



Location:

**Junction Triangle
Toronto**

Asking Price:

\$3,499,000

Approximate Site Area:

22.50 ft x 123.80 ft

Investment Highlights:

- **Non Rent Controlled Units**
- **Walking distance to Bloor West**
- **1 parking spots**
- **Minutes to Downtown**
- **Close proximity to Ossington & Dufferin subway station**

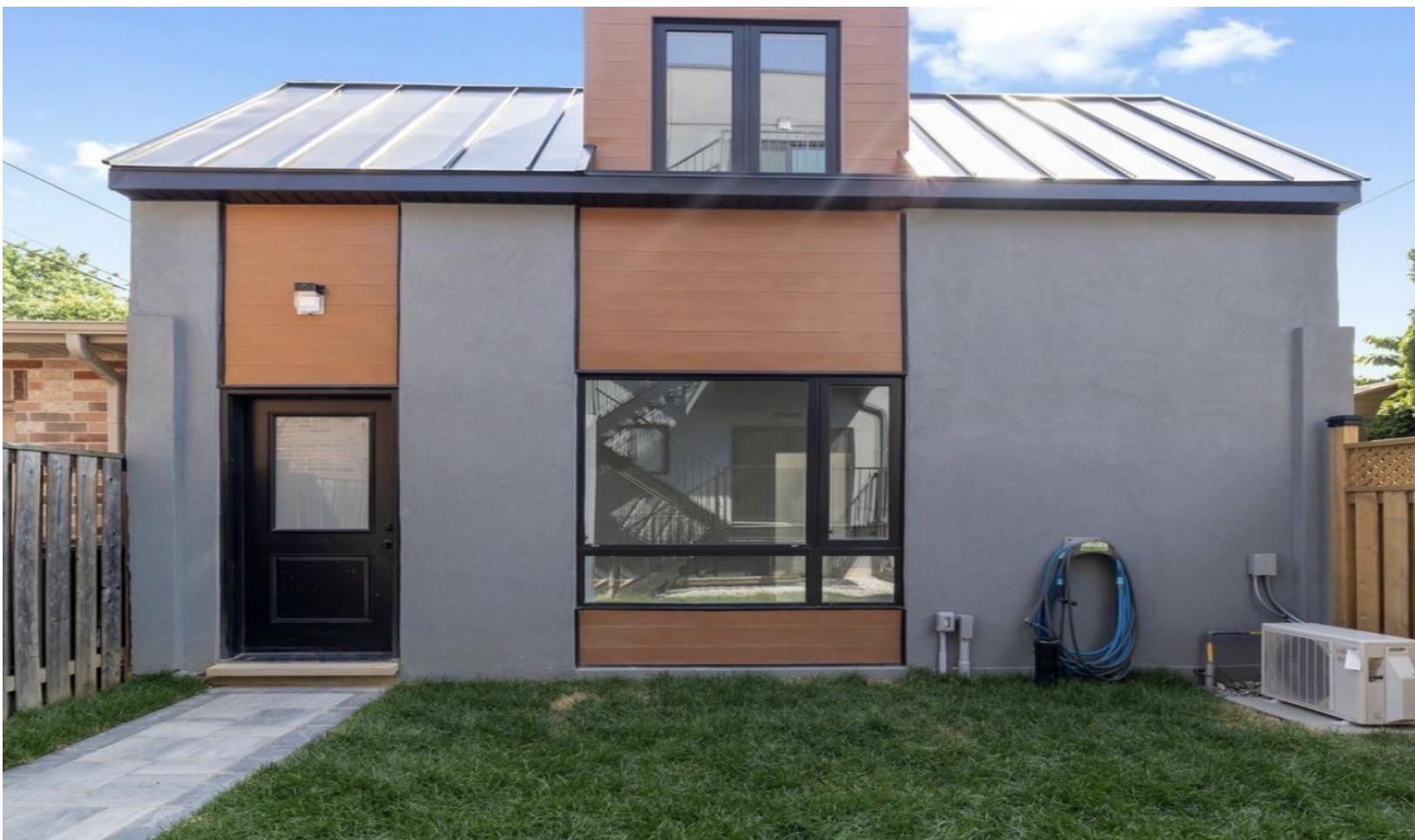
Recent Upgrades:

- **Newly Constructed and Not rent controlled**

Michael Rockall & Jack Bernstein *Sales Representatives*

Mobile: 647-296-6392 or 647-330-5225

Email: mike@rockallrealestate.ca



Financials

Income	
Rental Income	\$177,600
Parking	\$1,800
Gross Annual Income	\$179,400

Contact Michael Rockall or Jack Bernstein for any Further Information

Expenses	
Property Tax	\$14,678
Insurance	\$3,800
Repairs & Maintenance	\$3,000
Property Management	\$4,320
Utilities	\$4,248
2% Vacancy Allowance	\$3,588
Total NOI	\$145,766

Michael Rockall & Jack Bernstein Sales Representatives

Mobile: 647-296-6392 or 647-330-5225

Email: mike@rockallrealestate.ca

RENTAL REVENUE PER MONTH / ANNUAL

Apartment #1 (2 Bedroom Upper) \$2,900.00

Apartment #2 (2 Bedroom Third) \$2,800.00

Apartment #3 (2 Bedroom Main) \$2,900.00

Apartment #4 (2 Bedroom Basement) \$2,200.00

Apartment #5 (Laneway Main) \$2,000.00

Apartment #6 (Laneway Upper) * All Inclusive \$2,000.00

Other Income (1 Legal Parking Spot) \$150.00 (empty)

Total per Year - \$179,400.00



Michael Rockall & Jack Bernstein Sales Representative

Mobile: 647-296-6392 or 647-330-5225

Email: mike@rockallrealestate.ca