

FOR SALE

CBRE



1738 & 1744 WILSON AVENUE

NORTH YORK, ONTARIO

EXECUTIVE SUMMARY

CBRE is pleased to present for sale 1738 & 1744 Wilson Avenue, a rare opportunity to acquire two purpose-built apartment buildings in the heart of Toronto's west-end rental market. The properties offer investors stable in-place cash flow combined with significant long-term upside through continued rental growth and operational efficiencies.

The asset features an exceptionally attractive suite mix comprised primarily of large two-bedroom plus den units, catering to families and long-term tenants seeking functional living space in a highly accessible location. Many suites have been extensively renovated to condo-quality standards, featuring modern kitchens and bathrooms, upgraded flooring, contemporary finishes, and in-suite dishwashers. Upper-level suites also benefit from private balconies, further enhancing tenant appeal and rental competitiveness.

Strategically located along Wilson Avenue, the properties provide excellent connectivity to Highway 401, Allen Road, TTC transit routes, Yorkdale Shopping Centre, and numerous employment and retail amenities throughout the city. The buildings are separately metered for hydro, creating operational efficiencies and reducing utility exposure for ownership. With strong rental fundamentals, limited housing supply, and continued demand for quality rental accommodation in Toronto, 1738 & 1744 Wilson Avenue represent an exceptional opportunity to acquire a well-maintained multi-residential asset with both stability and long-term growth potential.



INSTITUTIONAL-QUALITY ASSET

Rare opportunity to acquire two purpose-built apartment buildings located along the Wilson Avenue corridor, offering stable in-place income and significant long-term upside in one of Toronto's strongest rental markets.



EXCEPTIONAL SUITE MIX & CONDO-QUALITY FINISHES

The properties feature a highly desirable suite mix comprised primarily of large two-bedroom plus den layouts, appealing to families and long-term tenants. Many suites have been extensively renovated to condo-quality standards, featuring modern kitchens, updated bathrooms, premium flooring, and contemporary finishes throughout.



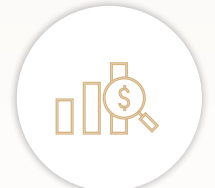
TRANSIT & COMMUTER CONNECTIVITY

Strategically positioned with immediate access to Wilson Avenue, Highway 401, Allen Road, and the TTC transit network, providing seamless connectivity across Toronto. Residents also benefit from close proximity to Yorkdale Shopping Centre, major employment nodes, schools, parks, and everyday amenities.



STRONG TENANT APPEAL

Large and functional floor plans, private balconies for upper-level suites, and modern in-suite features create strong tenant retention and rental demand. Select suites are equipped with dishwashers, further enhancing the overall resident experience and positioning the asset competitively within the market.



BUILDING EFFICIENCY & LONG-TERM UPSIDE

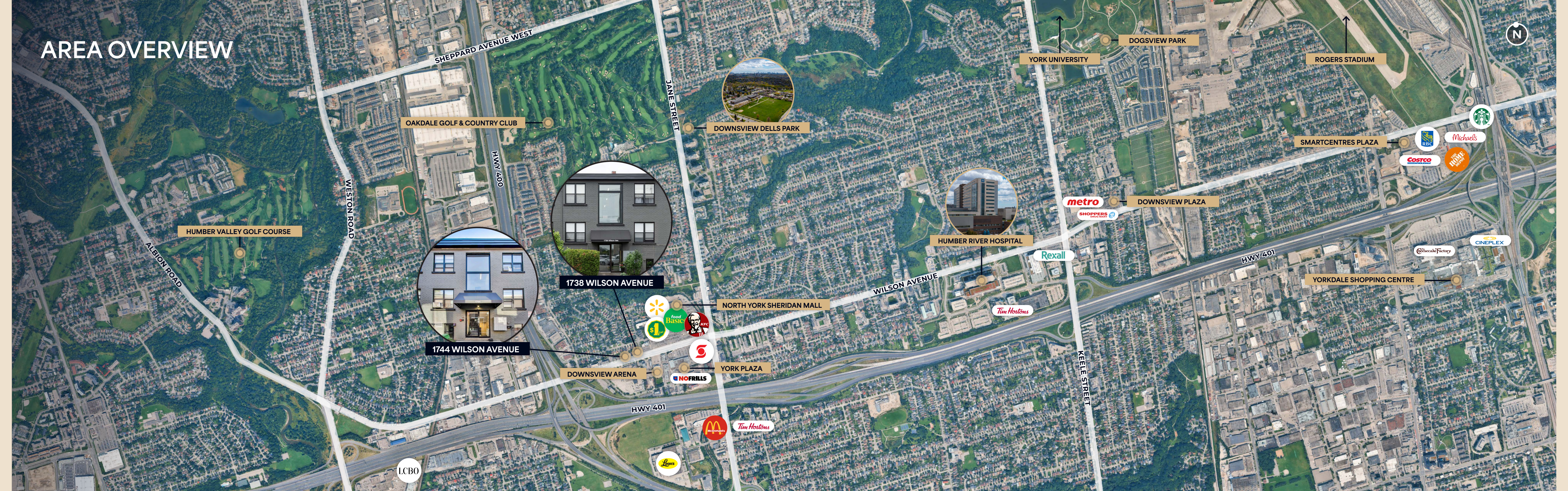
The properties are separately metered for hydro, providing operational efficiencies and reduced landlord utility exposure. Combined with continued rental growth potential and future suite turnover opportunities, the asset offers investors stable cash flow with meaningful long-term value-add potential.



AREA OVERVIEW

1738 & 1744 WILSON AVENUE, NORTH YORK

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HUMBER VALLEY GOLF COURSE

OAKDALE GOLF & COUNTRY CLUB

DOWSVIEW DELLS PARK

YORK UNIVERSITY

DOGSVIEW PARK

ROGERS STADIUM

SMARTCENTRES PLAZA

DOWSVIEW PLAZA

HUMBER RIVER HOSPITAL

YORKDALE SHOPPING CENTRE

NORTH YORK SHERIDAN MALL

1744 WILSON AVENUE

DOWSVIEW ARENA

YORK PLAZA

1738 WILSON AVENUE

LCBO

Leons

McDonald's

Tim Hortons

NOFRILLS

food BASIC

KFC

Tim Hortons

Rexall

metro

SHOPPERS DRUG MART

Secale Factory

CINEPLEX

COSTCO WHOLESALE

THE HOME DEPOT

Michaels

RBC

Starbucks



1738 & 1744 WILSON AVENUE, NORTH YORK

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PROPERTY SUMMARY

1738 & 1744 Wilson Avenue comprises two exceptionally well-maintained, 2-storey multi-family buildings totaling 26 residential units, ideally located along the Wilson Avenue corridor with convenient access to transit, major highways, and a full range of nearby amenities.

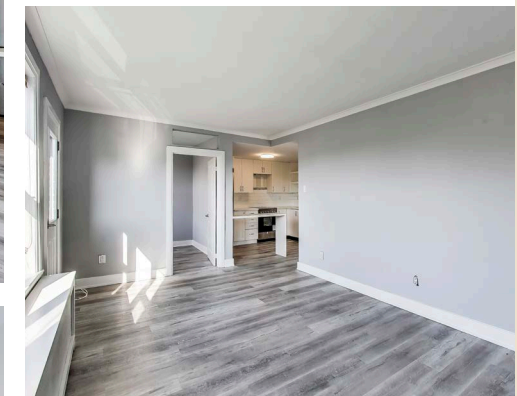
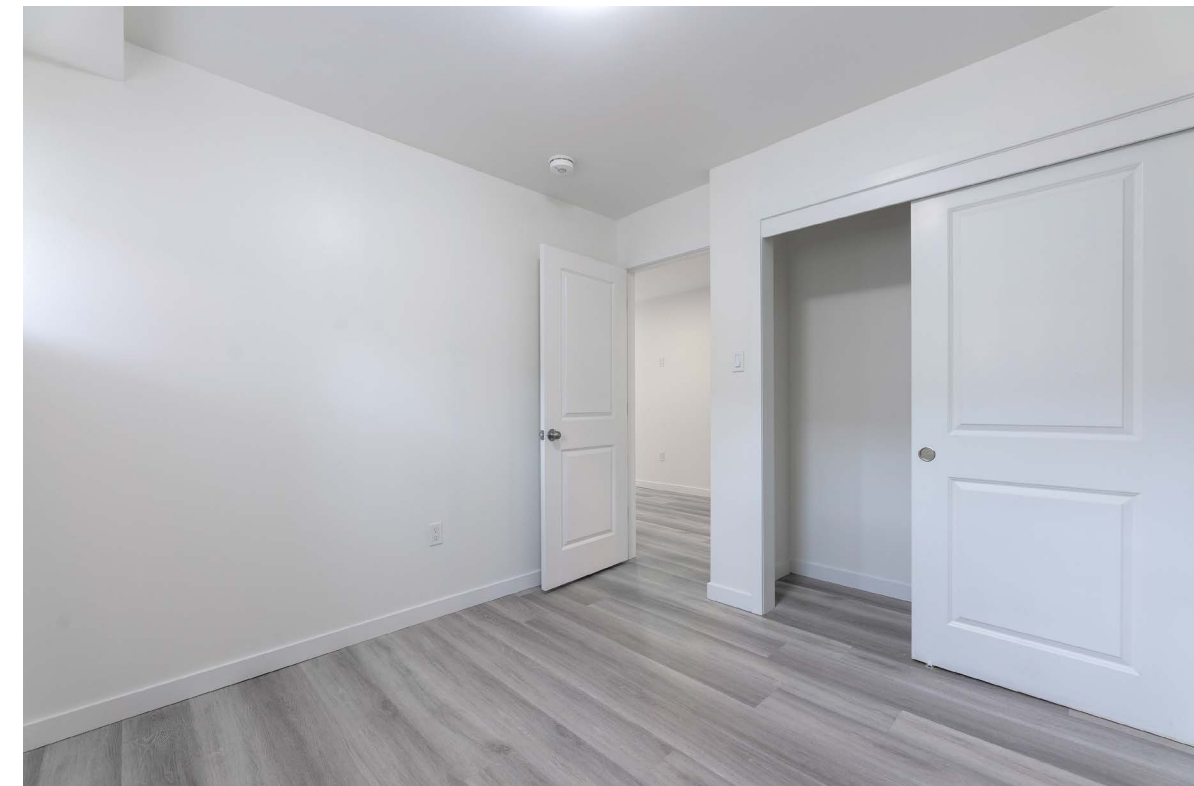
Originally constructed in 1953, the property features durable concrete block construction with brick façades and has benefited from extensive capital improvements, including exterior modernization, a newer roof, windows, and upgraded boiler systems. The suites have been fully upgraded with condo quality renovations, offering modern finishes, new appliances including dishwashers, efficient layouts, and notably large unit sizes that appeal to a broad tenant base. Furthermore the majority of the units include an extra den with a window which could be utilized as an additional bedroom allowing for a premium rent.

The buildings are equipped with 200-amp / 120-volt, 3-phase electrical service, municipal services, and gas-fired rooftop HVAC systems. Hydro is separately metered, supporting operational efficiency and expense recovery. Additional features include double-glazed windows, nine surface parking spaces each, CCTV surveillance, controlled access, and comprehensive fire safety systems.

Overall, the asset represents a stable, well-maintained multi-residential investment with high-quality suites in a highly accessible Toronto location.

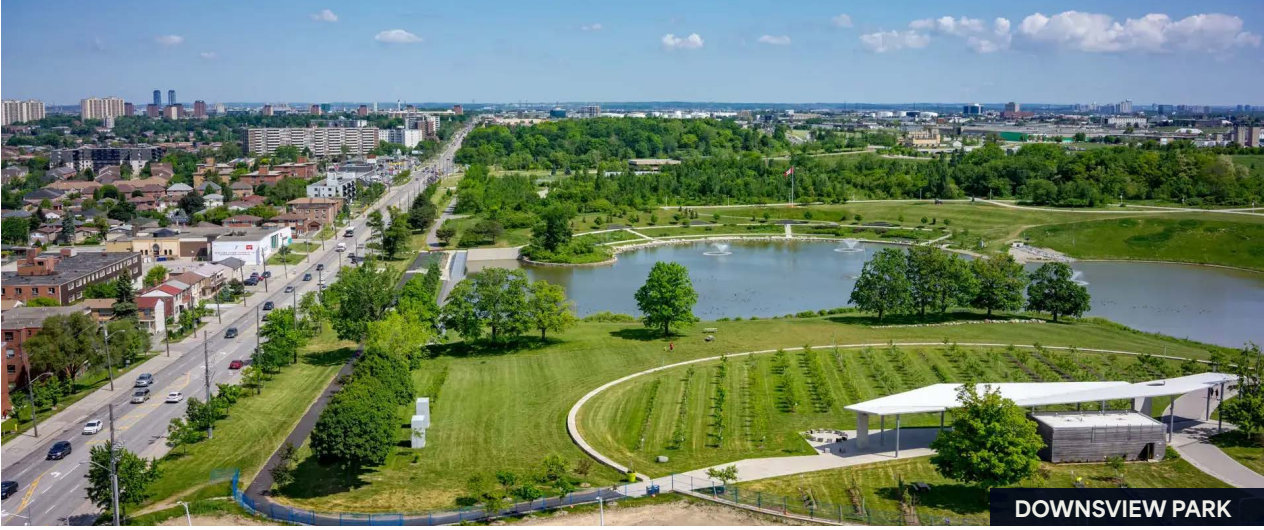
SUITE BREAKDOWN

Suite Type	Suite Count
Studio	2
1+1 Suites	8
2+1 Suites	16
Total	26



AMENITIES & ACCESSIBILITY

Residents of 1738 & 1744 Wilson Avenue benefit from excellent connectivity by both public transit and road networks. Several TTC bus routes service the property, providing quick access to Finch West Station and Downsview Park Station, which link directly to Line 1 of the TTC subway system and the broader Toronto transit network. In addition, the Property is strategically located near Highway 400, 401, 407, and Allen Road, offering seamless access to Downtown Toronto, Pearson International Airport, and the wider GTA. This combination of strong transit and highway connections makes the location highly attractive to a broad tenant base, including students, professionals, and families seeking both convenience and affordability.



DOWNSVIEW PARK



YORKDALE MALL



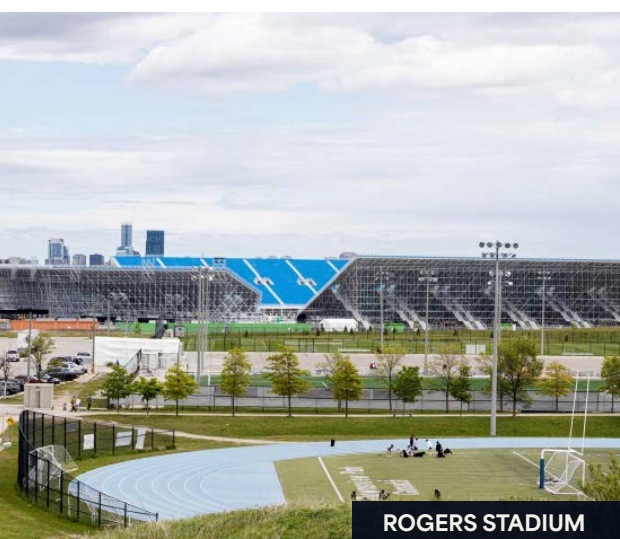
DOWNSVIEW PLAZA



YORK UNIVERSITY



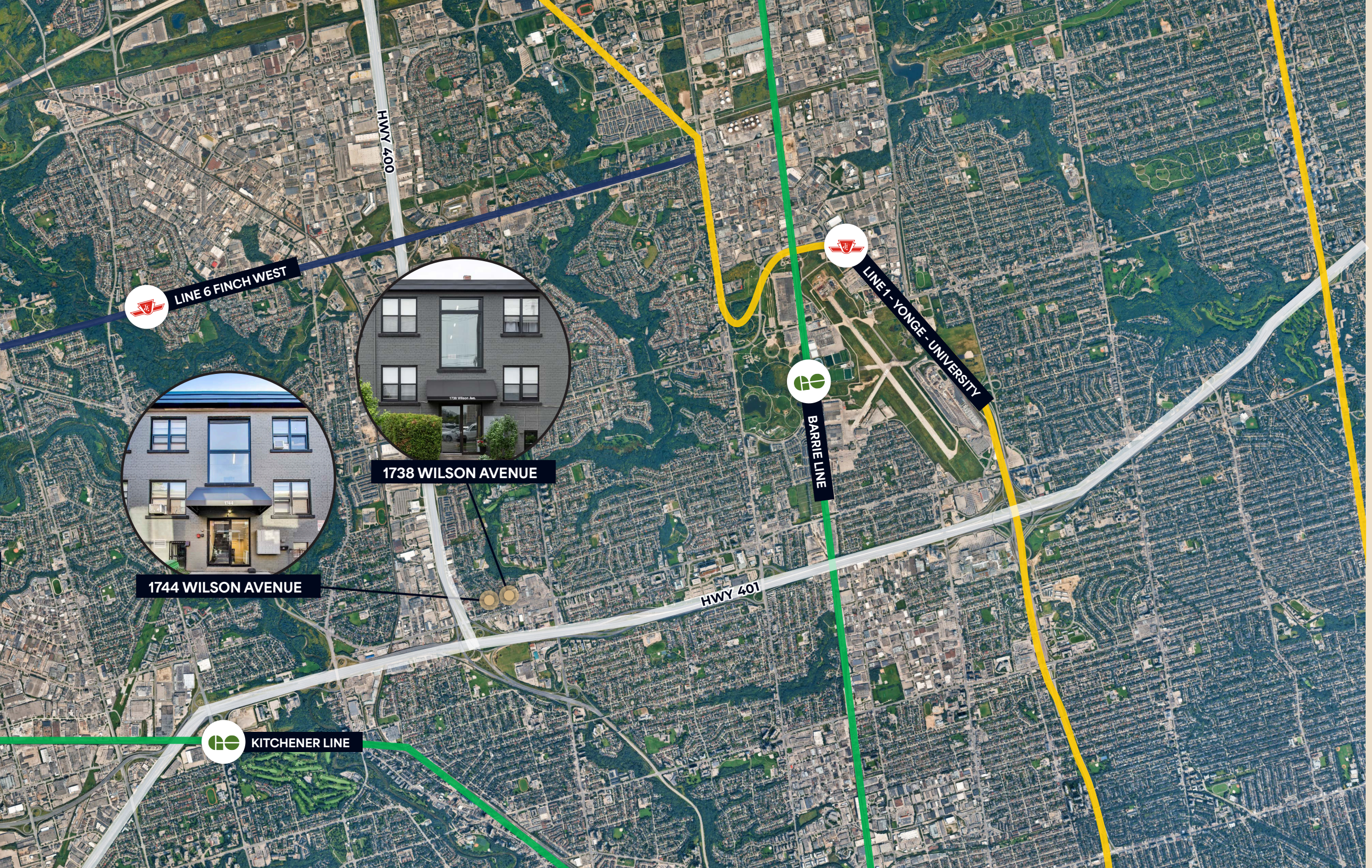
SOBEYS STADIUM



ROGERS STADIUM



OAKDALE GOLF & COUNTRY CLUB



LINE 6 FINCH WEST

LINE 1 - YONGE - UNIVERSITY

BARRIE LINE

KITCHENER LINE

1738 WILSON AVENUE

1744 WILSON AVENUE



THE OFFERING PROCESS



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:

- Leases
- Contracts
- Utility Bills
- RentSafe
- Realty Taxes
- Rent Roll

OFFERING SUBMISSIONS

All offers are requested to be submitted to the attention of:
barbara.bardos@cbre.com

1738 & 1744 WILSON AVENUE, NORTH YORK

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