



FOXYHOME.COM

Community School

12 Batavia Ave

Mante Bakery Jane & St. Clair

Châs Lingerie

St Clair Ave W

Denny's Stclair

Wendy's

Pedi N Nails West Toronto

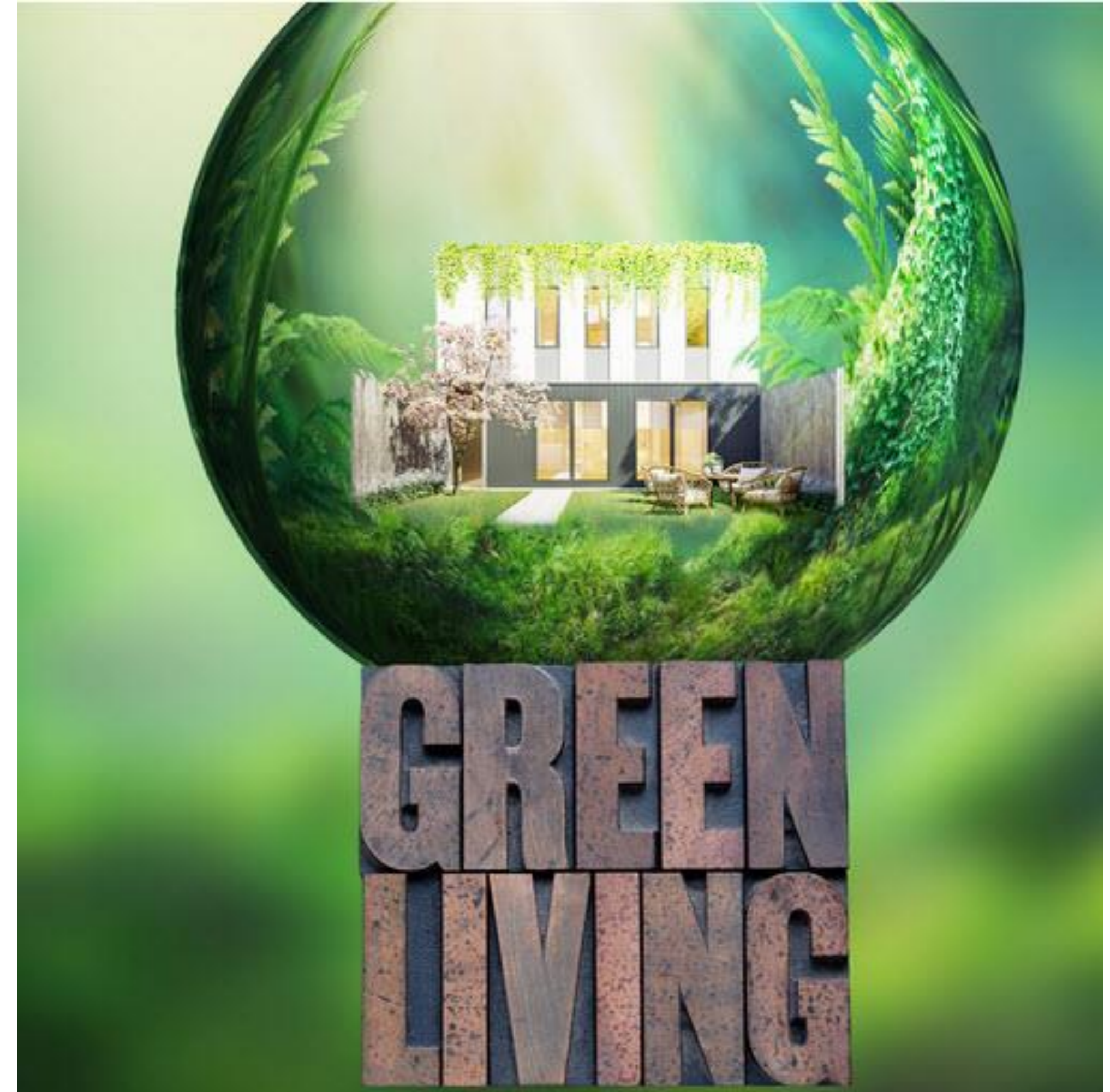
FOR SALE

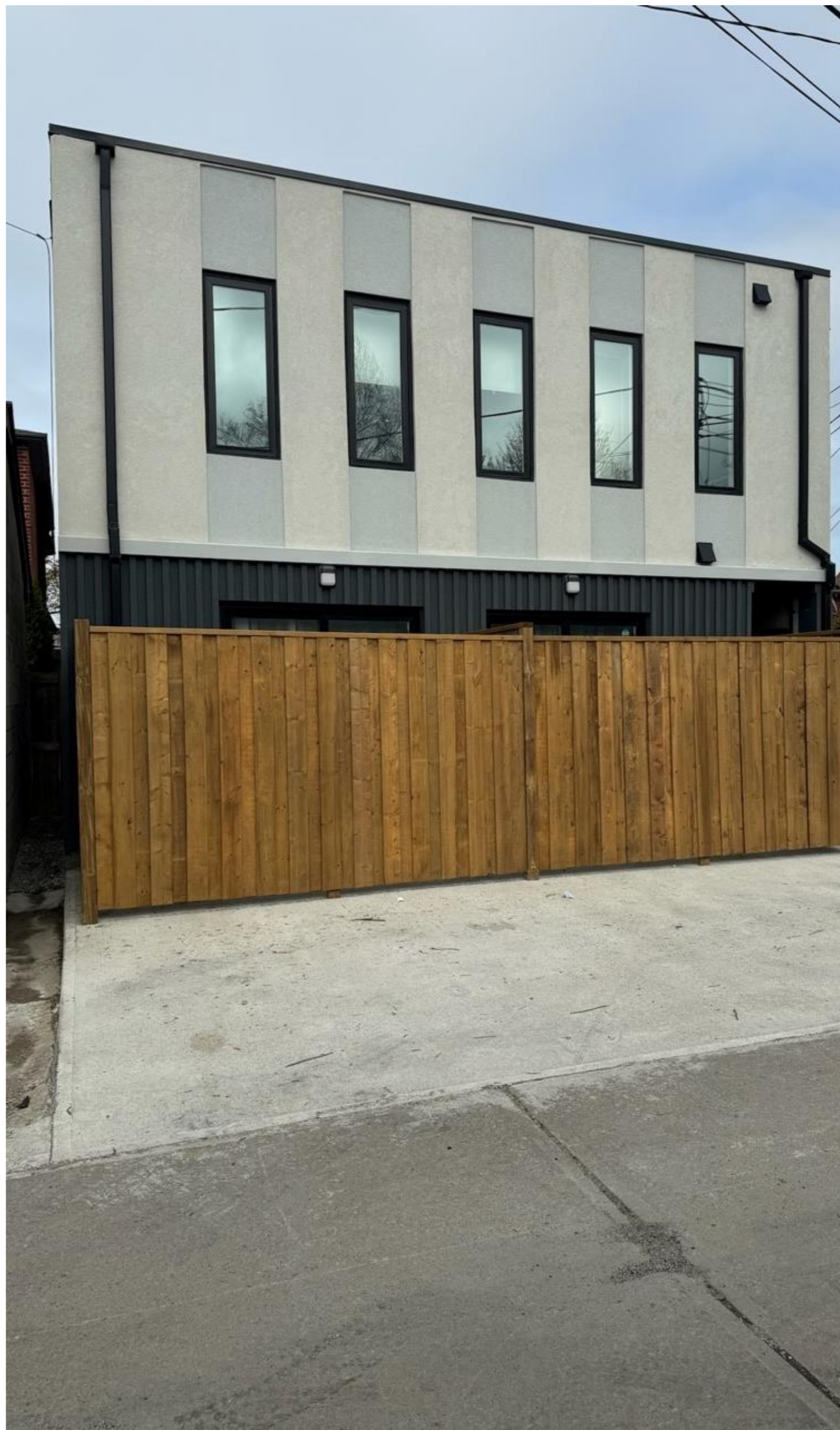
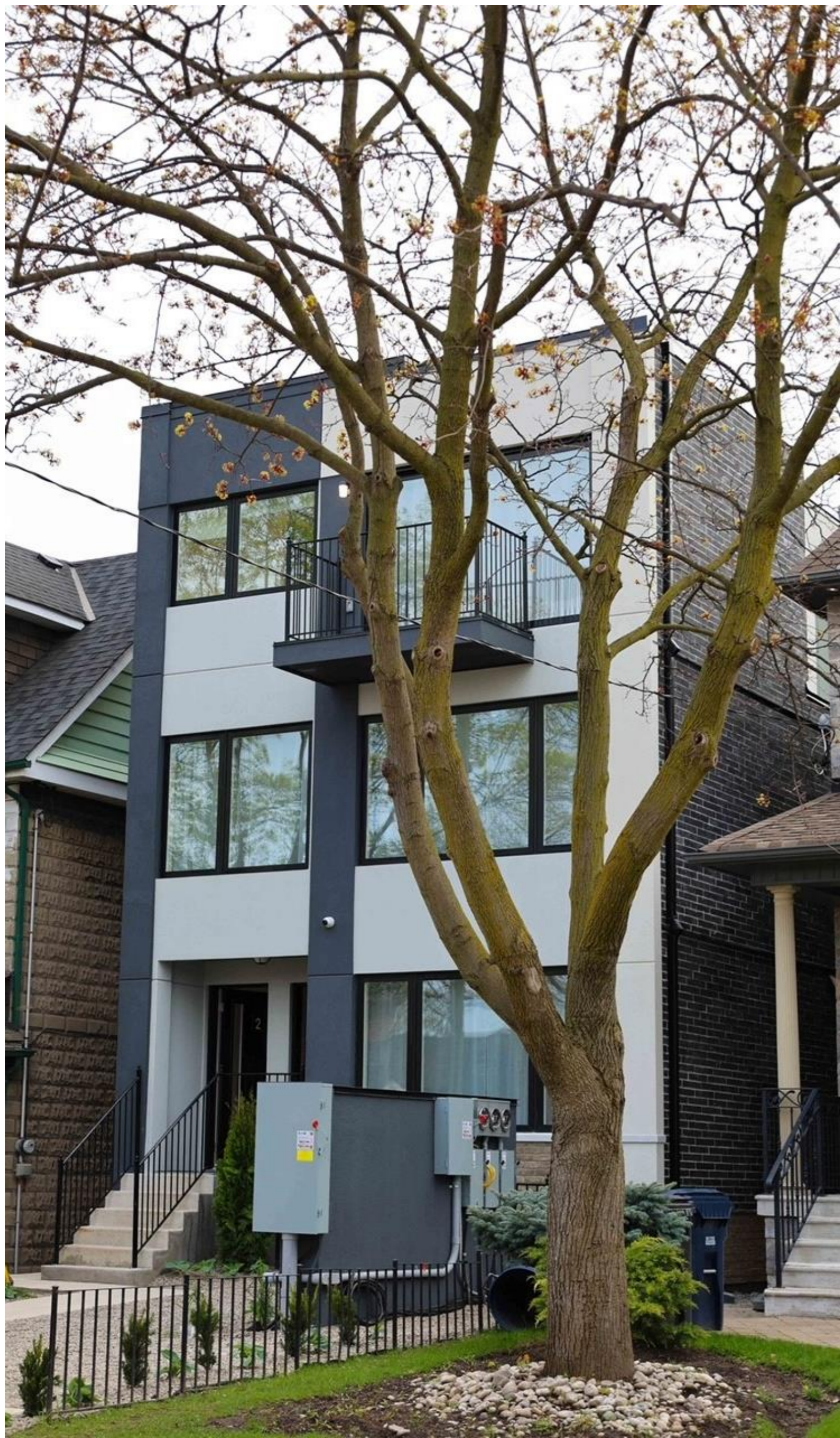
**12 Batavia Avenue
Toronto, Ontario
M6N 4A2**

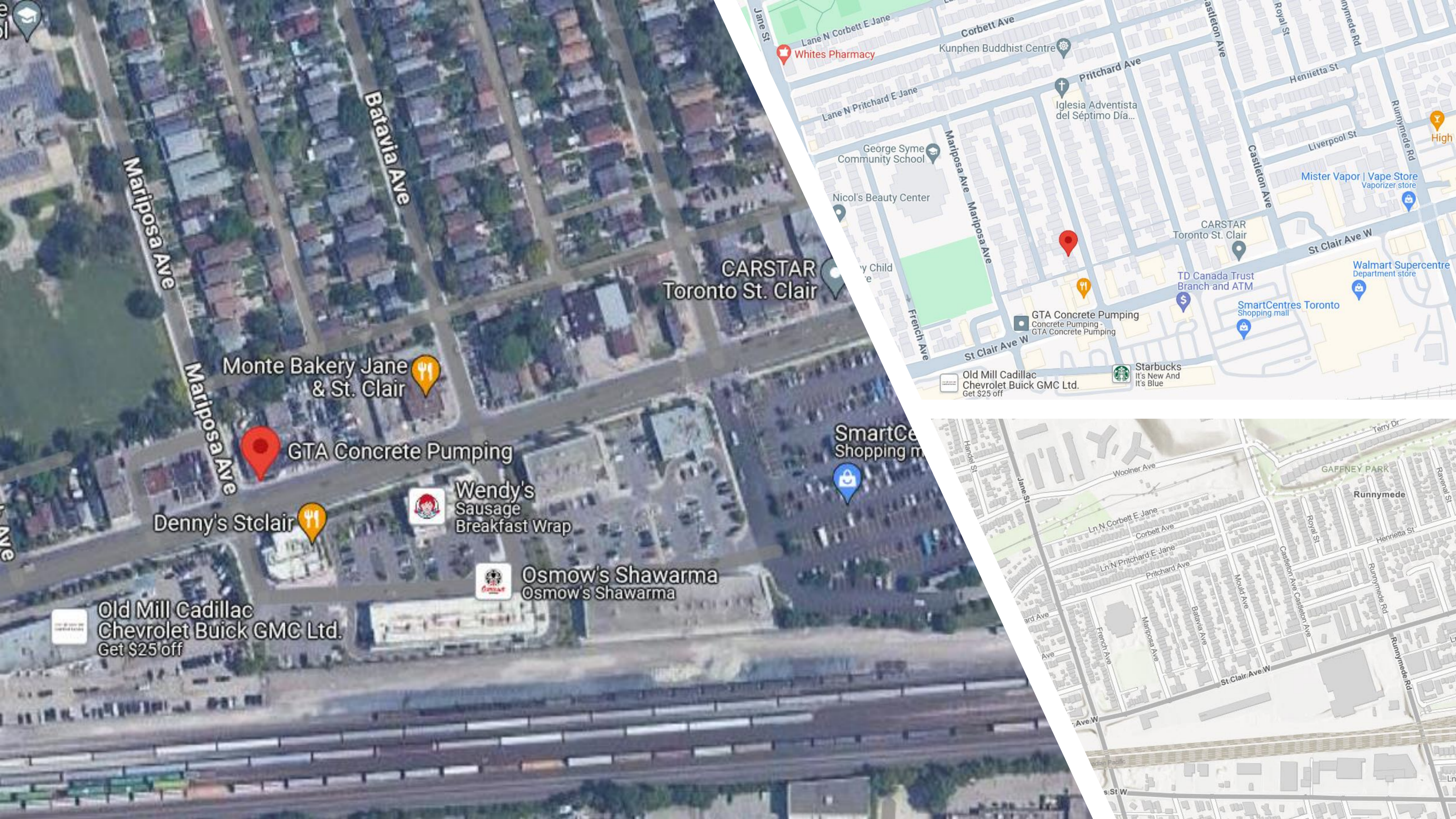
NEW BUILD 5 fully furnished rental apartment suites with Head Lease and financing in place. **Headache Free Investment Opportunity** with a potential for a tax advantage sale.

Key Highlights

- **Brand new turnkey** rental apartment investment close to retail, schools and public transit
- Over **5,000 sf of fully furnished** luxury rental product which includes 4 two bedrooms and one laneway suite with 3 bedrooms
- High quality environmentally sensitive building materials and eco friendly products equating to a **low carbon foot print**
- **Almost NET Zero** accommodation with over 80% for **sustainable** materials and renewable energy
- Rents **NOT subject to Rent Control** regulations
- **Very low maintenance** investment with little or no common areas also including automatic snow melting systems, **solar panels** and energy storage batteries
- Head lease in place with third party operator for 3 years plus renewal for 2 years – landlord is only responsible for property taxes and insurance – **head lease pays \$25,000 per month**
- Condo Conversion Potential
- CMHC MLI Select **financing in place** +/- \$4MM to be assumed – 50 year amortization and 4.18% interest rate
- **Purchase the company and save land transfer tax (+/- \$200,000) – Buyer to reap shareholder loans which amount to over \$1.4MM in tax free monies to flow out of the corporation.**







Mariposa Ave

Batavia Ave

Monte Bakery Jane & St. Clair

GTA Concrete Pumping

Denny's Stclair

Wendy's Sausage Breakfast Wrap

Osmow's Shawarma

Old Mill Cadillac Chevrolet Buick GMC Ltd. Get \$25 off

CARSTAR Toronto St. Clair

SmartCentres Shopping mall

Whites Pharmacy

George Syme Community School

Nicol's Beauty Center

Corbett Ave

Iglesia Adventista del Séptimo Día...

Pritchard Ave

Corbett Ave

Henrietta St

Liverpool St

CARSTAR Toronto St. Clair

TD Canada Trust Branch and ATM

SmartCentres Toronto Shopping mall

Mister Vapor | Vape Store

Walmart Supercentre Department store

GTA Concrete Pumping Concrete Pumping - GTA Concrete Pumping

Old Mill Cadillac Chevrolet Buick GMC Ltd. Get \$25 off

Starbucks It's New And It's Blue



PRICING & TERMS

Asking Price **\$8,550,000**
Cap Rate **3.25%**

Existing Financing to be Assumed

Amount +/- \$4,000,000
Lender CLMS
Interest Rate 4.16%
Amortization 600 months
Term 65 months
P&I \$15,812.63 per month
Matures December 1st, 2029

Headache
Free Cash Flow \$88,100 per year
Principle Pay Down \$23,625 per year
Total Cash Flow \$111,725 and growing each year

SHOWINGS AND ACCESS

Please note that showings will only be provided on the submission of an offer or Letter or Intent at the Seller's sole and absolute discretion. Please do not go direct and disturb tenants of employees/staff on site.

CONTACT US

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DISCLOSURE: Alex Jardino has a direct interest in the Property.

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