest development opportunity currently available in Sundridge. Prime Location: Approximately 225 feet of Highway 124 exposure ensures maximum visibility for future businesses and developments. Located just a short distance from Highway 11 and Lake Bernard public access, the property benefits from excellent traffic flow and convenience. Zoning: Successfully rezoned for multi-use/commercial, allowing for a diverse range of potential uses, including retail, office space, medical/dental, institutional, and more. This designation positions the property to meet the growing demand for versatile development in the area. Development Potential: About 2/3 of the lot is retained for future development or severance, providing excellent opportunities for growth and expansion. Building Features: The main building offers approximately 4,800 square feet. Previously used as a restaurant/bar and an apartment, it requires some TLC but offers great potential for renovation or repurposing. The property also includes older cottages that can be used for storage during redevelopment. Utilities: The property is connected to municipal sewer, natural gas, hydro, and a drilled well, providing essential infrastructure for future development. With its prime location, flexible zoning, and future development possibilities, this property presents a rare opportunity for investors or developers looking to make their mark in Sundridge. Vendor Take-Back (VTB) Financing is Available for qualified buyers. Don't miss out - schedule a viewing today!
(id:52534)

AI Analysis: Unknown error when interacting with OpenAI API.

Listing Agent: ANDREW JOHN COCKS

Listing Agent Phone: 705-640-0664

Listing Agent Email:

Area: Hamilton 3



DRY CLEANING BUSINESS FOR SALE!



Licensed to Comerstone

MLS: [40698778](#)

Address: 1508 UPPER JAMES Street Unit# 4, Hamilton, Ontario, Canada, Hamilton

Price: \$499,900.00

Type: Business

Description: Operating for 25 years. This eco-friendly dry cleaning business is highly reputable and long standing in one of the busiest retail plazas in Hamilton situated on Upper James Street. High-end equipment included. Inventory is separate. Lease in place until May 2028. Very attractive VTB available. Financials available upon request. SHARE SALE (id:52534)

AI Analysis:

The property at **1508 Upper James Street Unit# 4, Hamilton** is an established eco-friendly dry cleaning business with a solid 25-year operating history. It is located in a busy retail plaza, which enhances its visibility and foot traffic. The asking price of **\$499,900** presents an attractive entry point for buyers looking to invest in a reputable business with high-end equipment included. The property has a lease in place until May 2028, offering stability for potential investors.

In comparison to nearby properties, which primarily focus on residential real estate or multi-family investment opportunities, this property stands out due to its unique business operation aspect. While other properties may offer higher potential rental incomes or larger

living spaces, they also come with significantly higher price points, making this business opportunity more accessible for smaller investors.

SWOT Analysis:

- **Strengths:**
 - Established business with a 25-year reputation.
 - Eco-friendly focus appealing to environmentally conscious consumers.
 - High-end equipment included in the sale.
 - Long-term lease providing stability (until May 2028).
- **Weaknesses:**
 - Inventory is separate, potentially requiring additional investment.
 - Business type may limit potential buyers to those interested in operating a dry cleaning service.
 - Limited space for expansion within the current unit.
- **Opportunities:**
 - Potential to increase revenue through expanded services or marketing.
 - Growing demand for eco-friendly services can attract new clientele.
 - Possibility to leverage the existing customer base for upselling additional services.
- **Threats:**
 - Competition from other dry cleaning services and laundromats in the area.
 - Economic downturns that may affect consumer spending on non-essential services.
 - Changes in regulations or environmental policies impacting business operations.

Listing Agent: Abdellah Majd

Listing Agent Phone: 905-921-6253

Listing Agent Email:

Area: ORIL 1



MLS: [S11972554](#)

Address: 705 - 90 ORCHARD POINT ROAD, Orillia, Ontario, Canada, Orillia

Price: \$995,000.00

Type: Single Family

Description: ***Gorgeous Penthouse Suite On The Shores Of Lake Simcoe In Beautiful Orillia***Quiet, Peaceful, Luxurious & Well Maintained Upscale Condominium With Plenty Of Facilities For Your Relaxation & Enjoyment*Upgraded Penthouse Suite Boasts 10 Ft High Ceilings, 8 Ft High Doors, 6 Inches High Baseboards, Crown Mouldings Throughout, Engineered Hardwood & Porcelain Floors, Custom Dimmable LED Potlights (@ \$500 Each), Custom B/I Pantry, Etc*Modern Gourmet Kitchen Has Glass Tile Back Splashes, Stone Countertops, A Custom B/I Pantry And An Over-Sized Centre Island - Offering Tons Of Storage Space For Your Pots, Pans & Cooking Utensils*Upgraded Foyer & Bathroom Floors Have Skid-Free Porcelain Tiles*Cozy & Inviting Master Ensuite Has Both Glass Shower Enclosure & A Jet-Powered Soaker Bath Tub (Jacuzzi)*1,611 SF Of Open Free Flowing Spacious Living Area Including The Large Private Balcony*Fresh Beautiful Morning Suns & Cool Summer BBQs Coupled With Bright Blue Skies & Beautiful Lake Views Are Yours To Enjoy Here*Price Includes Two Owned Exclusive Parking Spots & A Storage Locker*Monthly Maintenance Fee Covers Everything Except Hydro & Your Bell/Rogers Services (Internet/Cable TV/Phones/Etc)***IF INTERESTED, THE VENDOR IS WILLING TO OFFER A VENDOR TAKE BACK (VTB) ON ATTRACTIVE (NEGOTIABLE) TERMS & CONDITIONS***CONTACT LISTING AGENT FOR DETAILS*** (id:52534)

AI Analysis:

The property located at **705 - 90 Orchard Point Road, Orillia, Ontario** is a luxurious penthouse suite on the shores of Lake Simcoe, featuring high-end finishes and amenities. In comparison to nearby properties, which include multi-family homes and investment opportunities, this penthouse stands out for its premium location and upscale living

experience. The nearby properties tend to focus more on rental income potential and multi-unit configurations, while the penthouse offers a more exclusive lifestyle with scenic views and modern conveniences.

SWOT Analysis:

- **Strengths:**
 - Prime waterfront location with stunning lake views.
 - High-end finishes and luxurious amenities, appealing to discerning buyers.
 - Generous living space with modern design features.
 - Includes exclusive parking spots and storage, enhancing convenience.
- **Weaknesses:**
 - Higher price point compared to other properties in the area, limiting potential buyer pool.
 - Monthly maintenance fees may deter some buyers.
 - Potentially lower rental income opportunities compared to multi-unit properties.
- **Opportunities:**
 - Potential for appreciation due to the desirable location and luxury market trends.
 - Opportunity to attract affluent buyers looking for a second home or vacation property.
 - Possibility of negotiating vendor take-back financing to attract buyers.
- **Threats:**
 - Market fluctuations could impact luxury property values.
 - Competition from other high-end developments or waterfront properties in the area.
 - Economic downturns may reduce buyer interest in luxury real estate.

Listing Agent: GARY C. NG

Listing Agent Phone: 416-417-8106

Listing Agent Email:

Area: TOR 7



MLS: [C11973505](#)

Address: 483 WILSON AVENUE, Toronto (Clanton Park), Ontario, Canada, Toronto

Price: \$4,995,000.00

Type: Single Family

Description: ATTENTION: INVESTORS, DEVELOPERS AND BUILDERS. Rarely available 3 Semi Detached legal triplex with re development potential, offering exceptional investment potential. Potential of getting around 100 Units approved. (481,483,485 WILSON AVE)These well-maintained properties have been extensively taken care and features variety of units, each with separate hydro meters. Fully leased with reliable tenants, each unit boasts dual exits for added safety and convenience. parking garage accommodates multiple cars. Nestled on a tranquil cul-de-sac mere step from public transit and the highway 401, This property offers stability and growth potential. VTB not available, and property sold with tenants in place. Each of the three units in this property is a spacious, self-contained apartment, offering comfortable living spaces with ample amenities. Each Triplex has one unit 1 Bdr. and 1 washroom, Two units of 3 bedrooms, 1 washroom. Total 3 Units of 1 Bedroom, 1 Washroom and 6 Units of 3 bed. Potential of re development of around 100 units. Walking distance to Wilson Subway (id:52534)

AI Analysis:

The property at **483 Wilson Avenue, Toronto** is a rare investment opportunity featuring a legal triplex with redevelopment potential. It is strategically located near public transit and major highways, making it attractive for both investors and developers. The property is fully leased, providing stable income from reliable tenants, and has the potential for significant redevelopment with the possibility of obtaining approvals for around 100 units. In comparison to nearby properties, this triplex stands out due to its redevelopment potential and the stability of current rental income.

SWOT Analysis

- **Strengths:**
 - Legal triplex with multiple income-generating units.
 - Strong redevelopment potential with the possibility of up to 100 units.
 - Fully leased with reliable tenants, ensuring steady income.
 - Prime location near transit and major highways.
- **Weaknesses:**
 - High initial investment cost compared to other properties.
 - Properties sold with tenants in place may limit immediate renovation options.
 - Potential zoning challenges for redevelopment may arise.
- **Opportunities:**
 - Market demand for housing units in the area could lead to increased property value.
 - Opportunity to attract developers interested in high-density projects.
 - Potential for government incentives for redevelopment projects.
- **Threats:**
 - Market fluctuations may impact property values and rental income.
 - Competition from newly developed properties in the vicinity.
 - Changes in zoning laws or regulations could hinder redevelopment plans.

Listing Agent: SATISH SHAH

Listing Agent Phone: 647-838-5587

Listing Agent Email:

Canada **Income** Properties

Technology provided by:



Artificial Intelligence for the Real Estate and Mortgage Industries