

**AVISON  
YOUNG**

# For Sale: 1643 Bloor St. W., Toronto

## 24 Unit Apartment Building

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## Property Overview

# 1643 Bloor Street West

- Well located 24 unit apartment building
- Nearby High Park, and steps to TTC Subway & the Bloor UP/GO transit
- Low maintenance property
- 100% rental upside
- Boutique apartment building



## Existing Building Details

Site Area	30,257 sf (0.695 ac)
Current Use	The property is improved with a 3-storey walk-up apartment building containing 24 units
Roof	Pitched wood-frame roof structure with asphalt shingles on the pitched eaves
Heat	Gas-fired boiler
Domestic Hot Water	Gas fired unit
Parking	3 grade level garages and six surface spaces
Hydro	Bulk-metered
Windows	Thermally broken dual-pane fixed/sliders in aluminum frames
Construction	Masonry structure, wood interior framing
Laundry	1 washer, 1 dryer
Environmental	Phase 1 ESA in process



## Property Overview

# Suite Breakdown

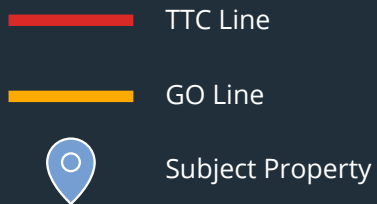
1643 Bloor Street West, Toronto is currently improved with 24 one bedroom units (6 large one bedroom and 18 regular one bedroom). The average in-place rent is \$997 representing approximately 100% rental upside.

Type	Units	Avg. Rent	Market Rent
Large 1 & Regular 1 Bed	24	\$997	\$2,100

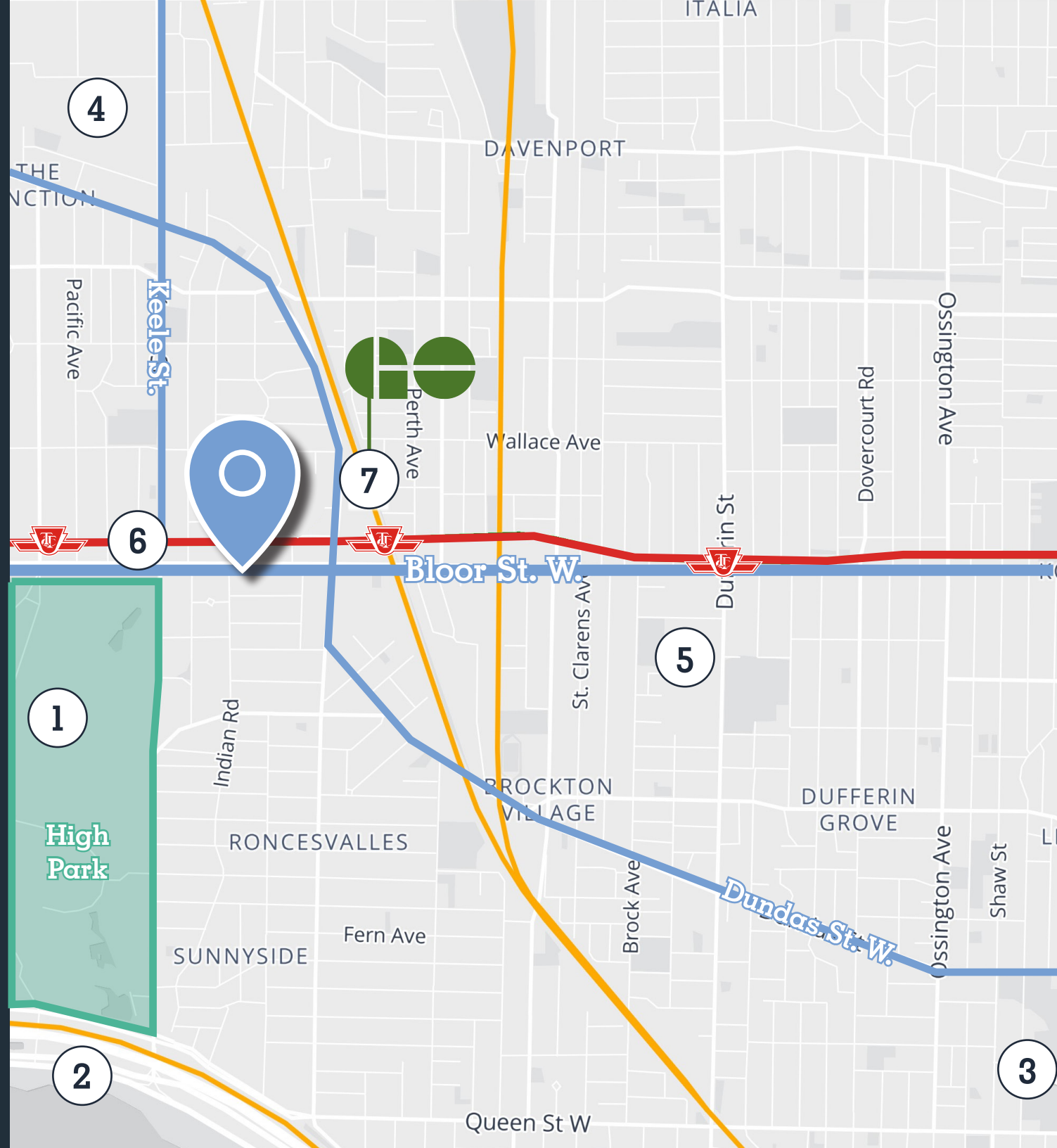


# High Park

The subject property is located in the High Park neighbourhood of Toronto. The Property boasts easy access to Downtown Toronto via multiple transit modes, including the Bloor-Danforth Subway Line, UP Express/GO line, and Dundas/College streetcar lines. The property has easy access to the Gardiner Expressway that can take locals and visitors to Downtown Toronto in 20 minutes. The area attracts young professionals and families because of its proximity to schools, parks, restaurants, shops, and transit. Nearby attractions include High Park, Bloor West Village, Roncesvalles, and the Junction.



1. High Park
2. Sunnyside Beach
3. Trinity Bellwoods Park
4. The Stockyards
5. Dufferin Mall
6. Keele Subway Station
7. Bloor GO/UP Station





# For Sale

## 1643 Bloor Street West, Toronto

Pricing and offering process

**The Property is being offered for sale at, \$4,650,000.**

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

**Offers will be reviewed on an, "as come basis."**

For More Information About this Offering:

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