

FOR SALE

163 Niagara St

Tri-Plex/Investment Opportunity



METROPOLITAN  
COMMERCIAL

## PROPERTY DETAILS

LOCATION	On Niagara St, west of Bathurst St.
BUILDING DETAILS	1,636 SF (Land)
LOT DIMENSIONS	16.85 ft x 98.06 FT (Irregular)
ZONING	See Former City of Toronto By-Law No. 438-86
OFFICIAL PLAN	Neighbourhoods
LEGAL DESCRIPTION	PCLI - 1SEC M75; LT 1PL M75 Toronto City of Toronto
PROPERTY TAXES	\$7,189.09 (2024)
INSURANCE	\$1,920.00 (2024)
UTILITIES	\$6,300.00 (2023)
SALE PRICE	<b>\$1,649,900.00</b>

## INVESTMENT SUMMARY

- 3 storey house
- 12 ft ceiling and column-free
- Current Rent
  - Lower Level - \$1,200/Month (Month-to-Month)
  - Main Level - \$1,850/Month (Vacant on Closing)
  - Second Level & Loft - \$2,386/Month (Term ends June 30 2024)

\*Seperate meter for Hydro







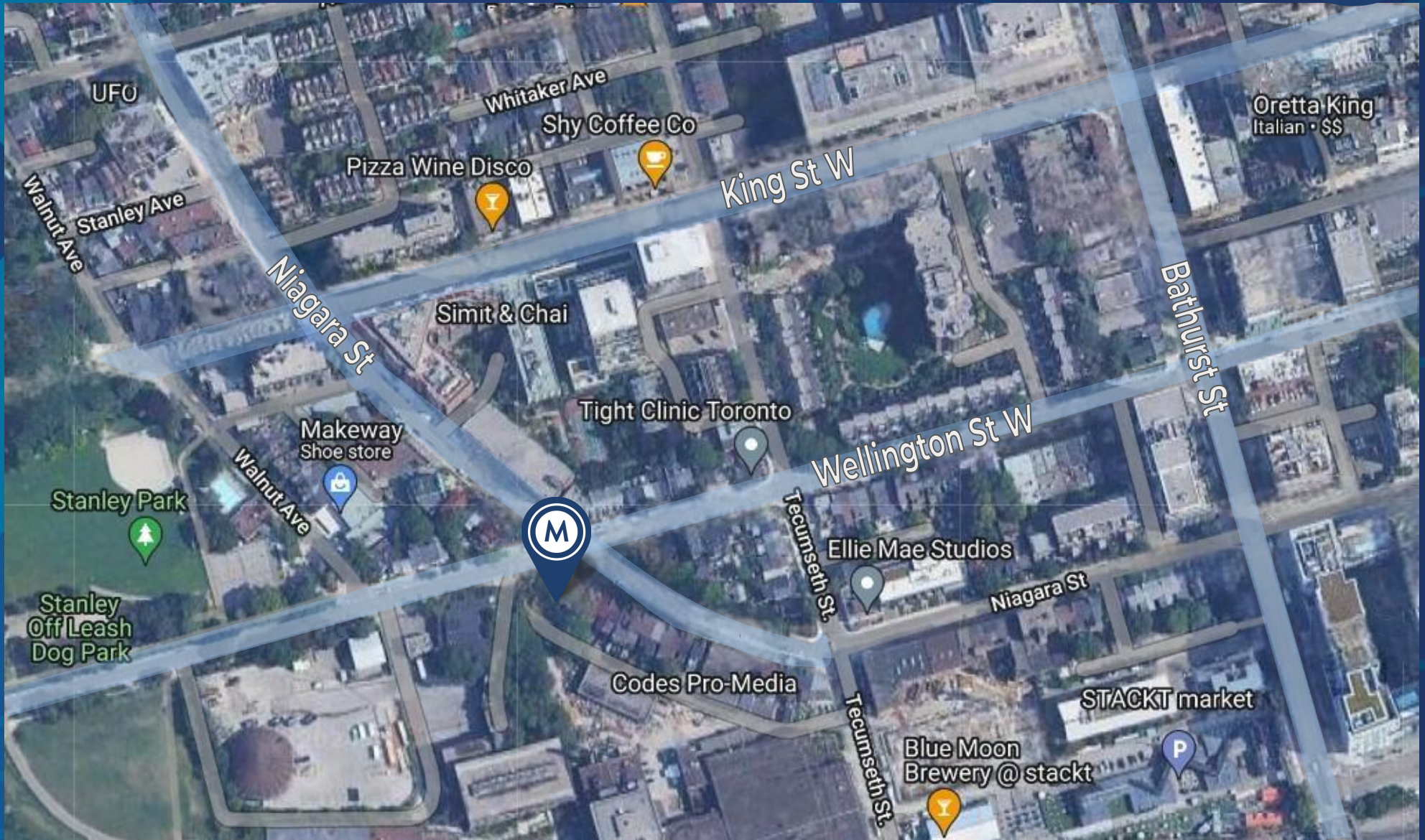
# FLOOR PLANS

VIRTUAL  
TOUR



# AREA MAP

VIRTUAL  
TOUR





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## **CONTACT**

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