



For Sale: Multi-Residential Investment Opportunity

# 883 Avenue Road

Elegant Midtown Property in Prestigious Chaplin Estates

**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

[lennard.com](http://lennard.com)

# 883 Avenue Road

Five tastefully finished and spacious units



Lot Area  
4,101 SF  
Lot Frontage  
36.25 FT  
Lot Depth  
119.33 FT

Main Floor 1,789 SF  
2nd Floor 1,789 SF  
3rd Floor 1,251 SF  
Lower Level 1,789 SF

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6,618 SF



Main Level  
**Apartment 1**  
• 3 bed, 2 bath  
• 1,789 SF

Lower Level  
**Apartment 4**  
• 1 bed + den,  
1 bath  
• 600 SF (approx.)

Second Floor  
**Apartment 2**  
• 3 bed, 1 bath  
• 1,789 SF

**Apartment 5**  
• 1 bed + den,  
1 bath  
• 700 SF (approx.)

Third Level  
**Apartment 3**  
• 2 bed, 1 bath  
• 1,251 SF



Price  
\$2,400,000

## Property Details

Zoning	R (f9.0; u4) (x125)
Official Plan Designation	Neighbourhoods
Legal Description	PT LT 137-138 PL 569E Toronto As In CA407790; S/T & T/W CA407790; CITY OF TORONTO
Year Built	1928
Parking	3 Spaces / Triple car garage
Property Tax	\$13,265 (2023)



Listing Agent  
**Michael Zeldin\***  
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\*Sales Representative

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Disclaimer: The information contained herein (including but not limited to any measurements, financial information and photographs) (the "Information") comes from sources deemed reliable but the Seller and Listing Brokerage do not represent or warrant the completeness or accuracy of the Information or the retrofit status of the Property. The buyer and/or the buyer's agent are responsible to take such steps as they may deem necessary to verify the Information prior to placing any reliance thereon.

# 883 Avenue Road

Parcel Outline



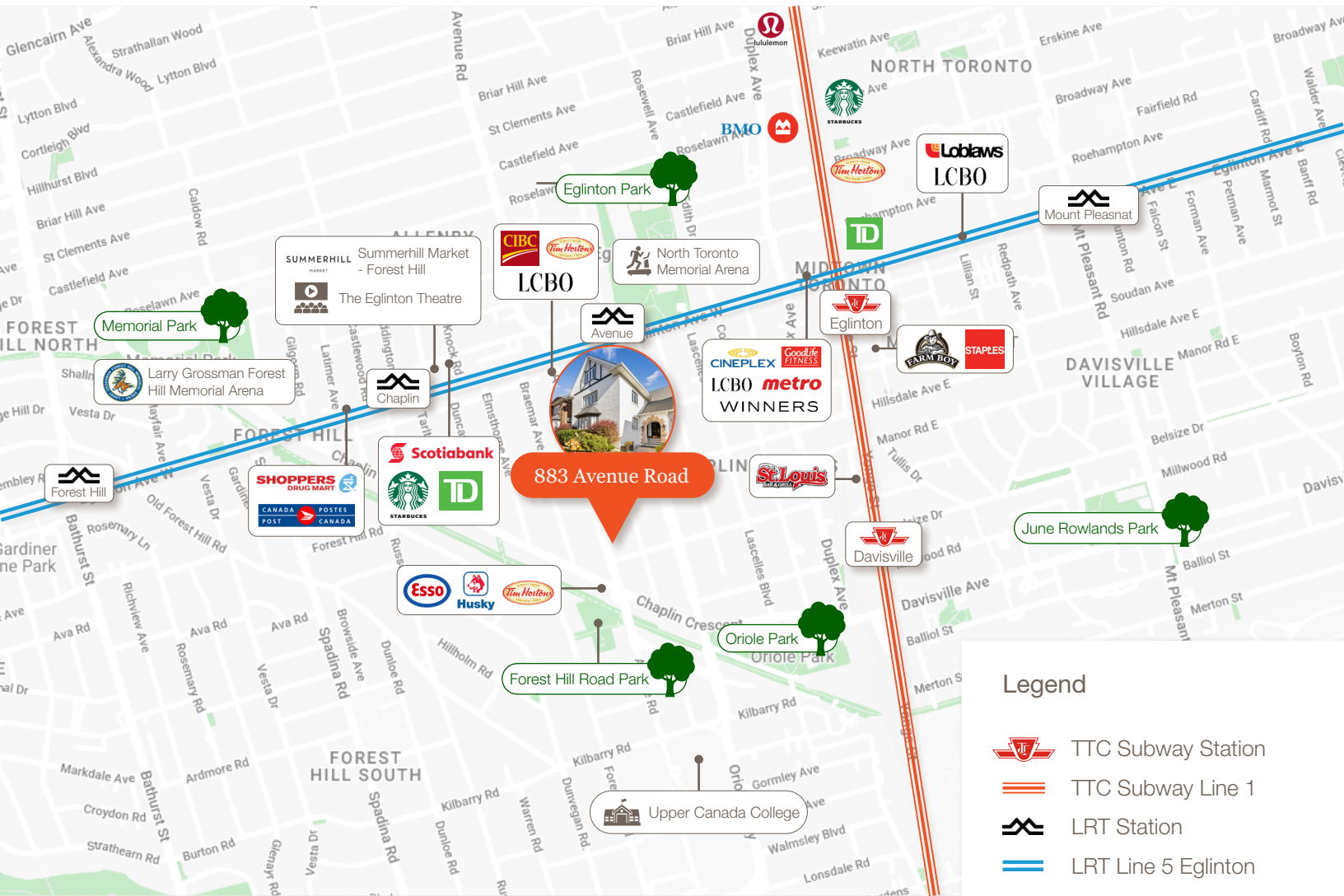
## Property Highlights

- Very rare, grand and classically elegant layouts in a ~ 6,600 sq. ft. 5-Plex in prime Chaplin Estates
- Over \$400,000 spent in last major renovation in 2014
- Stately marble and limestone gas fireplaces and California closets throughout bedrooms
- Beauty and charm of the original architecture including mahogany wainscoting and top of the line appliances
- Only 3 blocks north of Upper Canada College and 1 block from the Beltline Trail
- Walking distance to great shops and restaurants in the Forest Hill Village, Eglinton West and Yonge/ Eglinton
- Several parks only a few blocks away
- 10 minutes from Davisville Subway station and 5 min from new LRT station on Avenue Road and Eglinton
- Rear detached triple car brick garage and on-site laundry

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## Amenities Map



### Legend

-  TTC Subway Station
-  TTC Subway Line 1
-  LRT Station
-  LRT Line 5 Eglinton

## Walk, Transit & Bike Scores



Walk Score  
**88**  
Very Walkable



Transit Score  
**86**  
Excellent Transit

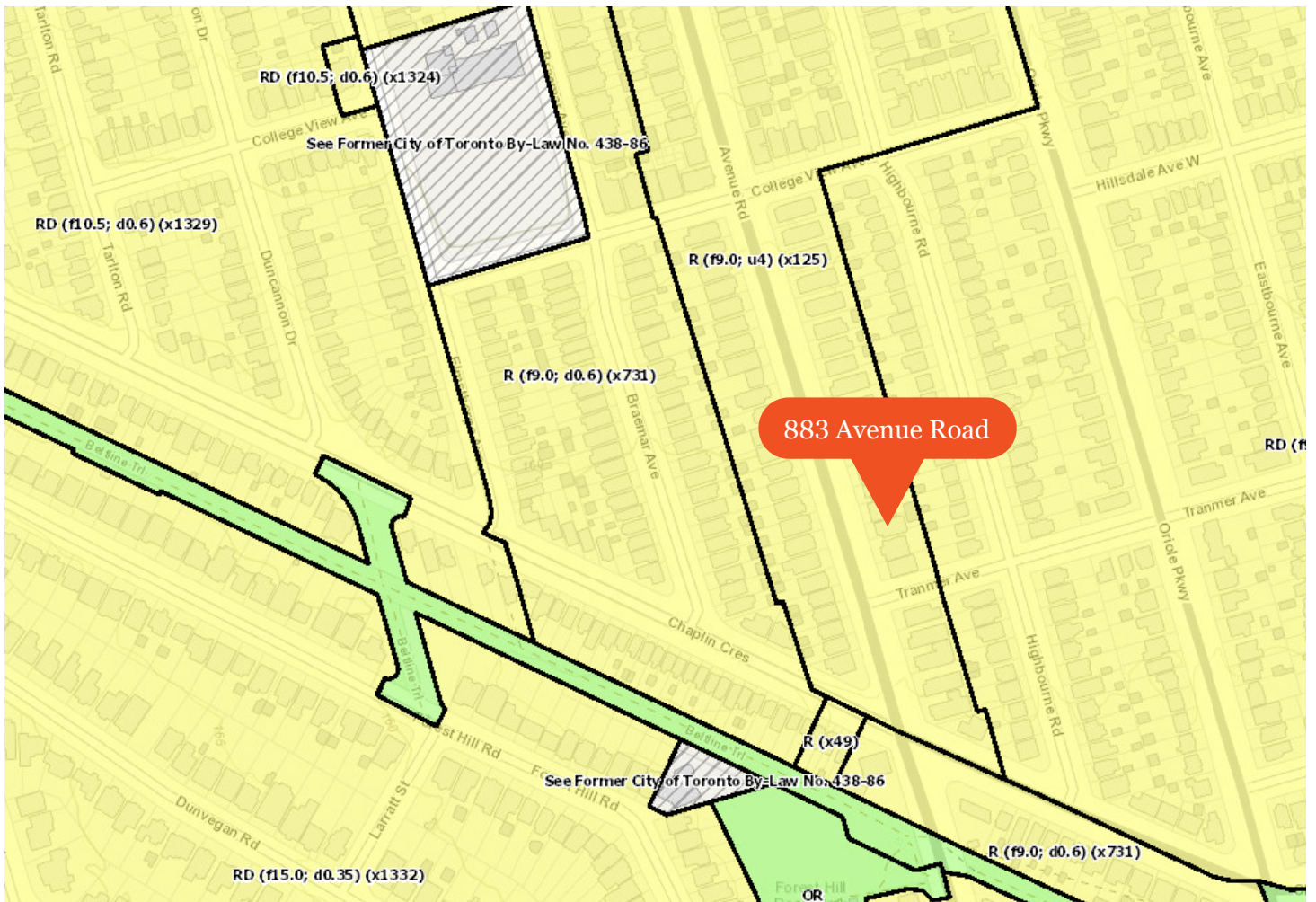


Bike Score  
**89**  
Very Bikeable

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Zoning: R (f9.0; u4) (x125), By-law 569-2013



## Permitted Uses

Permitted uses include but are not limited to:

(i) Use - R Zone

- Dwelling Unit in a permitted residential building type
- Municipal Shelter
- Park [By-Law: 545-2019]

(ii) Permitted Residential Building Types - R Zone

In the R zone, a dwelling unit is permitted in the following residential building types:

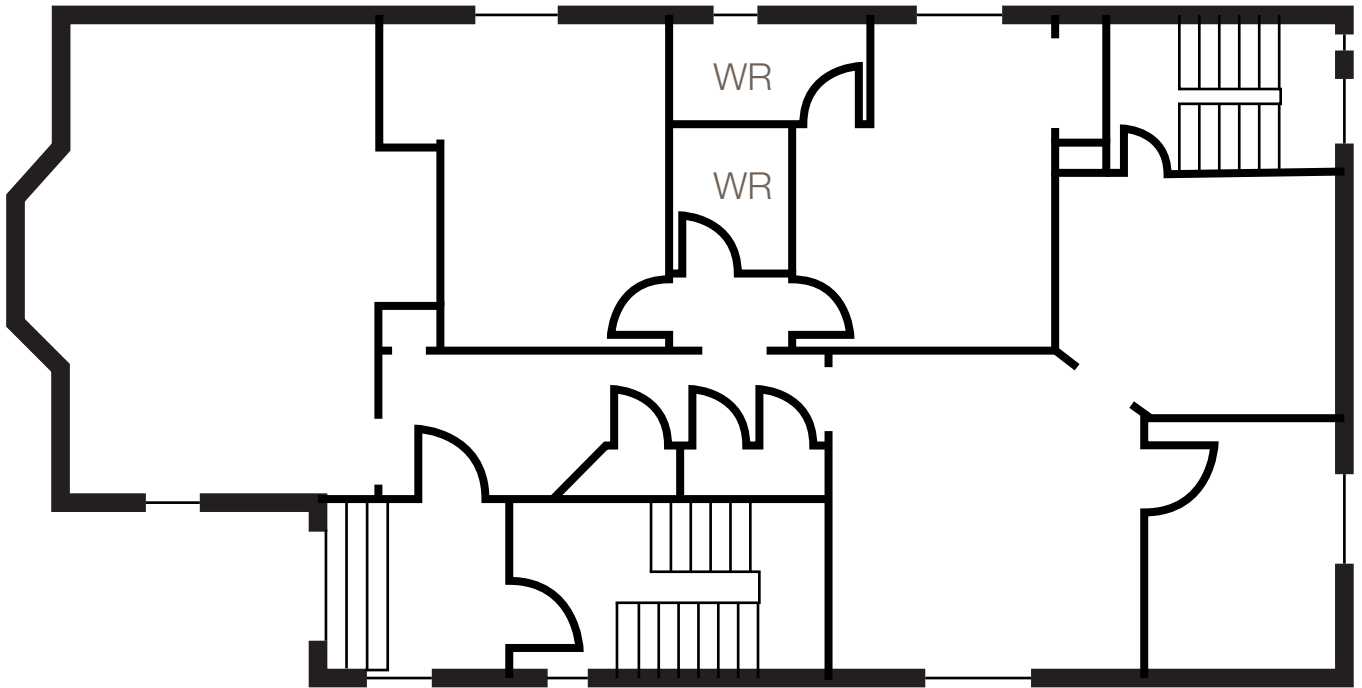
- Detached House
- Semi-Detached House
- Townhouse
- Duplex
- Triplex
- Fourplex
- Apartment Building

[Click Here For More Zoning Information](#)

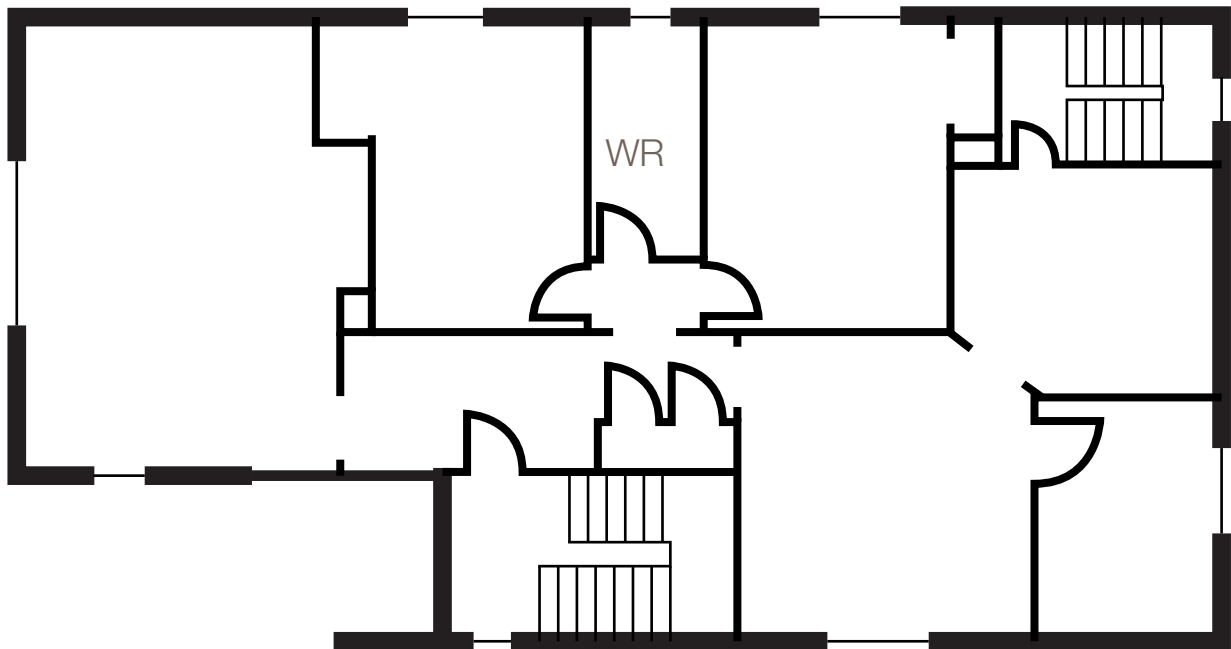
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Floor Plan: Main Floor - Apartment 1



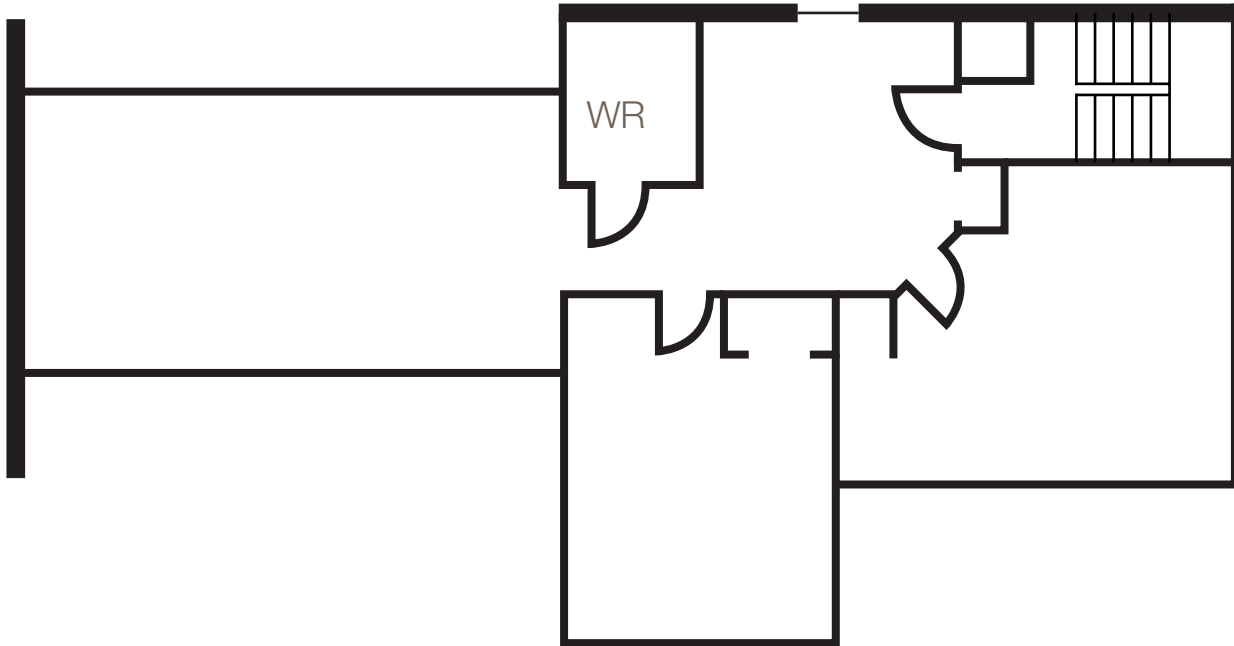
Floor Plan: Second Level - Apartment 2



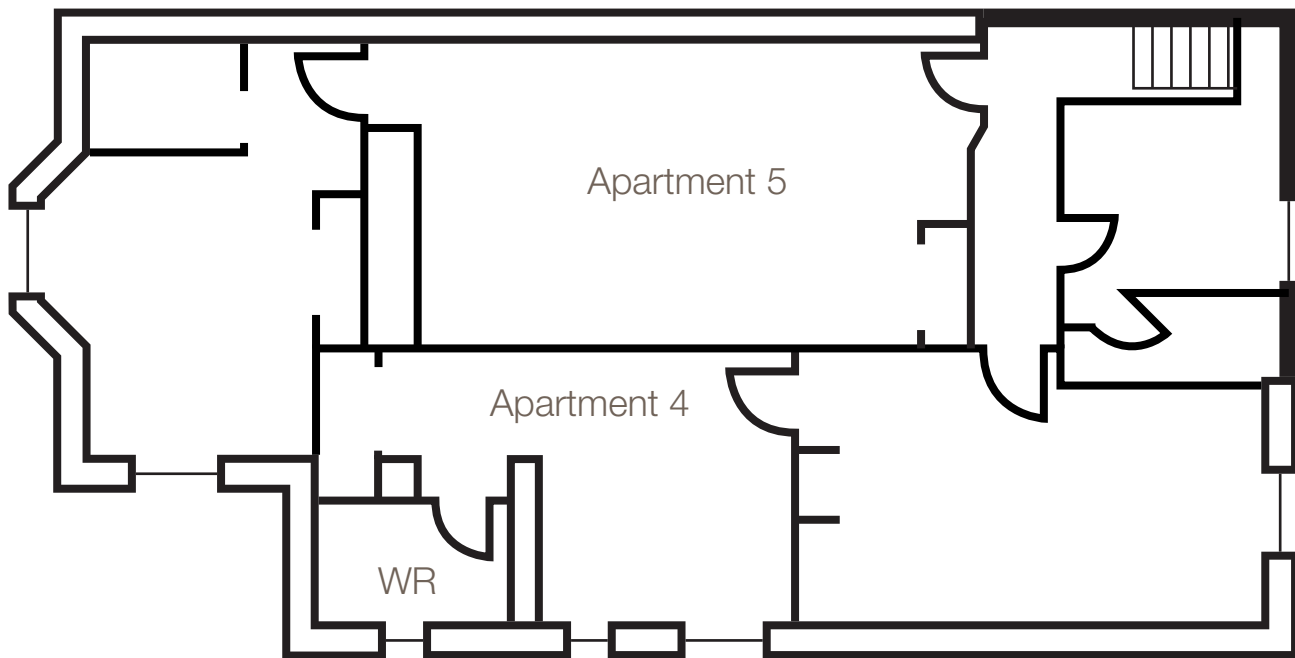
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Floor Plan: Third Level - Apartment 3



Floor Plan: Lower Level - Apartment 4 + 5



**Lennard:**

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Gallery



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