

AVISON
YOUNG

For Sale | 70 Paisley Blvd. W.,
Mississauga
84 Unit Apartment Building



Trustee sale of institutional quality apartment building

- Well capitalized building with many suites renovated
- Excellent suite mix, predominately 2 and 3-bed suites
- Walking distance to future Hurontario LRT

**** 160 unit portfolio purchase opportunity with 27 Gamble Ave. an 76 unit apartment building**

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Property Overview

70 Paisley Blvd. W.

Avison Young has been appointed to advise and manage the sale of 70 Paisley Blvd West, Mississauga on behalf of the trustee, TD Wealth Private Trust. This is an exceptional opportunity to acquire a well managed legacy apartment building with tremendous upside in a sought-after Mississauga rental market.

- Significant rental upside upon tenant turnover, approx. 85%
- Family sized suites, approx. 59% 2- and 3-bedroom suites
- Situated on a large lot with nearby development precedent
- Walking distance to future Hurontario LRT - Queensway Station



Existing Building Details

Site Area	48,201 ft ²
Year Built	1968
Units	84
Hydro	Bulk-meter
Heat	4 gas-fired atmospheric boilers
Domestic Hot Water	3 DHW holding tanks with 1 RBI boiler
Parking	62 surface, 47 underground
Elevator	2 elevators (Circa 2014)
Laundry	Coinmatic - 6 washers and 6 dryers
Construction Type	Reinforced concrete structure
Roof	Modified bitumen cover (2019)



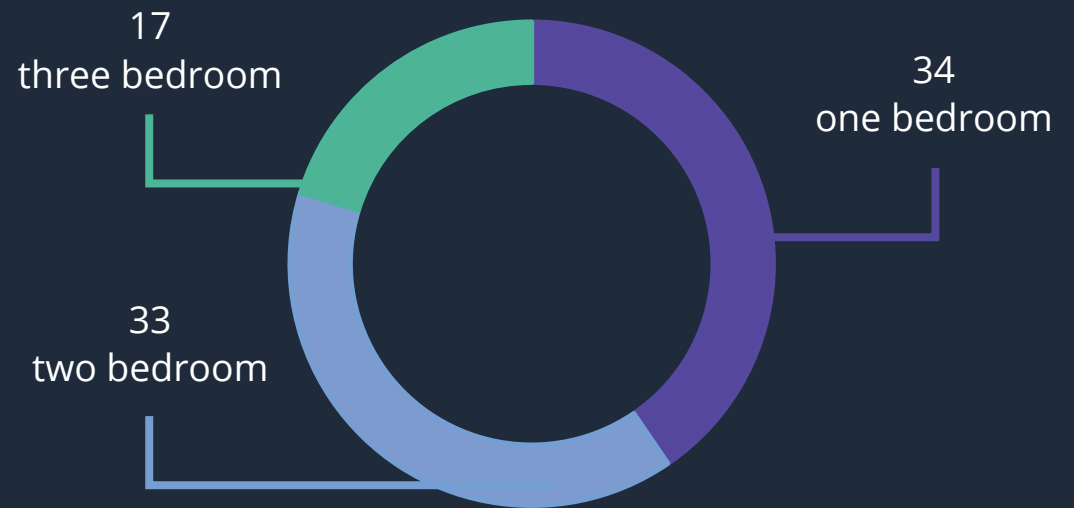


Property Overview

Suite Breakdown

The Property is improved with 84 units, a mixture of 1-bedrooms, 2-bedrooms and 3-bedrooms.

Type	Units	Avg. Rent	Market Rent
1 Bedroom	34	\$1,114	\$2,200
2 Bedroom	33	\$1,267	\$2,500
3 Bedroom	17	\$1,656	\$3,500
Total/Avg.	84	\$1,284	\$2,581





Mississauga is home to Toronto Pearson International, Canada's largest airport, serving 32 million passengers on more than 72 airlines. Mississauga is also within a day's drive of North America's richest markets with access to 164 million consumers.

Recognized as the safest city in Canada 8 years in a row. Mississauga offers family-oriented sports, leisure & arts facilities with 11 community centres and a vibrant downtown city centre.

With close to 55,000 registered businesses employing more than 425,000, Mississauga is home to 61 Fortune 500 Canadian or major divisional head offices and 50 Fortune Global 500 Canadian headquarters.

Featuring more than 480 parks & 23 major trail systems including part of a 485 mile waterfront trail running from Niagara-on-the-Lake to the Quebec border.

For Sale

70 Paisley Blvd. W., Mississauga

Pricing and offering process

The Property is being offered for sale, "Unpriced."

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

The Property can be purchased with 27 Gamble Ave, Toronto; a 76 unit apartment building.

Bid Date: October 15th, 2024 @ 3:00pm

For More Information About this Offering:

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