

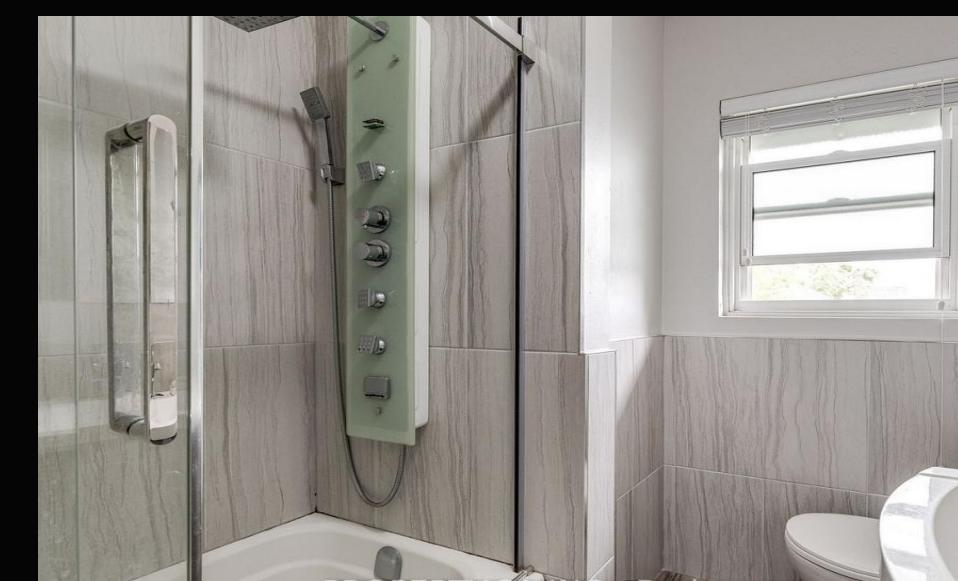
# Avenue Road Manor: A Substantially Upgraded Multi-Family Asset – IN FOREST HILL

Welcome to Avenue Road Manor, located at 963 Avenue Road in Midtown Toronto.. This property offers an exceptional investment opportunity with over 20% rental upside and the ability to live in one of the suites. There are 9 suites 67% of which are two bedrooms. **THERE IS ONE BASEMENT SUITE UNREGISTERED.**

Avenue Road Manor is a well-maintained, multi-family asset that has undergone substantial upgrades in recent years. The property boasts a prime location (FOREST HILL), with easy access to local amenities, transportation (LRT Entrance), and the vibrant retail strip of Eglinton. Some of the most prestigious schools are close by: Marshall McLuan; Forest Hill Collegiate; Forest Hill Jr and Sr; Upper Canada College and Bishop Strachan.

The recent asset upgrades have included; roof; windows; canopy; cameras; landscaping and improvements to the building's common areas, and individual units. These enhancements have significantly increased the property's curb appeal and living experience for tenants, positioning Avenue Road Manor as a desirable option in the local rental market.

In addition to the physical upgrades, the property also has two owner occupied suites. These can be vacated for an owner occupier to live on site and collect income from the other 8 tenants. There is rear parking and the property is less than 600 feet from the LRT entrance.



# Tremendous Financial Upside and Stability

## Rental Gap To Market

Average in-place rents:  
\$2,260/m. Market rents over  
20% higher and rising or  
\$2,670/m.

## 67% of Suites Renovated

Great for 1<sup>st</sup> time Buyer with  
low cap ex expected for the  
medium term.

## Great Location

Prime midtown Toronto location  
– FOREST HILL. Homes in the  
area are north of \$3MM on  
average.

## Live In Place

Two suites are owner occupied  
and available for a potential  
buyer. Live in the building and  
have 8 tenants pay your bills.



# Offering Summary

\$4,600,000

Purchase Price

Assume mortgage and buy with 25% down.

\$20K

Monthly Income

Strong in-place income with upside potential.

910

Average SF of Suites

Range is 400 – 1,200 sf

\$2,260

Average Rent

In place



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We make no representations or warranties, expressed or implied, as to the accuracy of the information.

References to square footage, age, suite mix, property details, etc. are approximate. Buyer must verify the information and bears all risk for any inaccuracies.