

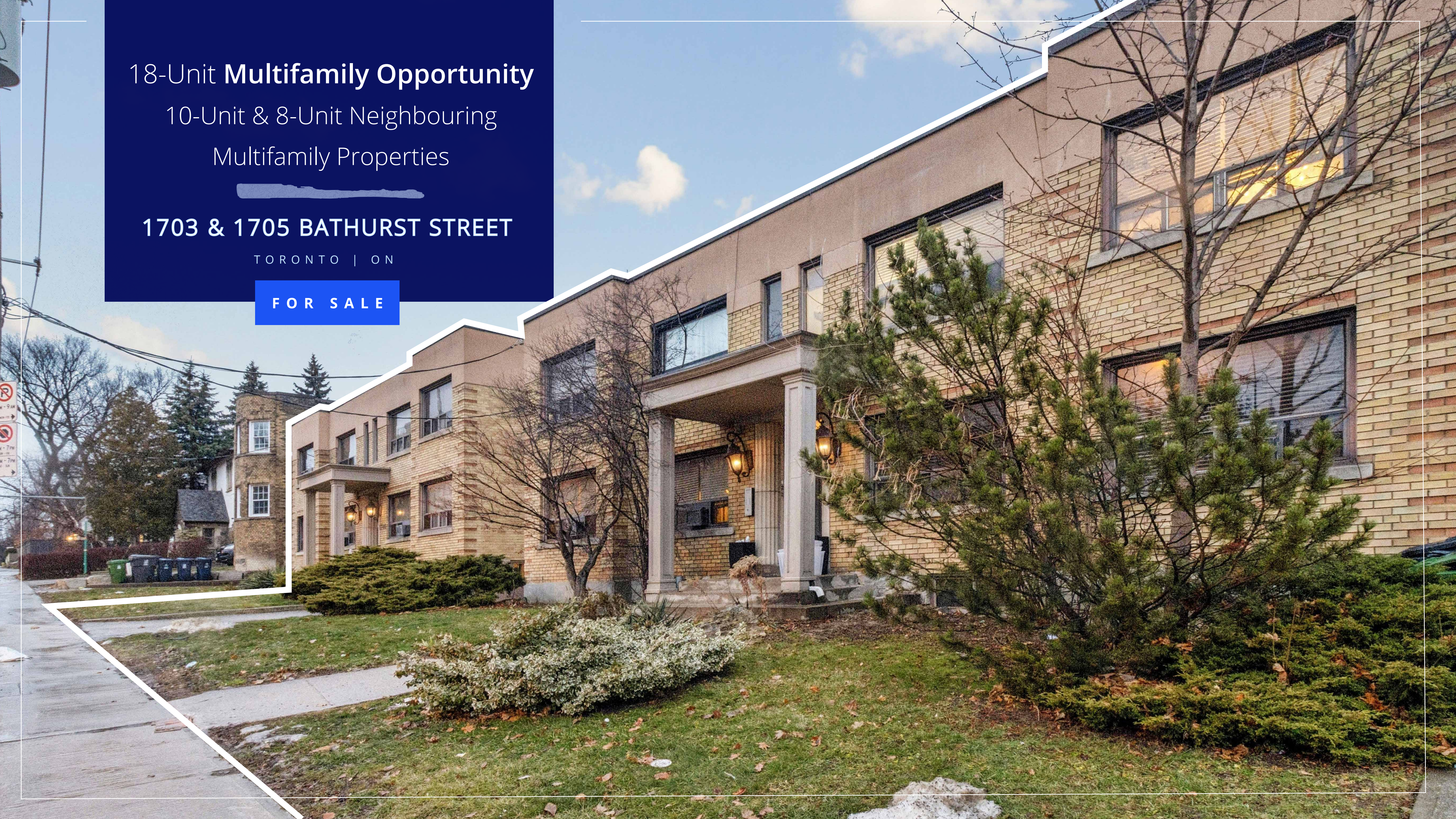
# 18-Unit **Multifamily Opportunity**

10-Unit & 8-Unit Neighbouring  
Multifamily Properties

**1703 & 1705 BATHURST STREET**

TORONTO | ON

**FOR SALE**



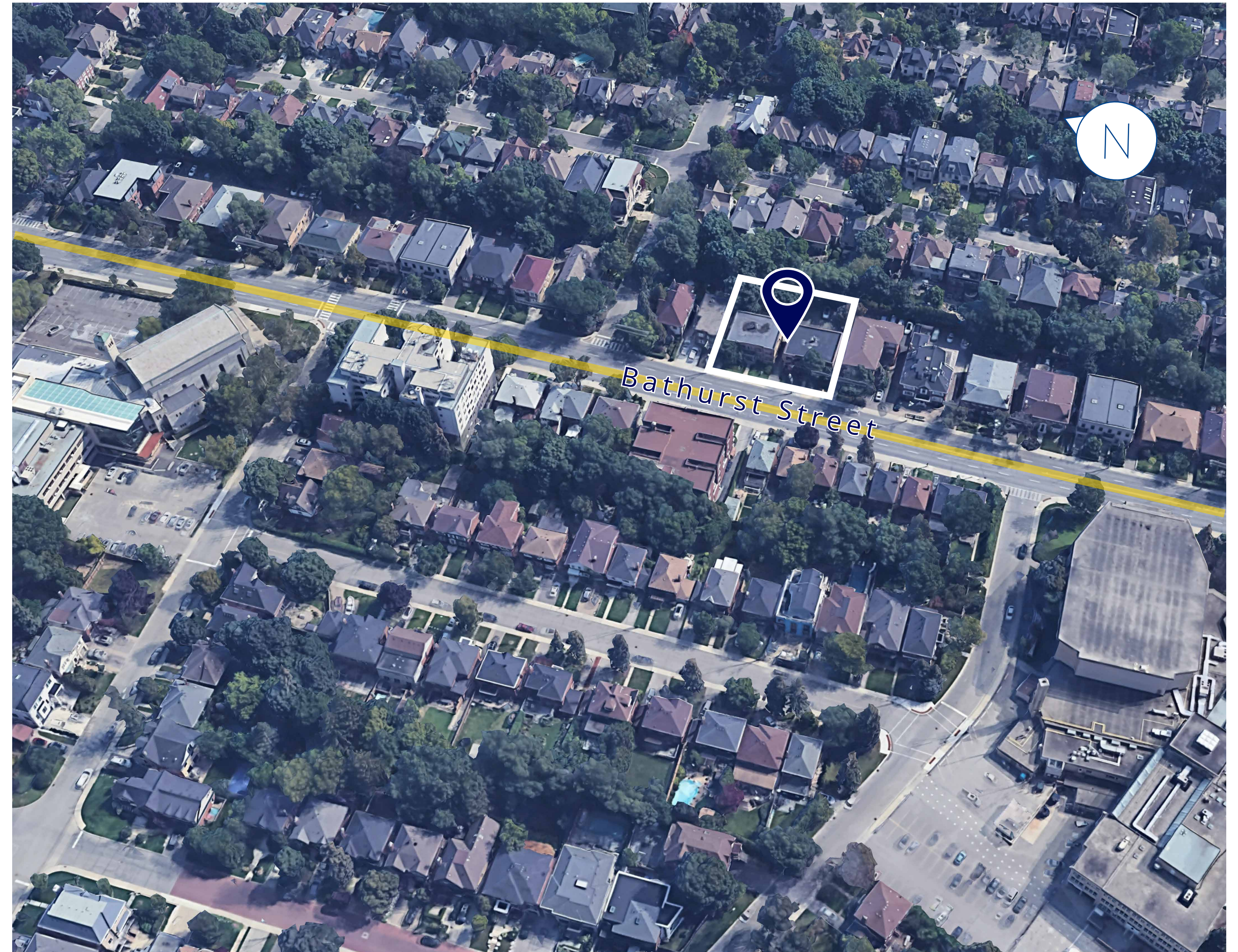
# 1703 & 1705 Bathurst Street

Colliers (the "Realtor") is pleased to present an exclusive opportunity to acquire 1703 & 1705 Bathurst Street, a two building multifamily investment ideally situated along one of Toronto's most established residential corridors. This offering represents a rare chance to secure a well-maintained, income-producing asset within a highly sought-after rental market, supported by strong fundamentals and enduring tenant demand as well as compelling long-term value.

Located in Midtown Toronto, the properties benefit from 120' frontage and connectivity along Bathurst Street, a major north-south arterial providing seamless access to downtown Toronto and surrounding neighbourhoods. The area is well served by public transit, with TTC bus routes and nearby subway stations offering convenient mobility for residents. Proximity to key commuter routes further enhances accessibility across the city and the broader GTA.

The Property is comprised of two well-maintained multifamily buildings totaling 18 residential suites, offering a desirable mix of spacious one- and two-bedroom layouts. 1703 Bathurst Street consists of 8 residential units, including four one-bedroom suites averaging approximately 650 square feet and four two-bedroom suites averaging approximately 950 square feet. 1705 Bathurst Street comprises 10 residential units, featuring eight one-bedroom suites averaging approximately 800 square feet and two two-bedroom suites averaging approximately 1,050 square feet.

Both buildings offer larger-than-average suite sizes, a highly attractive feature in the Toronto rental market that supports strong tenant retention, premium rents, and long-term investment performance.



# Property Profile

<b>Municipal Address</b>	1703 & 1705 Bathurst Street Toronto, ON M5P 3K2	
<b>Legal Description</b>	PCL 11-1 SEC M335; LT 11 E/S BATHURST ST PL M335 TORONTO; LT 12 E/S BATHURST ST PL M335 TORONTO; LT 13 E/S BATHURST ST PL M335 TORONTO CONFIRMED BY 66BA2117 AS IN PL D832, SEE C117277; TORONTO , CITY OF TORONTO	
<b>Asset Type</b>	Multifamily	
<b>Site Area</b>	0.176 acres	
<b>Residential Units</b>	18	
<b>Suite Breakdown</b>	1703 Bathurst	One-Bed x 4 (650 SF/unit)
		Two-Bed x 4 (950 SF/unit)
	1705 Bathurst	One-Bed x 8 (800 SF/unit)
		Two-Bed x 2 (1,050 SF/unit)
<b>Current Zoning</b>	R (u2;d1*946)	
<b>Property Management</b>	Managed by Owners	
<b>Average In-Place Rents</b>	1-Bed	\$1,195
	2-Bed	\$2,125
<b>Market Rent</b>	1-Bed	\$1,925
	2-Bed	\$2,718
<b>Annual Taxes</b>	\$36,110.72 (2025)	

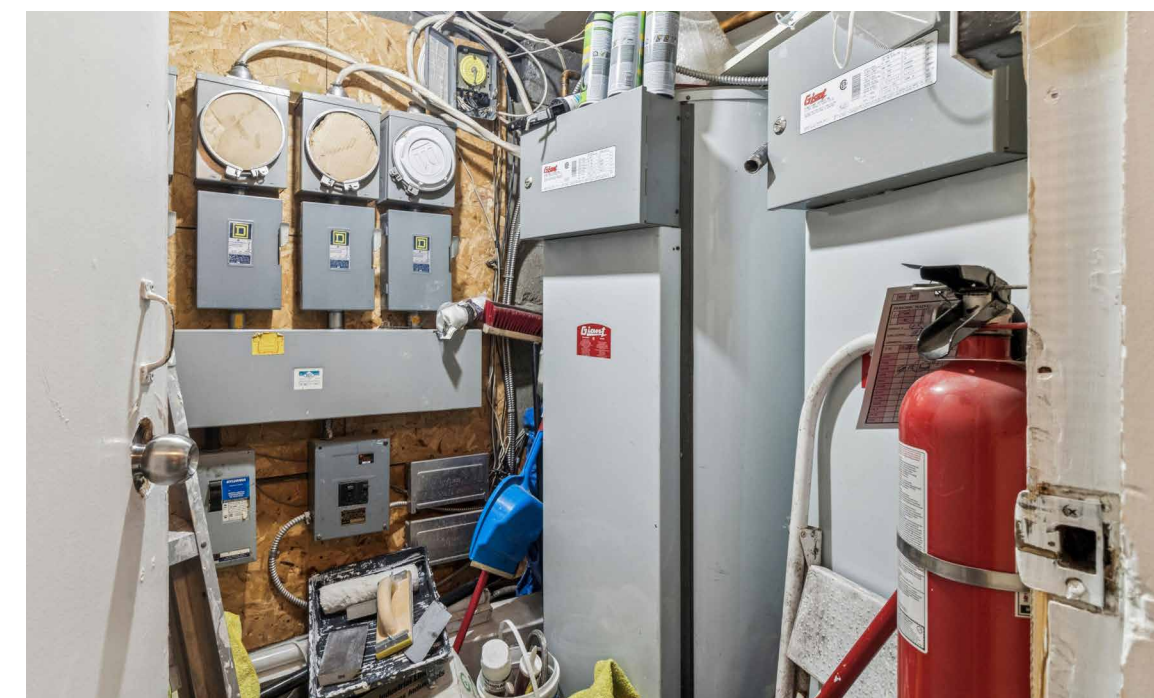
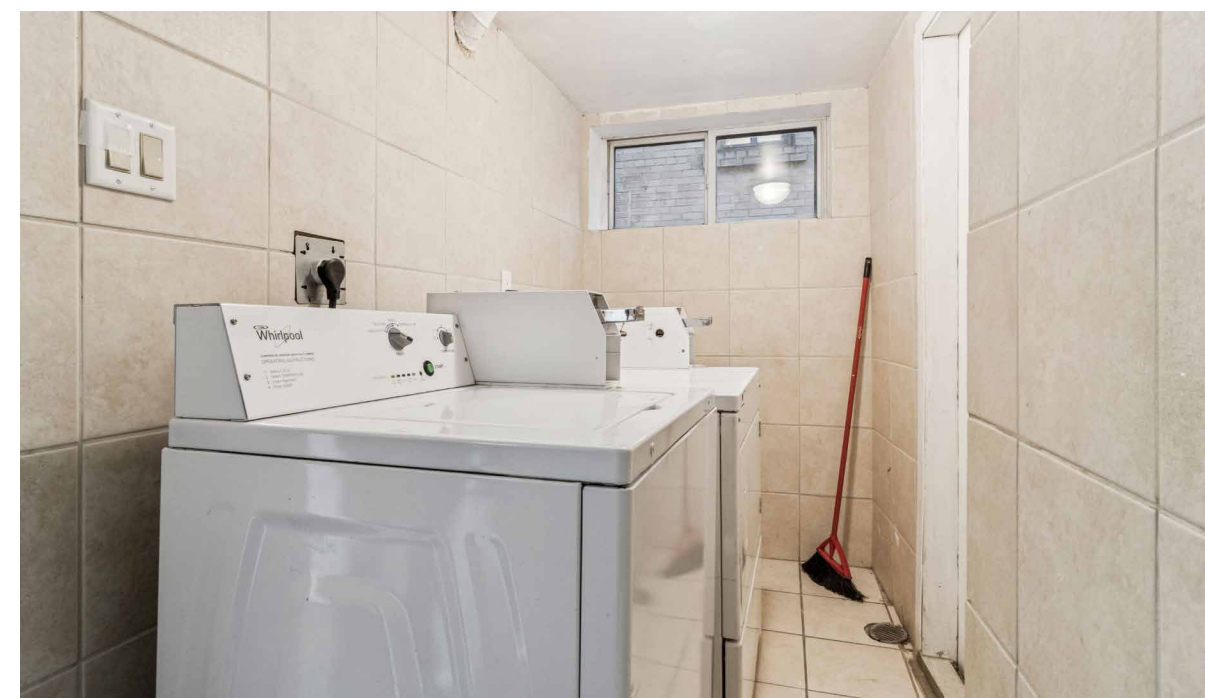
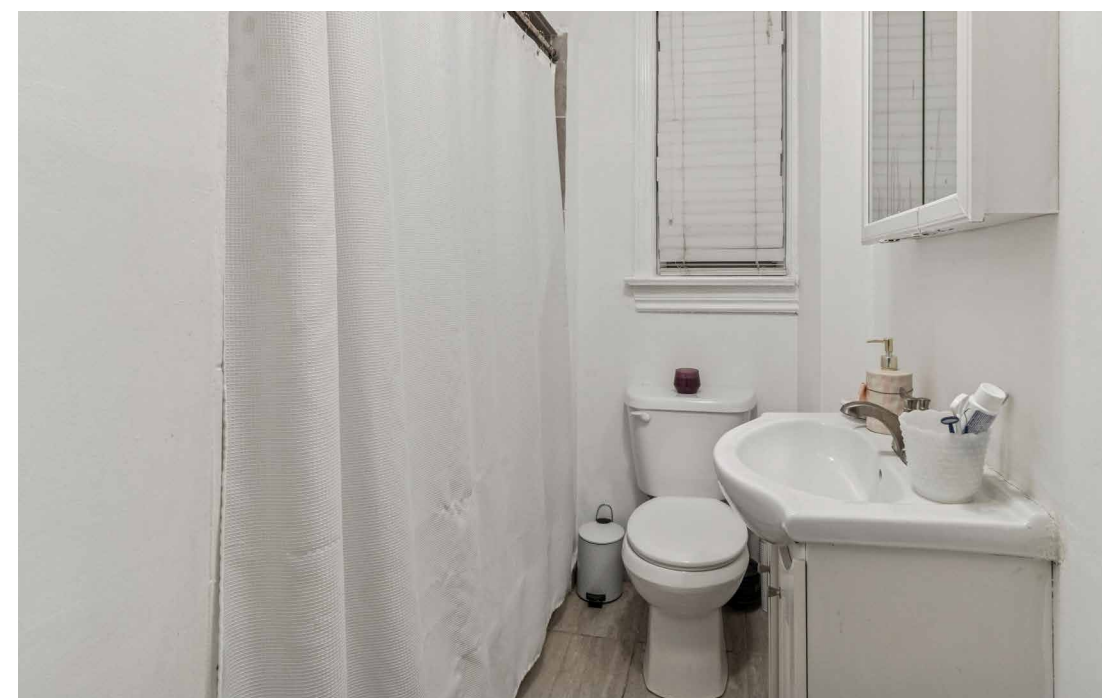
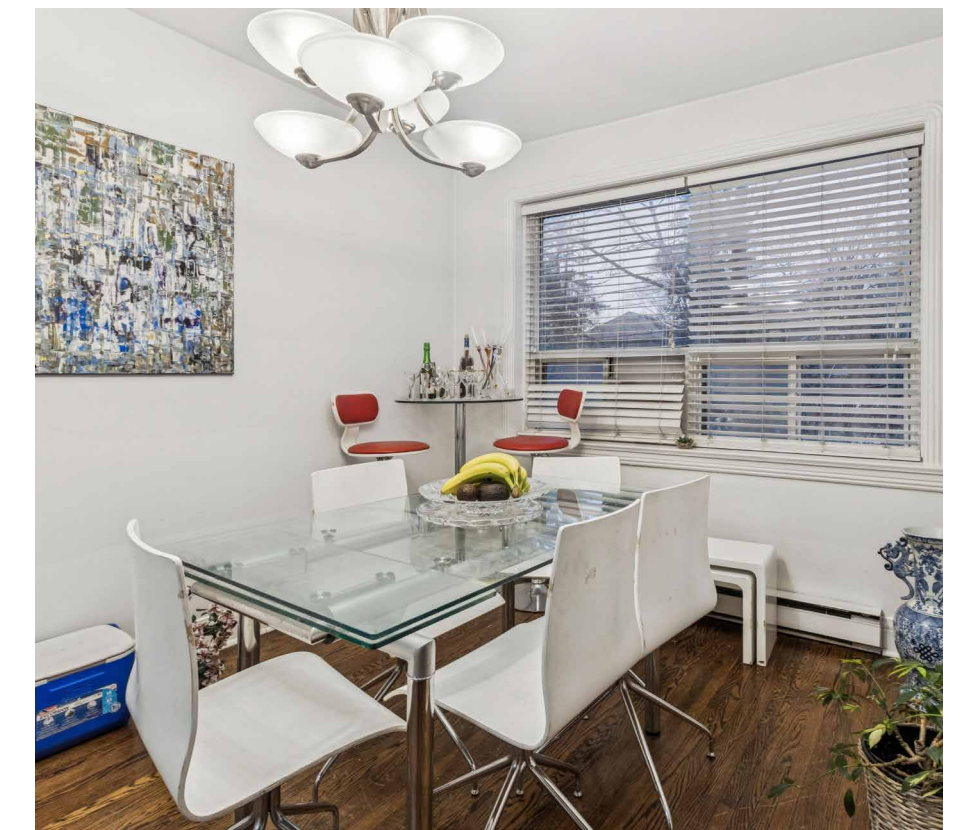
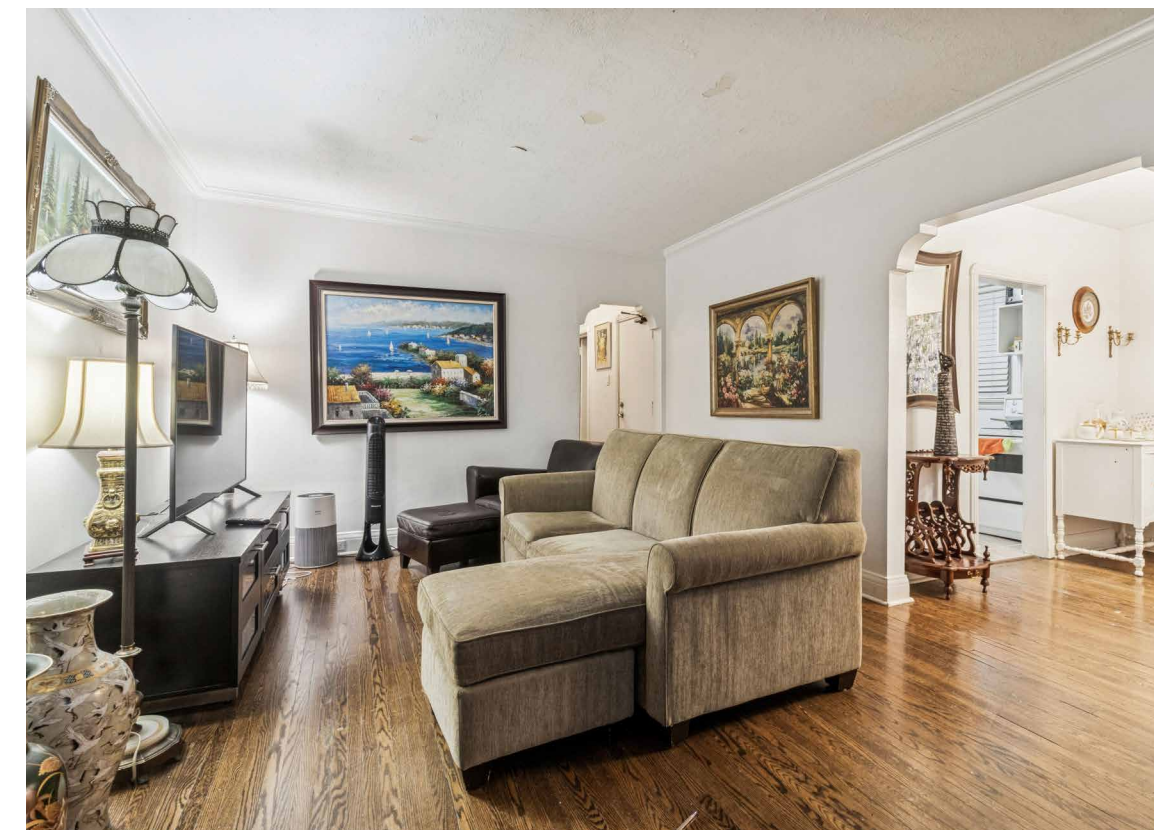
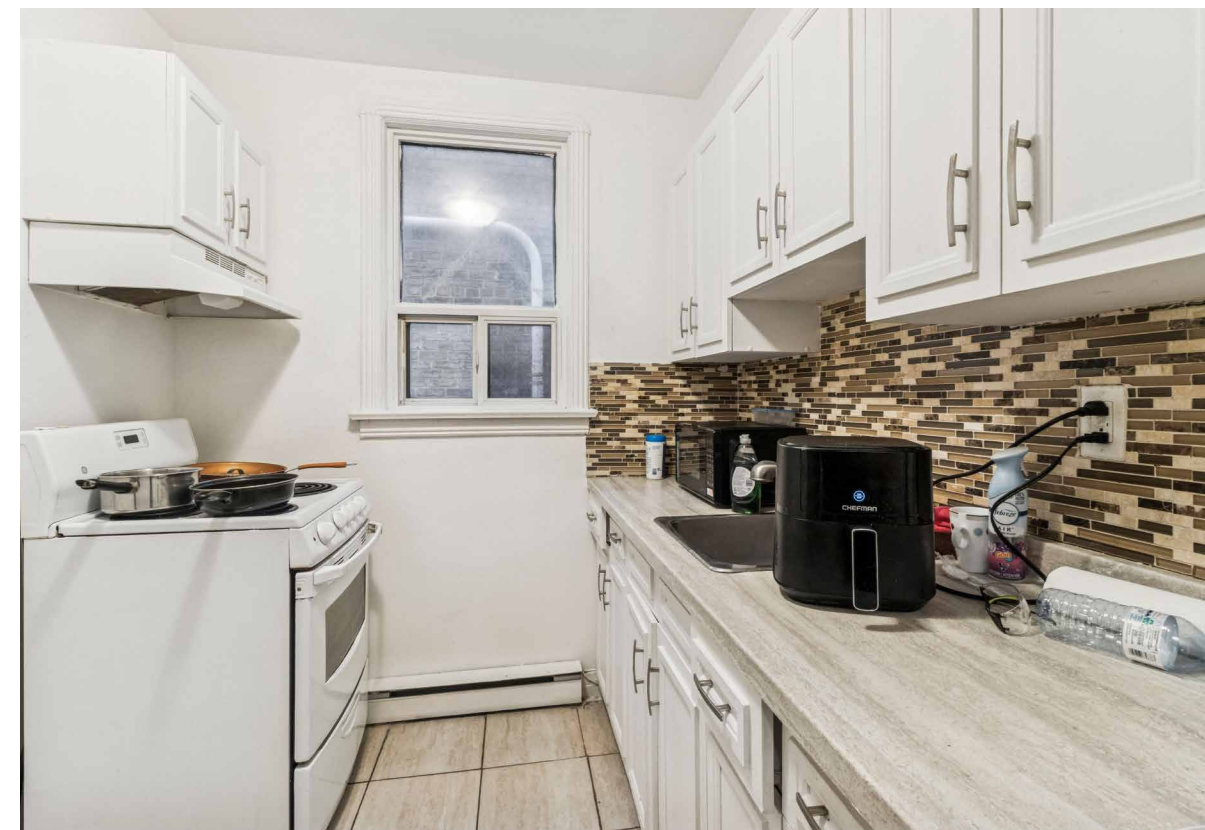


# Building Specifications

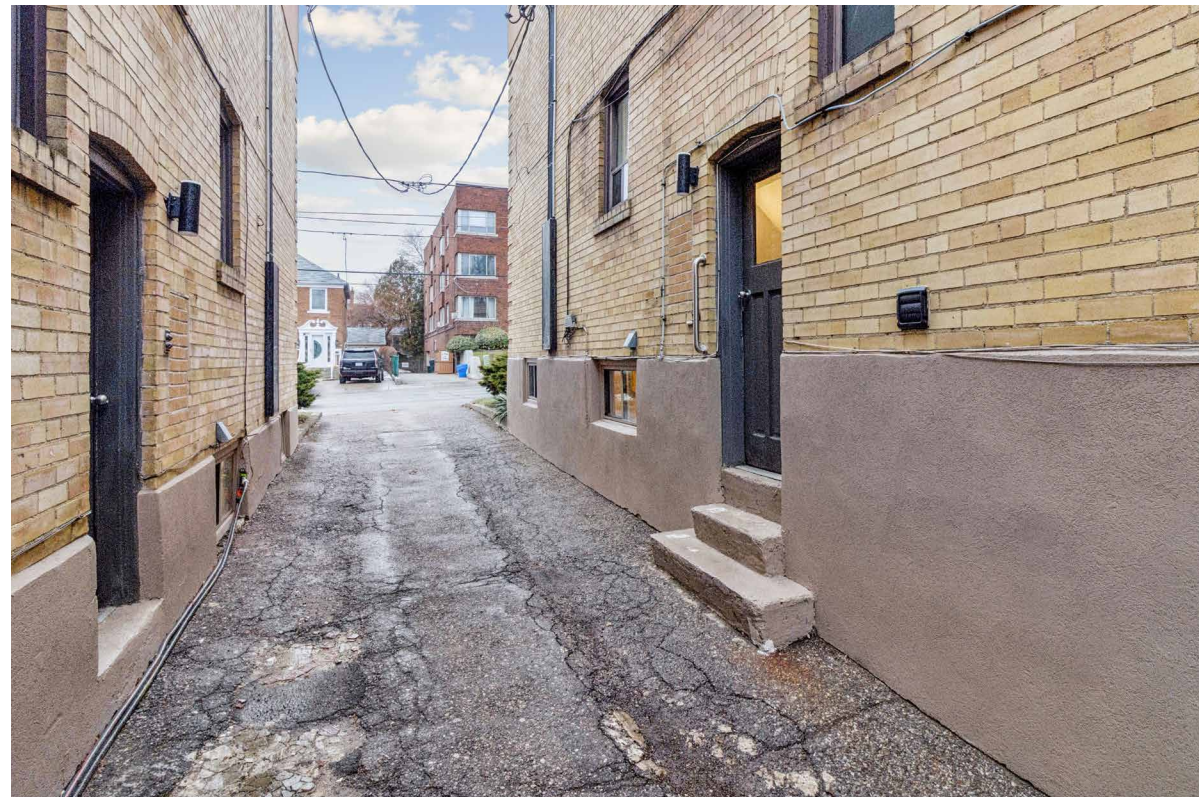
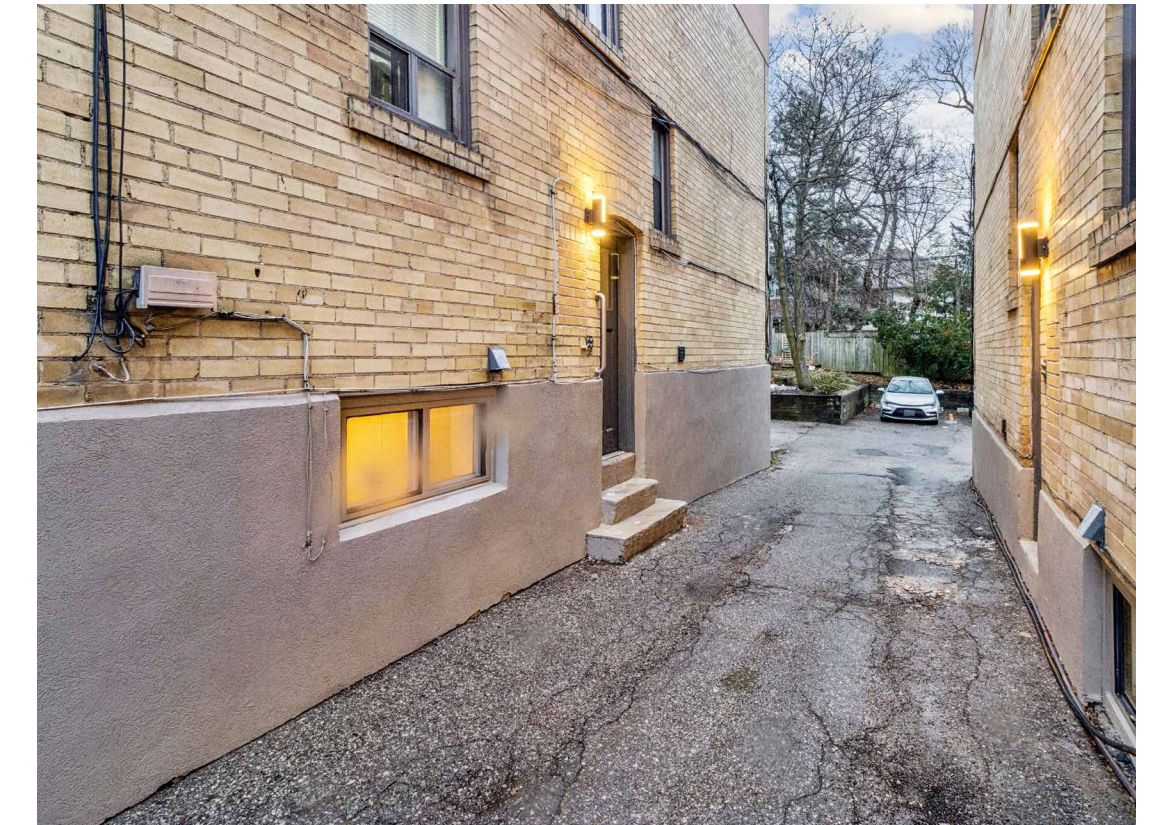
Boilers	No
Roof	Updated in April 2014 (1703 Bathurst) June 2010 (1705 Bathurst)
Elevator	None
Corridors/Common Areas	Carpet
HVAC	No Central Air   Window Air Conditioning Units
Security	None
Unit Renovations	Flooring and Kitchen Upgrades (Select Units)
Parking Spaces	18 Surface Parking Spots
Waste	Municipal
Laundry	2 Washer and 2 Dryer (Coinomatic)   1 Set Per Building
Balconies	None
Lockers/Storage	None
Separate Metering	Hydro: 1-Bed: No   2-Bed: Yes Gas: N/A Water: No



# Suite Photos



# Exterior Photos



# Midtown Toronto

Midtown Toronto is widely regarded as one of the city's most desirable and family-friendly neighbourhoods, making it a compelling location for long-term rental investment. The area offers an exceptional balance of urban convenience and residential livability, attracting stable, multi-year tenants who value both accessibility and community.

Families are drawn to Midtown for its strong network of highly regarded public and private schools, nearby childcare options, and access to post-secondary institutions. Abundant parks and green spaces—such as Cedarvale Park, Oriole Park, and the Kay Gardner Beltline Trail— provide year-round recreational opportunities, while community centres, libraries, and sports facilities support an active, family-oriented lifestyle.

Midtown's walkable streets are lined with everyday amenities including grocery stores, medical offices, cafés, and neighbourhood retail, reducing reliance on vehicles. Excellent transit connectivity via the Yonge–University subway line, Eglinton Crosstown LRT, and multiple TTC bus routes allows easy commuting to downtown and other employment hubs, a key consideration for working families.

Demographics	3 KM	5 KM	10 KM
Total Population	257,981	627,535	1,919,146
Current Households	111,801	267,761	820,945
Average Household Income	\$201,006	\$201,952	\$161,819



81

WALK  
SCORE



70

BIKE  
SCORE



75

TRANSIT  
SCORE



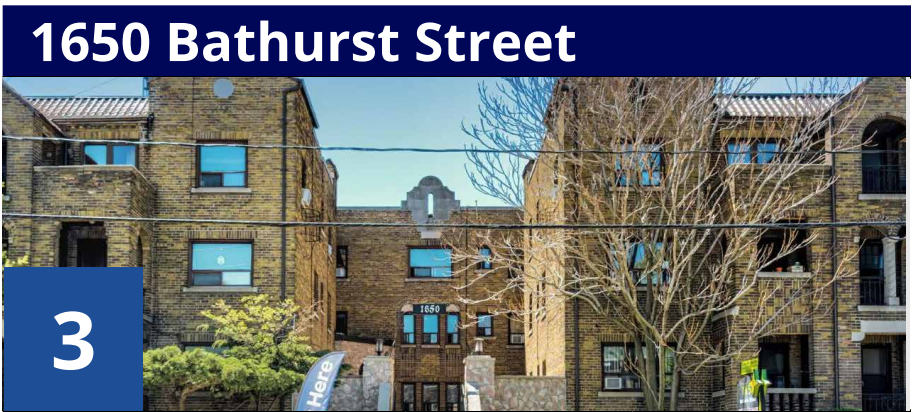
# Rent Comparables



<b>1</b>	<b>Building Name</b>	1749 Bathurst Street
	<b>Suite Type</b>	2-Bed
	<b>Rent</b>	\$3,695
	<b>Size (SF)</b>	1,200



<b>2</b>	<b>Building Name</b>	Ava Manor Apartments
	<b>Suite Type</b>	1-Bed      2-Bed
	<b>Rent</b>	\$1,799      \$2,229
	<b>Size (SF)</b>	590      712



<b>3</b>	<b>Building Name</b>	Bathurst Residences
	<b>Suite Type</b>	2-Bed
	<b>Rent</b>	\$2,293 - \$2,354
	<b>Size (SF)</b>	871 - 885



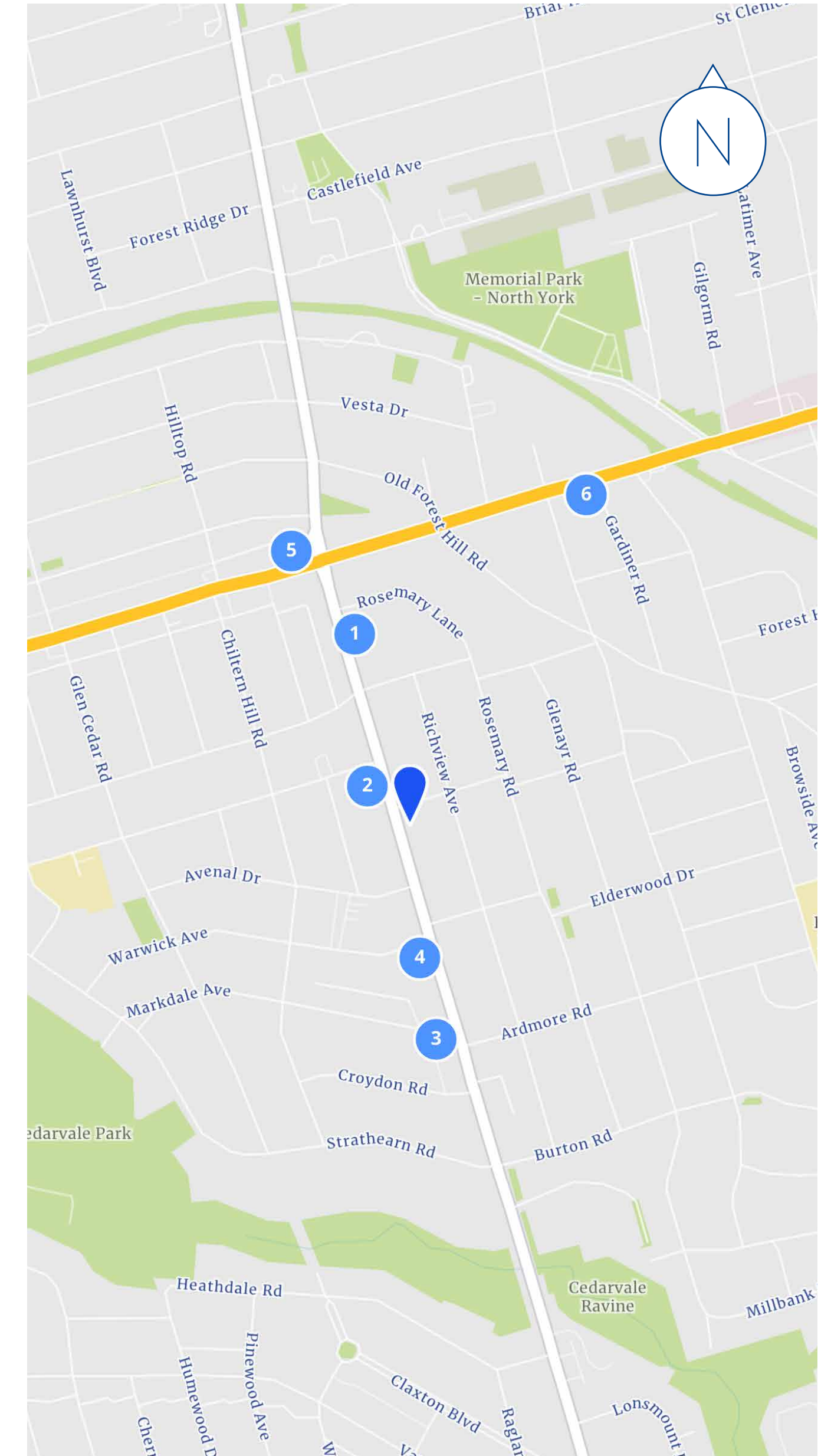
<b>4</b>	<b>Building Name</b>	Bathurst Residences
	<b>Suite Type</b>	1-Bed
	<b>Rent</b>	\$1,586 - \$1,745
	<b>Size (SF)</b>	491 - 608



<b>5</b>	<b>Building Name</b>	858 Eglinton Avenue W
	<b>Suite Type</b>	1-Bed
	<b>Rent</b>	\$2,000
	<b>Size (SF)</b>	700



<b>6</b>	<b>Building Name</b>	697-701 Eglinton Avenue W
	<b>Suite Type</b>	1-Bed      2-Bed
	<b>Rent</b>	\$1,656 - \$2,764      \$2,261 - \$2,695
	<b>Size (SF)</b>	590      715



# Amenity Map



1703 & 1705 Bathurst Street

## Food

- |  |                         |                                 |
|--|-------------------------|---------------------------------|
| 1. Superstar by Indian Hero            | 5. The Wings Market     | 9. Cafe on the Hill             |
| 2. Chicken N Dough                     | 6. Jerusalem Restaurant | 10. Garlicky Mediteranean Grill |
| 3. Foodieez - Indian and Hakka Cuisine | 7. Swiss Chalet         | 11. Pazza Pazza                 |
| 4. Spring China House                  | 8. 3 Eggs All Day Grill | 12. Le Bisou Cafe               |

## Public Services

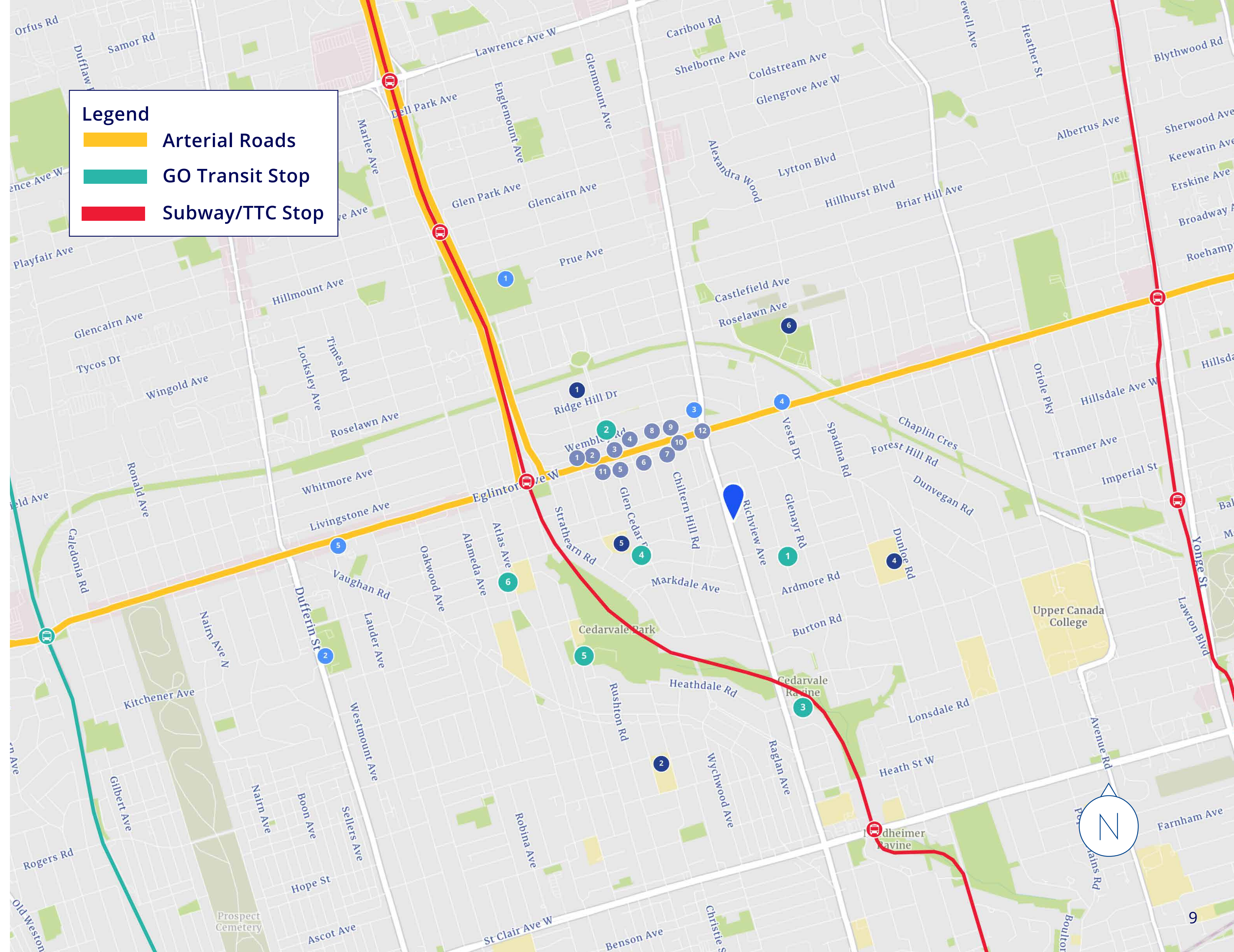
- |  |  |   |
|--|--|---|
| 1. Viewmount Community Centre                    | 3. Forest Hill United Church                   | 5. Toronto Public Library - Maria A. Shchuka Branch |
| 2. Fairbank Memorial Community Recreation Centre | 4. Toronto Public Library - Forest Hill Branch |   |

## Schools

- |  |  |   |
|--|--|---|
| 1. West Preparatory Junior Public School | 3. Alive Montessori and Private School         | 5. Cedarvale Community School             |
| 2. Humewood Community School             | 4. Forest Hill Junior and Senior Public School | 6. North Preparatory Junior Public School |

## Parks

- |                      |                          |                   |
|----------------------|--------------------------|-------------------|
| 1. Rosemary Parkette | 3. Ridgewood Park Humber | 5. Cedarvale Park |
| 2. Wembley Parkette  | 4. Glen Cedar Park       | 6. Laughlin Park  |



# Offering Process

## Exclusive Listing Agents

### Alexander Silver\*

Associate Vice President  
+1 905 334 9417  
alexander.silver@colliers.com

### Steven Fontes

Sales Representative  
+1 416 831 2161  
steven.fontes@colliers.com

### Tut Ruach\*

Broker  
+1 647 798 0994  
tut.ruach@colliers.com

The Vendor has retained Colliers (the “Agent or Advisor”) on an exclusive basis to offer for sale the Property located at 1703 & 1705 Bathurst Street (the “Property”). The Vendor invites interested parties to submit an offer to purchase The Property via a purchaser’s letter of intent (the “LOI”) or Agreement of Purchase and Sale (the “APS”) to the Advisor.

## Data Room Material

A data room has been set up for this transaction and prospective purchasers are strongly encouraged to access this data room in order to make their offers as unconditional as possible.

Please sign and return a copy of the Confidentiality Agreement included in the button below.

[Confidentiality Agreement](#)

OR

Please print the CA, complete, sign and email a scanned copy to the Advisor.

## Offering Guidelines

Offers will be presented to Vendor as they are submitted for Vendor consideration.

An offer should outline the terms for the purchase of the Property and should include, at a minimum, the following information and items:

1. Purchase price;
2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
3. Evidence of the Purchaser’s financial ability to complete the transaction;
4. Confirmation that the property will be purchased on an “as-is, where-is” basis;
5. Terms and conditions of closing including a schedule of timing and events to complete the transaction; and
6. An address, email address and fax number for the delivery of notices to the Purchaser.

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

## Offers should be directed to:

### Alexander Silver

alexander.silver@colliers.com

### Steven Fontes

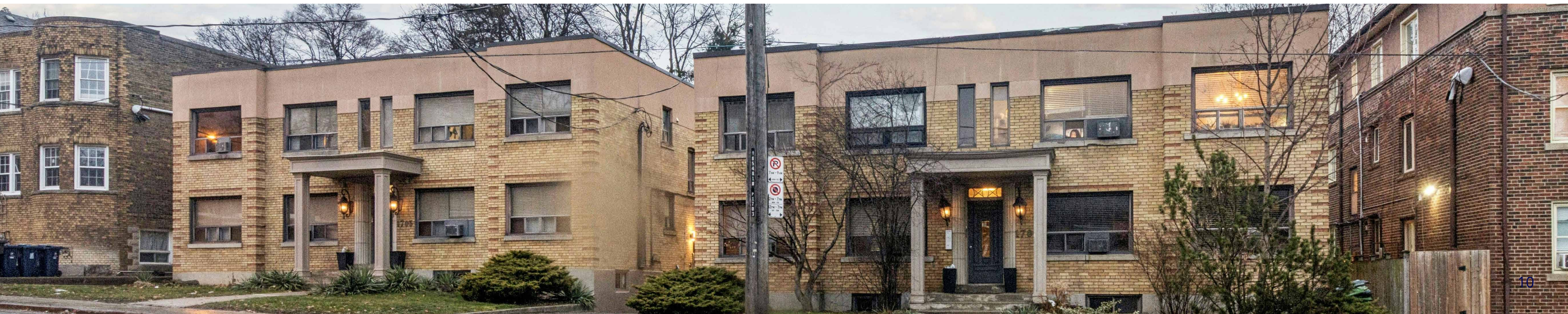
steven.fontes@colliers.com

### Tut Ruach

tut.ruach@colliers.com

## Review of Offers

Offers to purchase will be evaluated based upon the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.



**Alexander Silver\***

Associate Vice President

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