

FOR SALE | 38 UNITS







382 & 394 Dovercourt Rd, Toronto

MYSAK
REALTY INC – BROKERAGE

PROPERTY OVERVIEW

ABOUT TORONTO

Toronto is the largest city in Canada and the capital of the province of Ontario. Located on the northwestern shore of Lake Ontario, it is recognized as one of the world's most diverse and multicultural cities. Toronto is a global center for business, finance, technology, entertainment, and culture, attracting residents, visitors, and investors from around the world. As Canada's financial and commercial hub, Toronto offers a strong economy, excellent transportation infrastructure, and a high quality of life. Its blend of urban sophistication, cultural diversity, and natural waterfront attractions makes it one of the most desirable places to live, work, and visit in North America.

ABOUT THE PROPERTIES

382 & 394 Dovercourt Road presents a prime multi-residential investment opportunity in Toronto's highly desirable Little Portugal neighbourhood. Ideally located steps from College Street, TTC transit, parks, cafés, and local amenities, the property benefits from exceptional connectivity and strong rental demand. Surrounded by vibrant west-end communities including Dufferin Grove, Little Italy, and Trinity Bellwoods, this offering provides investors with stable income potential and long-term upside in one of Toronto's most established urban markets.





PROPERTY DETAILS

Unit Breakdown: 382 - 18 Units; 394 - 20 Units;
Construction: Masonry & Brick

Approx. Age: 1920's
Number of Storeys: 3
Flooring Type: Wood
Vacancies: Yes
Balconies: None

Legal Description:

382 - LT 21-22 PL D1433 TORONTO; CITY OF TORONTO

394 - PART LOT 19 & LOT 20 PLAN D-1433, TORONTO; PARTS 1 & 2 PLAN 66R-31987 CITY OF TORONTO

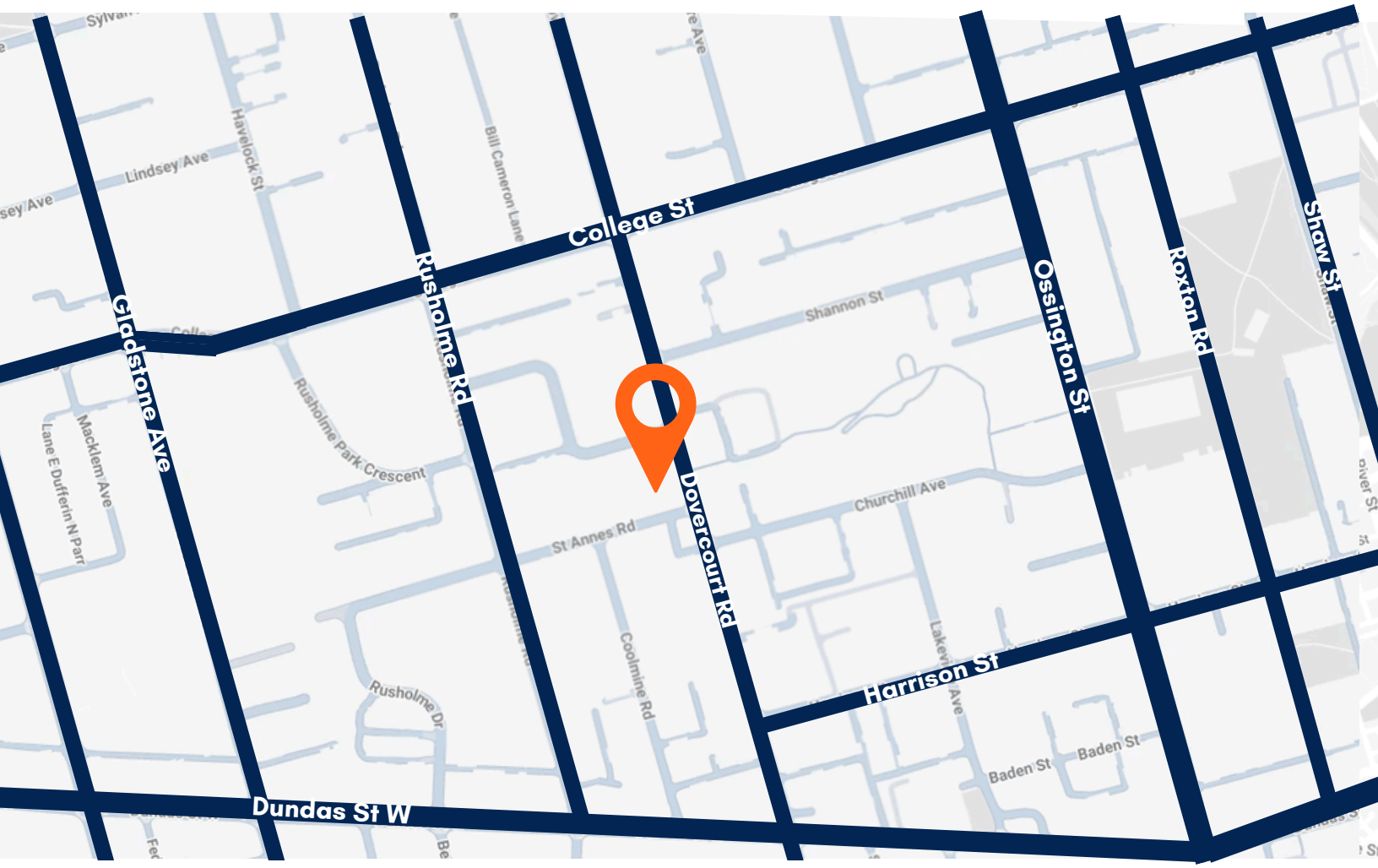
Location: Steps from Kensington Market, University of Toronto, Trinity Bellwoods Park, Little Portugal and Little Italy entertainment districts, Dufferin Grove Park.

Public Transportation: Close to TTC 506 Carlton Streetcar; Highway 427, 401; QEW.



Toronto

Dovercourt Rd



Nearest Grocery Store
Approx. 300 m

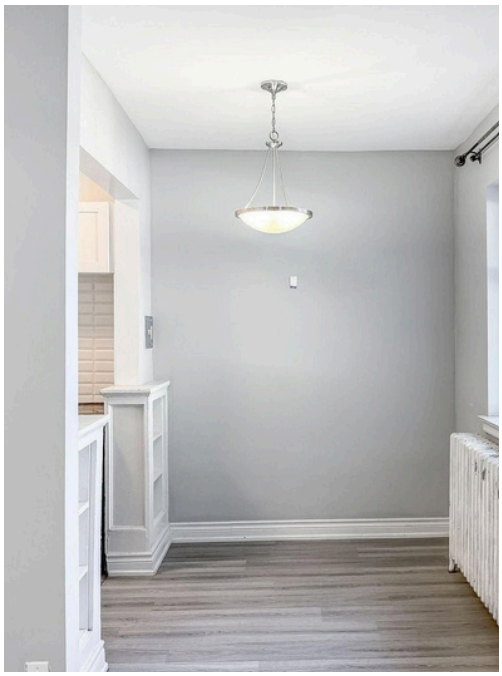
Nearest School
Less than 450 m

Nearest Park
Approx. 260 m

Dovercourt Rd

Dovercourt Road is a prominent north-south corridor in Toronto's west end, connecting several of the city's most desirable and established neighbourhoods, including Little Portugal, Little Italy, Dufferin Grove, Bloorcourt Village, and Dovercourt-Wallace Emerson. The street is known for its mature tree-lined character, strong residential appeal, and proximity to a diverse mix of cultural, dining, retail, and recreational amenities.

INTERIOR SUITES

















RENTAL ANALYSIS





Comparable	Address	Size	Price	Distance
A	142 Dovercourt Rd	1 bed	$2,801	850 m
B	293 Eucid Ave	1 bed	$2,250	1.7 km
C	1 Maynard Ave	2 beds	$2,950	2.9 km
D	12 Sudbury St	2 beds	$3,100	1.6 km

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To book a tour
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JOE MYSAK
Owner, Broker of Record



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