

BLAIR BLANCHARD STAPLETON

LIMITED, REAL ESTATE BROKERAGE

DEVELOPMENT LAND FOR SALE

BBSREALTY.COM

BUILDING PERMITS ISSUED

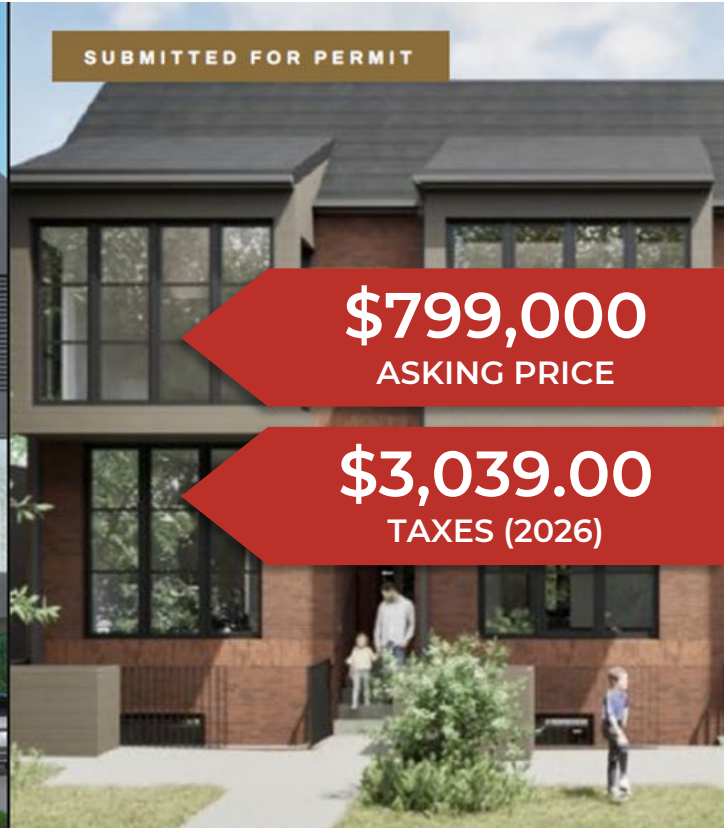


3D RENDERINGS

OPTION A

Three Single-Family Towns

SUBMITTED FOR PERMIT



\$799,000
ASKING PRICE

\$3,039.00
TAXES (2026)

OPTION B

Triplex Townhomes · 9 Units

15 Mahoney Avenue, Toronto, ON

Prime shovel-ready development opportunity offering two distinct paths to value: build 3 single-family townhomes immediately or maximize density with 3 triplexes (9 units total) under approved zoning.

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HAMILTON MAIN OFFICE

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The information contained herein is provided by the building owner or their agents or representatives and although such information has been obtained from sources considered to be reliable, Blair Blanchard Stapleton Limited makes no representation or warranty as to the accuracy or completeness thereof. The information contained herein is subject to change without notice.

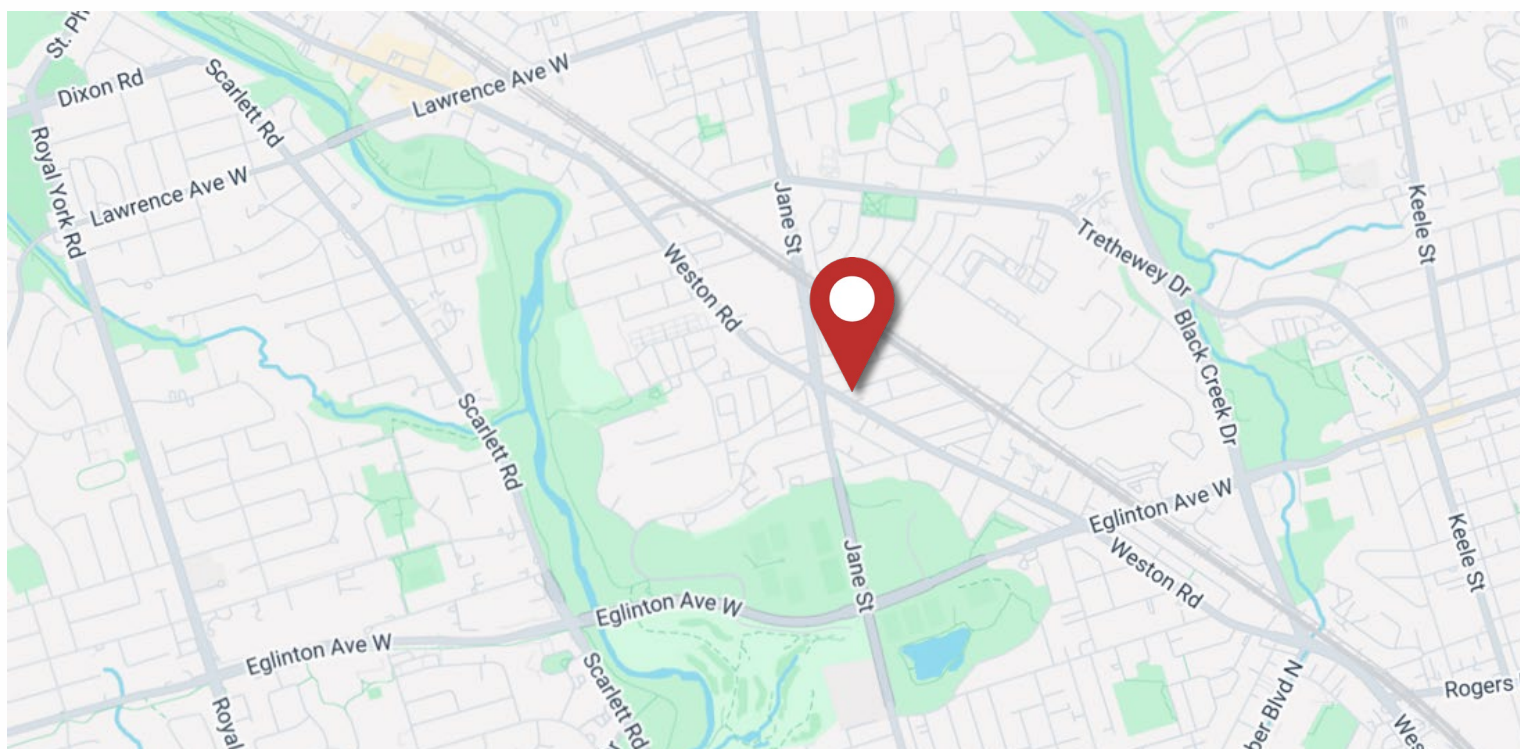
PROPERTY INFORMATION



DETAILS

LOT SIZE	0.083 acres
FRONTAGE x DEPTH	60' x 60'
SITE PLAN	not required
ZONING	LCR

- The offering comprises three separate lots being processed through part-lot control, allowing exceptional flexibility for builders, investors, or multi-generational living arrangements.
- Complete with an existing bungalow on site, this high-demand pocket is just steps to the Eglinton LRT, Weston GO, UP Express, and TTC transit.



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OPTION A

Option A is ready to build now with fully issued permits for three architect-designed, four-level towns featuring covered carports and private decks.



OPTION A · BUILDING PERMITS ISSUED

Three single-family towns. Ready to build.

Each town rises through four levels behind a sculpted gable façade of dark vertical cladding, with an integrated covered carport and private entry off the street.

GROUND LEVEL

Open kitchen and dining with walk-in pantry, opening to a private rear wooden deck. Covered carport parking.

SECOND STOREY

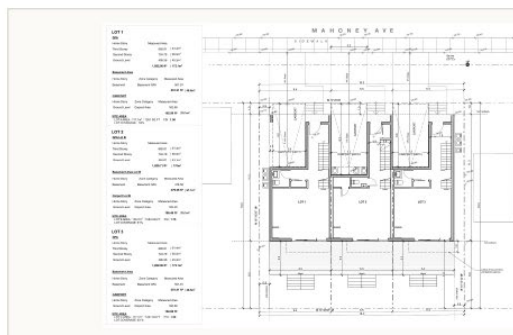
Full-width living room, bedroom, den and full bath, with laundry on the bedroom level.

THIRD STOREY

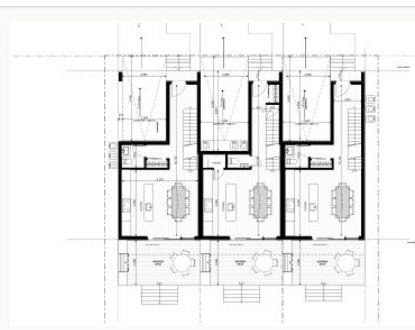
Two bedrooms, each with its own ensuite, plus a private balcony tucked into the gable.

LOWER LEVEL

Additional space with storage and mechanical — ready for future finishing.



SITE PLAN — LOTS 1, 2 & 3



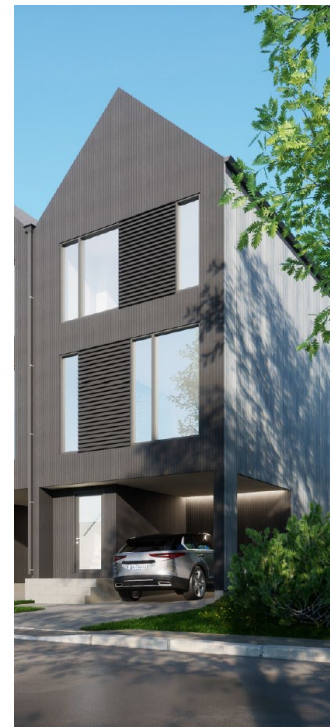
GROUND LEVEL — KITCHEN · DINING · DECK · CARPORT



SECOND STOREY — LIVING · BEDROOM · DEN · BATH



THIRD STOREY — TWO BEDROOMS · TWO ENSUITES · BALCONY



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OPTION B

Option B offers 5,668 sq. ft. of buildable GFA across 9 two-bedroom units with no Site Plan Approval (SPA) required and permit drawings already submitted—perfect for strong rental yields and attractive CMHC multi-unit financing opportunities (such as MLI Select).



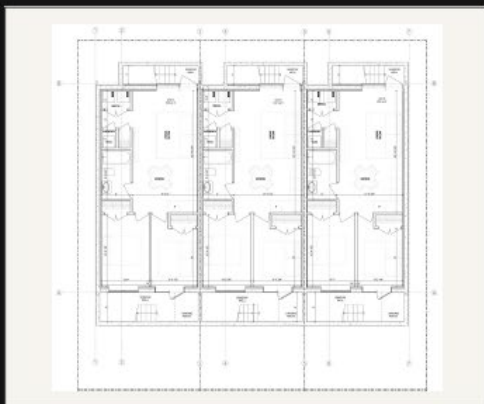
OPTION B · ZONING APPROVED

Triplex townhomes. Nine units. Maximum yield.

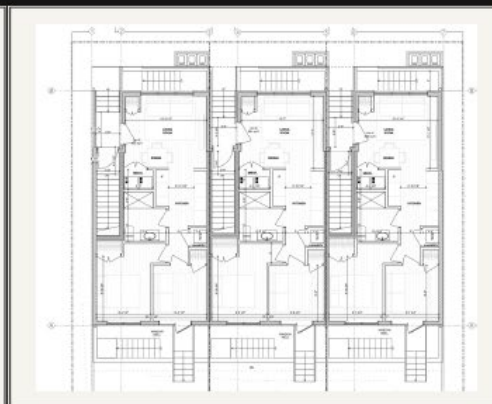
A zoning-approved three-unit triplex townhome development — nine units in total across the three lots, with no Site Plan Approval required. Plans are available for final adjustments prior to building permit application.

All nine suites are two-bedroom units ranging from 550 ft² to 690 ft², for a total buildable GFA of 5,668 ft² — purpose-built for the corridor's growing rental demand.

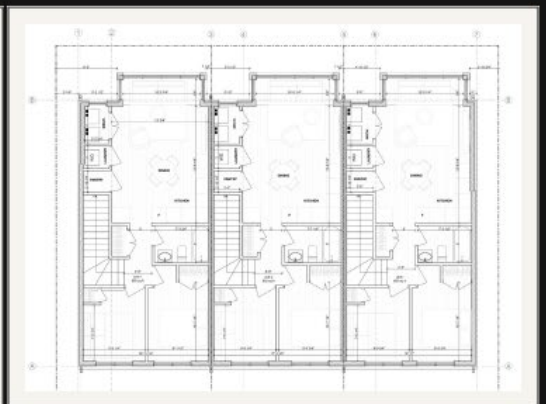
OPTION B · FLOOR PLANS



LOWER LEVEL



GROUND LEVEL



UPPER LEVEL

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