

1039

Bathurst Street

TORONTO, ONTARIO

CBRE

OFFERED UNDER
POWER OF SALE



Investment Highlights

Situated in one of Toronto's most desirable and walkable neighbourhoods, steps to transit, amenities, and the University of Toronto.

Power of Sale Offering

Rare opportunity to acquire a centrally located, high-yield asset at below-replacement cost through a Power of Sale process.

Turnkey Asset with Modern Upgrades

Fully renovated and reconfigured in 2018 to include 12 self-contained bachelor units with updated kitchens, bathrooms, and flooring.

Favourable Suite Mix for Students and Urban Renters

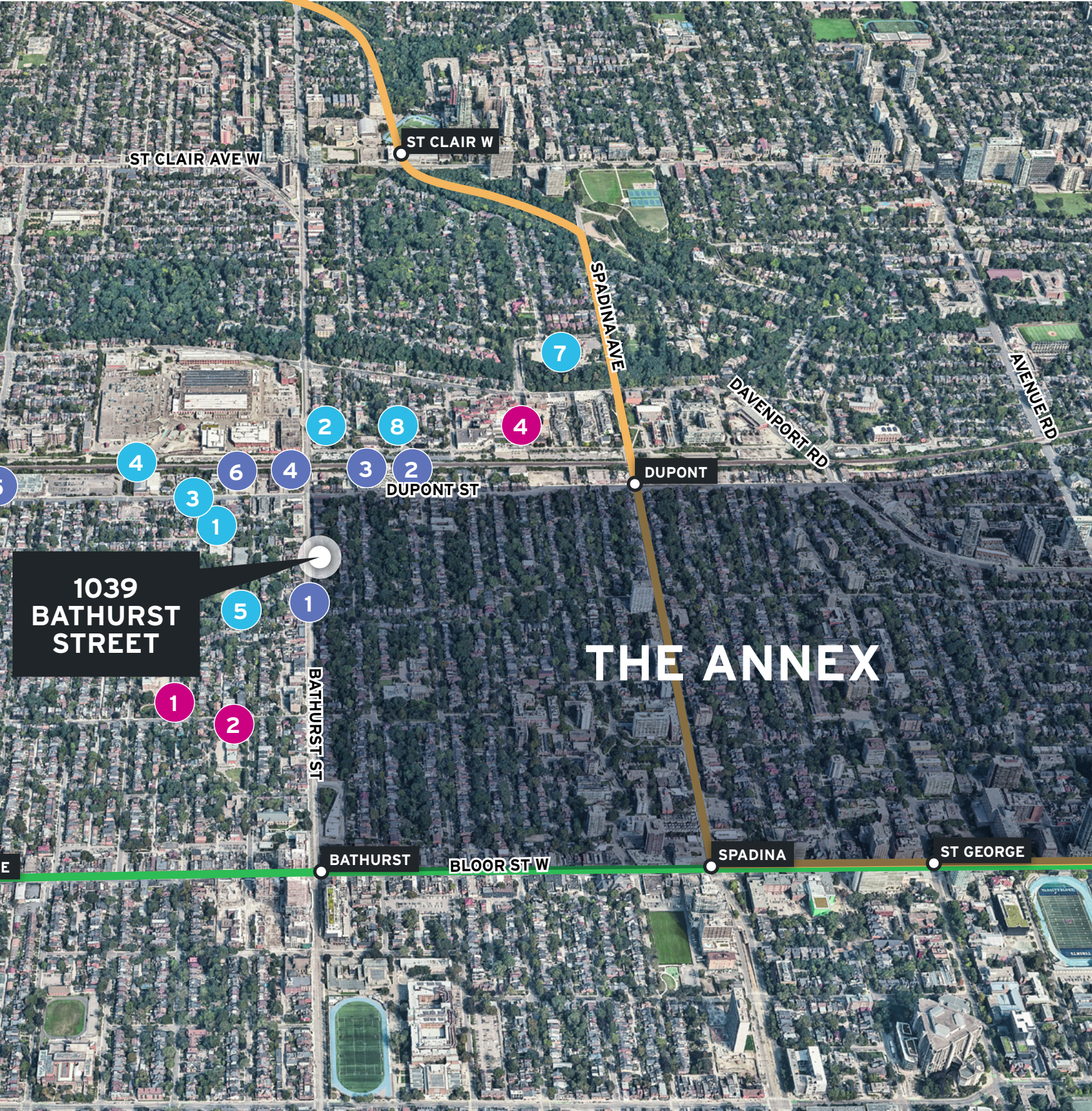
Compact, fully furnished bachelor units designed to meet the needs of students and young professionals seeking affordable, centrally located housing.

Attractive Rental Demand

Walking distance to Bathurst Subway Station, George Brown College, and U of T – ideal for academic and transit-oriented tenants.

Strong Long-Term Fundamentals

Located in a high-barrier-to-entry submarket with stable demand, low vacancy, and long-term appreciation potential.



SCHOOLS

- 1 PALMERSTON AVENUE JR PUBLIC SCHOOL
- 2 MONSIGNOR FRASER COLLEGE - ANNEX CAMPUS
- 3 HAWTHORNE II BILINGUAL ALTERNATIVE JR SCHOOL
- 4 GEORGE BROWN COLLEGE

SHOPS/RESTAURANTS

- 1 SUMMERHILL MARKET - ANNEX
- 2 SCOTIABANK
- 3 CREEDS MARKET
- 4 TIM HORTONS
- 5 LOBLAWS
- 6 DOLLARAMA

PARKS/AMENITIES

- 1 BGC ST. ALBAN'S CLUB
- 2 BACK ALLEY BARBELL
- 3 VIVE FITNESS
- 4 QUEENS CLUB
- 5 VERMONT SQUARE PARK
- 6 CHRISTIE PITS PARK
- 7 CASA LOMA
- 8 TARRAGON THEATRE

- BLOOR-DANFORTH LINE
- YONGE-UNIVERSITY-SPADINA LINE

Property Description

1039 Bathurst Street is a fully renovated semi-detached, 3-storey brick Victorian home located in the heart of The Annex. Originally constructed in 1910, the property is situated on a 1,485 sq. ft. lot and was comprehensively modernized in 2018 to create a boutique multi-residential asset. The building now contains 12 compact bachelor suites, reconfigured from its original three-unit layout.

The unit mix includes four suites in the basement, three on the main floor, three on the second floor, and two on the third floor. Each suite offers a combined living/sleeping area, kitchenette, and a 3-piece washroom. Select basement units are equipped with Murphy beds, while third-floor suites feature sloped ceilings and private rooftop deck access. The property is accessible through five separate exterior entrances, including a newly constructed stairwell.

PROPERTY SUMMARY

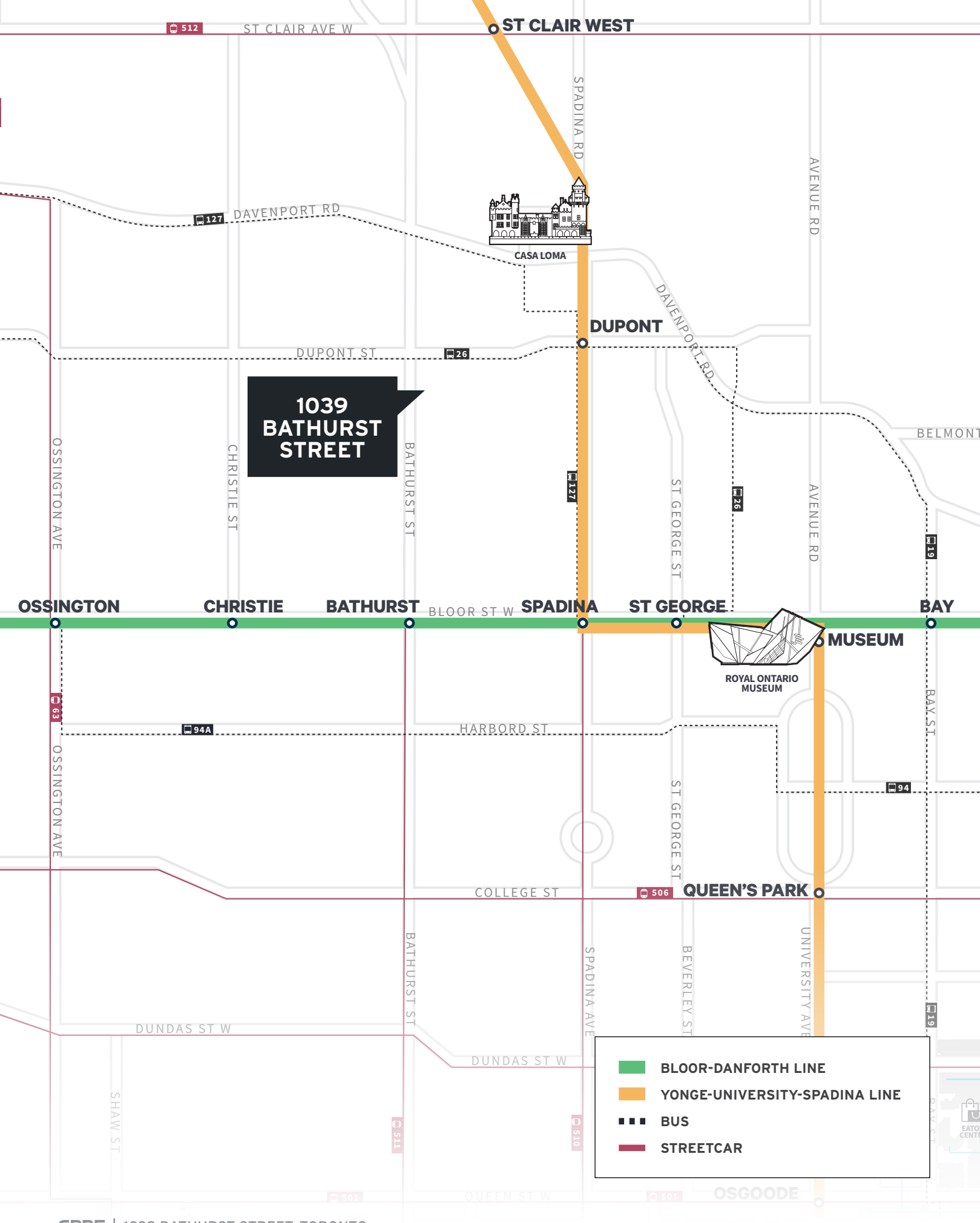
Property Address	1039 Bathurst Street, Toronto, Ontario
Location	Bathurst St & Dupoint St
PIN	21228-0074
Legal Descripton	PT LT 11 BLK A PL 324 North West Annex Being Parts 2 & 5 Plan 66R29624; S/T & T/W CA191862; City of Toronto
Description of Property	Semi-detached, 3 storey, solid brick Victorian residence with 12 bachelor suites
Lot Size	Approximately 1,485 square feet
Zoning	R (d1.0) (x900) Residential Zone
Age	Circa 1910
Building Description	Three-storey solid masonry building with brick exterior and stone foundation



INTERIOR FINISHES AND FEATURES

Each unit is finished with durable engineered laminate or ceramic tile flooring, freshly painted drywall, modern cabinetry, and compact under-counter refrigerators. The property also incorporates a range of energy-efficient upgrades, including low-flow toilets and showerheads, helping to reduce utility consumption and support long-term operational efficiency.





Transportation Overview

Located in The Annex, 1039 Bathurst Street offers excellent transit connectivity and walkability in one of Toronto’s most accessible neighbourhoods. The property is an 8-minute walk to Bathurst Subway Station, providing direct access across the Bloor-Danforth corridor, and is also served by the 511 Bathurst TTC streetcar, running north-south.

The immediate area is highly walkable, with local services, grocery stores, and retail amenities all easily accessible, supporting strong tenant appeal.



96

WALK SCORE



94

TRANSIT SCORE



88

BIKE SCORE

Strong Tenant Pool

61%

of the dwellings within a 1 km are occupied by tenants, due to the connectivity with major institutions and amenities

1039 Bathurst has easy access to the downtown core and multiple post-secondary school campuses. The 3 institutions combined have over 120,000 students enrolled.



UNIVERSITY OF TORONTO

Located 2.5 km south from the site.



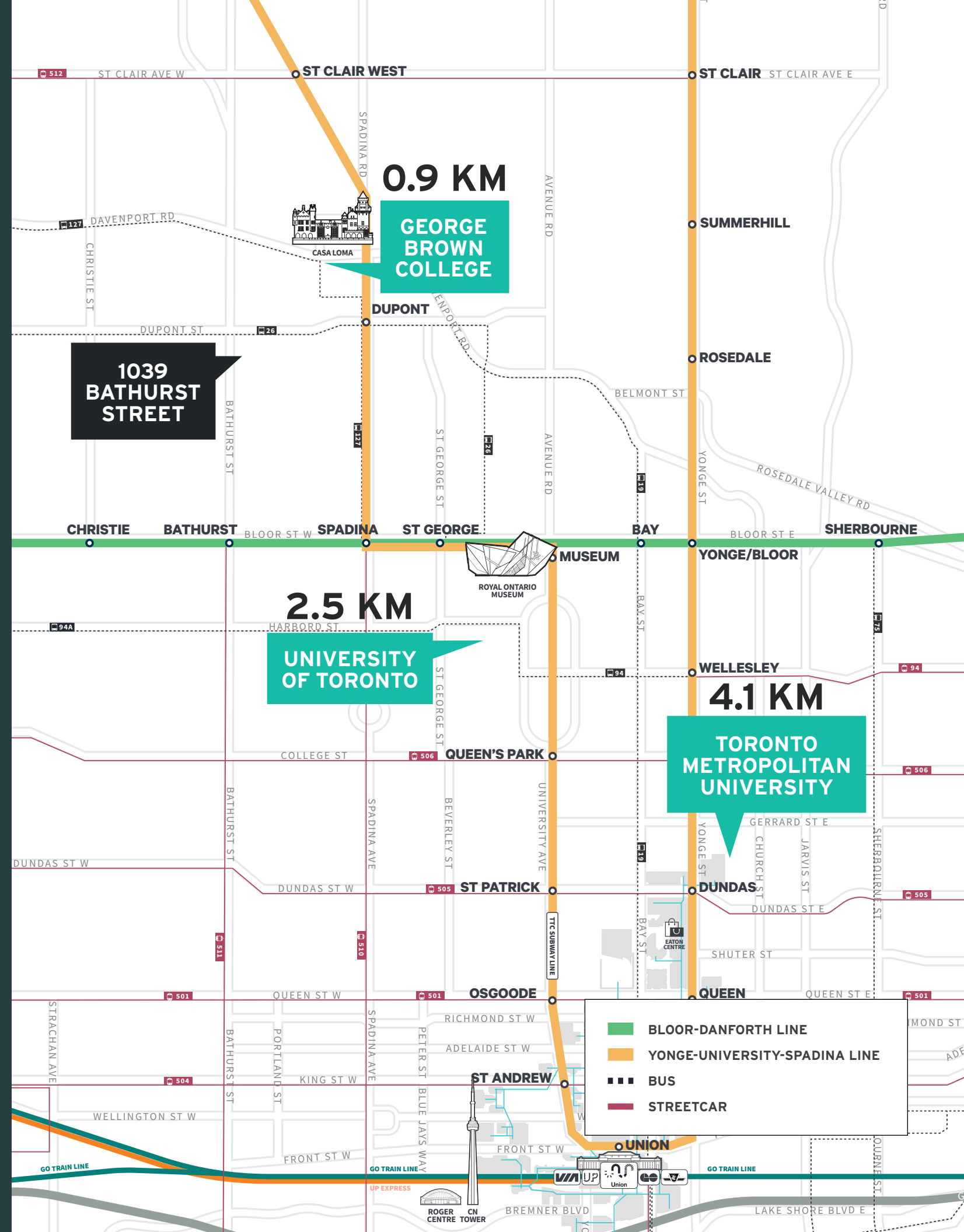
GEORGE BROWN COLLEGE
CASA LOMA CAMPUS

Located 0.9 km north from the site.



TORONTO METROPOLITAN UNIVERSITY

Located 4.1 km south from the site.





Offering Process

CBRE's Land Services Group has been retained by Peakhill Capital to seek offers for the disposition of 1039 Bathurst Street, Toronto. Interested purchasers will be required to execute and submit a Confidentiality Agreement ("CA") prior to receiving additional due diligence materials. The Property is listed with an asking price of \$2,150,000 with offers being reviewed as received. For more information on the offering process please contact one of the agents listed.

Asking Price: \$2,150,000

CONFIDENTIALITY AGREEMENT

Potential purchasers that require access to the Document Centre must complete a CA and return it to **barbara.bardos@cbre.com**

DOCUMENT CENTRE INCLUDES:

- MPAC Assessment
- May 2025 Gas Bill
- Rent Roll
- May 2025 Hydro Bill
- 2023 Financial Statement

OFFERING SUBMISSIONS

All offers are requested to be submitted to the attention of:

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