

DEVELOPMENT PROPERTIES FOR SALE

15-19 AUGUSTA AVENUE

Site Area: 6,447 SF

Sale Price: \$5,640,000.00

SITE OVERVIEW



Approximate Total Site Area: 6,447 ft² | Approximately 79.75 ft frontage on Augusta Avenue

PROPERTY DETAILS



Address	15 Augusta Avenue	17 Augusta Avenue	19 Augusta Avenue
Total Site Area:	2,153 ft ²	1,894 ft ²	2,400 ft ²
Lot Dimensions:	26.75 ft. frontage x 81.00 ft. depth	26.50 ft. frontage x 81.00 ft. depth	26.50 ft. frontage x 81.00 ft. depth
Assessed Value*:	\$1,027,000	\$1,011,000	\$1,058,000
Zoning:	R(d1*853)	R(d1*853)	R(d1*853), R
Property Description:	Surface parking lot	Duplex	Triplex
Last Sale:	\$203,000 (2003)	\$2.00 (1981)	\$1,600,000 (2021)
Semi-Gross Income	\$0	\$	\$
Estimated Sale Price:	\$1,500,000	\$1,600,000	\$2,500,000

*Based on 2025 Phased-In Assessment

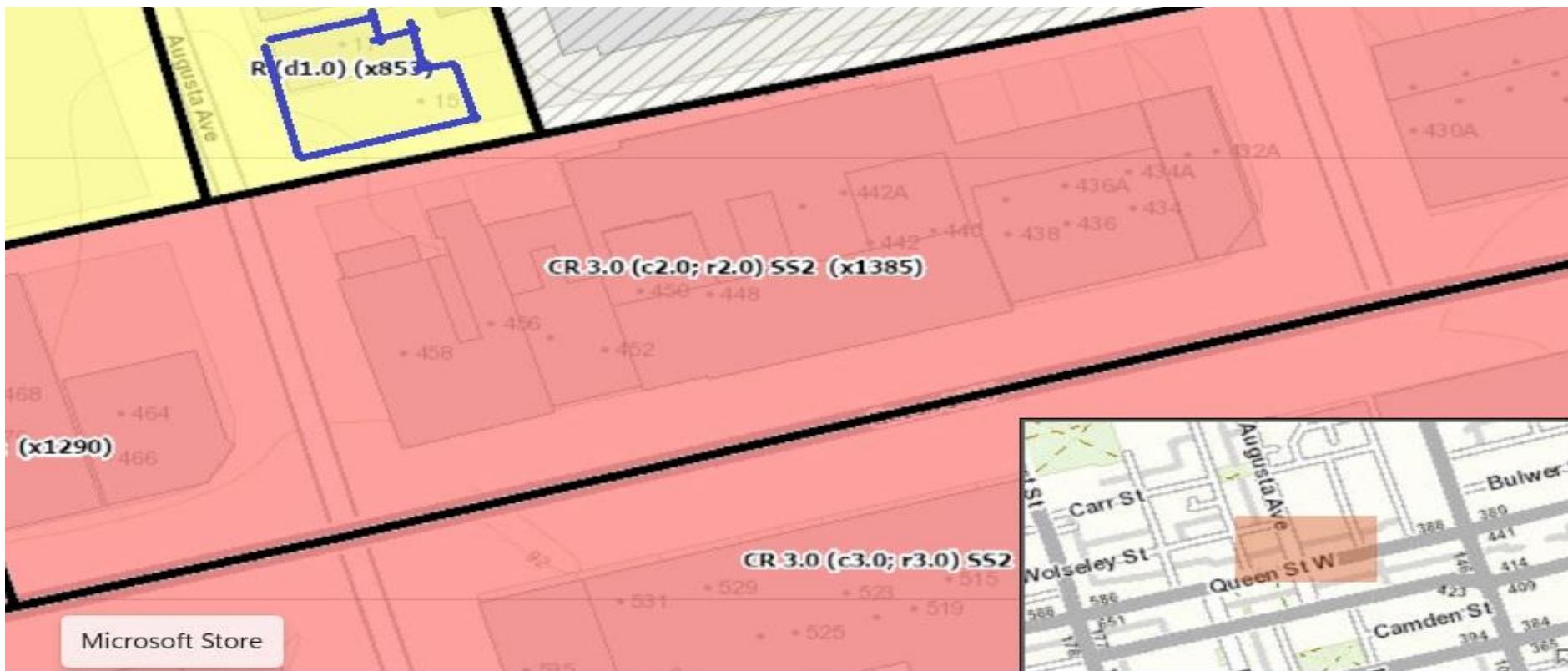
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Zoning:	R(d1*853)	R(d1*853)	R(d1*853), R		
Property Description:	With its prime downtown location and compact size, the site presents an ideal opportunity for infill development, boutique retail, or continued parking operations				
Last Sale:	\$203,000 (2003)	\$2.00 (1981)	\$1,600,000 (2021)		
Semi-Gross Income	\$2,000 net – commercial \$3,000 - \$4,000 – residential				
Estimated Sale Price:	\$1,500,000	\$1,600,000	2,500,000		

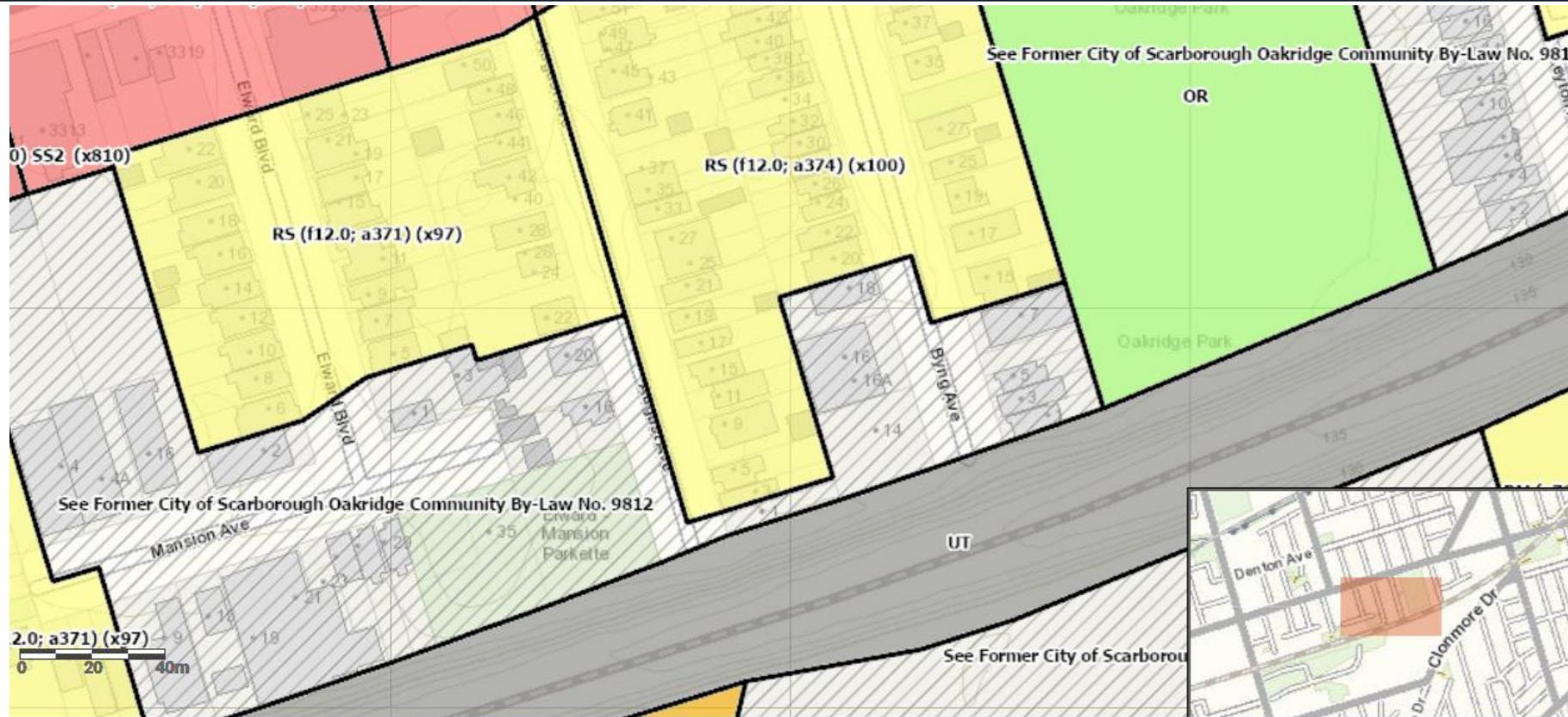
*Based on 2025 Phased-In Assessment

ZONING MAP & LINKS | 15-17 Augusta Ave



Link to Bylaw Chapter
[Chapter10.htm](#)
Link to Bylaw Section
[Chapter10_10.htm](#)

ZONING MAP | 15-17 Augusta Ave



CLAIRE BLICKER | RECENT TRANSACTIONS



Claire joined Metropolitan Commercial Realty in 2011. She has built a reputation of expertise in the acquisition and disposition of income producing properties in the Greater Toronto Area. In the past financial year, her sales of commercial real estate transactions were valued at over sixty million dollars, and she was the top agent at Metropolitan Commercial Realty.

Prior to joining Metropolitan Commercial Realty, Claire spent over fifteen years in sales in the publishing and entertainment industries, specializing in the high-end retail gift sector and dealing with celebrities from Los Angeles to Toronto. This past experience gives Claire an advantage in building strong relationships with businesses, sellers, investors and developers. Her success stems from providing customized solutions to maximize the value of her clients' commercial real estate properties.

Recent Transactions	Recent Transactions
490 Queen St. W. \$2,850,000	2896 Dundas St. W. \$3,000,000
616-618 Queen St. W. \$3,180,000	2946 - 2952 Dundas St. W. \$8,075,000
856 Carlaw Ave. \$3,400,000	1240 Bloor St. W. \$2,000,000
1267 Queen St. W. \$3,400,000	6 Canvarco Ave. \$1,600,000
877-893 College St. \$7,000,000	165 Eileen Ave. \$1,180,000
1290 Queen St. W. \$3,500,000	57 Brock Ave. \$4,650,000
2956-2968 Dundas St. \$10,850,000	1757 Eglinton Ave. W. \$1,300,000
888 Dupont Ave. \$15,000,000	2 Primrose Ave. \$1,650,000
766 Queen St. West \$3,400,000	1048 Queen St. W. \$1,450,000
184 Spadina Avenue \$1,500,000	678 Sheppard Avenue West \$2,700,000
165 Eileen Avenue 1,170,000	2010 Kipling Avenue \$3,100,000

Claire Blicker
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CLAIRE BLICKER | RECENT TRANSACTIONS



2839 Kingston Rd



2851 Kingston Rd



3468-3472 Danforth Ave



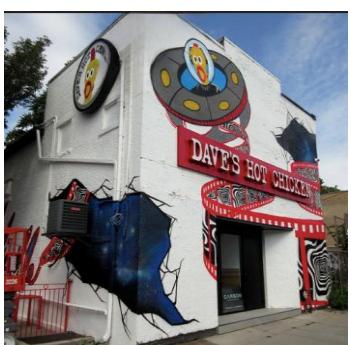
167-169 Queen St E



1408-1410 Queen St W



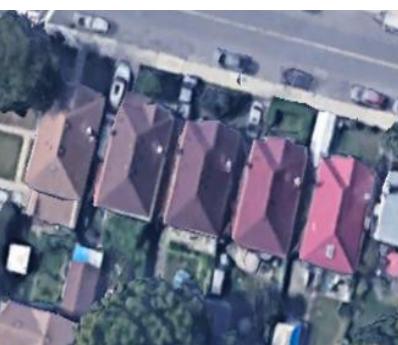
3108 Danforth Ave



1130 Queen St E



1717-1719 Eglinton Ave W



Vaughan Rd



645-655 Northcliffe Blvd

CB METROPOLITAN COMMERCIAL



Nobody knows the Toronto landscape like us.

