

FOR SALE

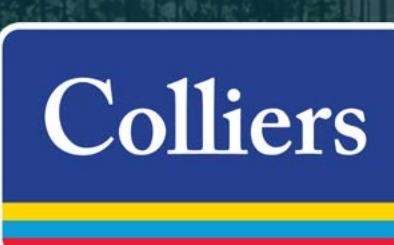
BOUTIQUE MULTIFAMILY BUILDING IN THE HEART OF HUMEWOOD



VAUGHAN GARDENS



205 VAUGHAN ROAD, TORONTO



Colliers

HISTORIC CHARACTER MEETS MODERN POTENTIAL

Introducing Vaughan Gardens, a boutique apartment building distinguished by its historic architecture and enduring character. Offering 46 units that blend timeless charm with modern convenience, Vaughan Gardens brings multifamily living to one of Toronto's most coveted neighbourhoods.

Just steps from downtown, the "Humewood" neighbourhood, is celebrated for its walkable lifestyle surrounded by cafés, shops, and green spaces, making it one of the city's most desirable addresses.



MIDTOWN LIVING

WITH DEEP ROOTS

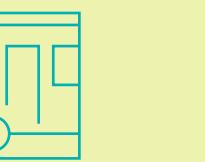
Vaughan Gardens is located in one of midtown Toronto's most established neighbourhoods, Humewood. The building carries the solid construction and generous layouts of Toronto's mid-century apartment stock, which has housed stable tenants for decades. Updated mechanical systems, refreshed common areas, and unit-by-unit improvements that unlock rental upside.

Properties in Humewood are rarely available, reflecting a neighbourhood defined by stability, established infrastructure, and consistent demand.



SALIENT FACTS

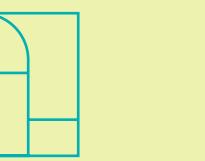
| | |
|-------------------------|---|
| Legal Description | PLAN M367 LOTS 44 & 45 |
| Address | 205 Vaughan Road |
| Number of Units | 46 Units |
| Storeys | 4 (3 above ground, 1 lower level) |
| Unit Breakdown | 1 Bedroom – 38 Units 2 Bedroom – 8 Units |
| Year Built | Circa – 1930 |
| In Place NOI | \$523,273 |
| Stabilized NOI (Year 4) | \$638,000 |



CENTRAL LOCATION
WITH IMMEDIATE
TRANSIT ACCESS



VIBRANT
NEIGHBOURHOOD WITH
DIVERSE AMENITIES



HISTORIC
CHARACTER BUILDING



WELL-MAINTAINED
BUILDING AND
LANDSCAPED GARDENS



DOWNTOWN TORONTO





FOUNDATIONS BUILT FOR MODERN LIVING



BUILDING SPECIFICATIONS & CAPITAL EXPENDITURES

Unit Renovations

30 suites have undergone varying levels of renovation with modern upgrades over the decades of current ownership

Security

Cameras

Laundry

On-site

Separate Metering

Hydro

Capital Improvements

2008: Windows & building entrance doors

2009: New roof

2010: Building exterior cladding - sides & courtyard

2014: Backflow prevention device

2015: Emergency generator

2017: Building foundation waterproofing

2018: Electrical panels conversion

2019: Fire rated doors

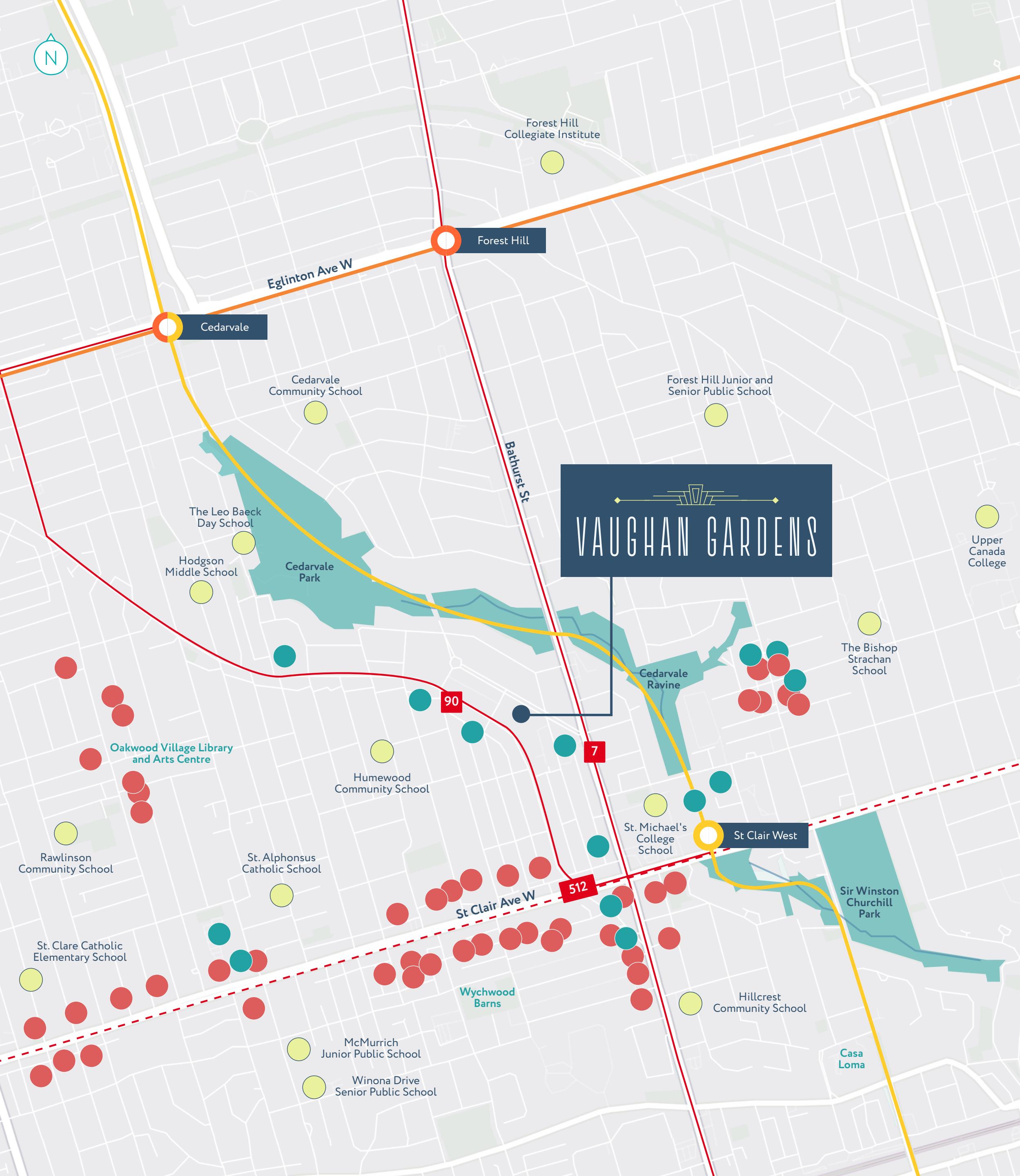
2019: Building retrofit per Toronto fire code

2020: Front fencing

2020: Storage tank replacement

2022: Security cameras

2015-2025: Kitchen & washroom renovations (to-date)



50+
RESTAURANTS

15+
SCHOOLS

14+
RETAIL

TRANSIT

- Yonge-University Line Subway
- Eglinton Line LRT
- TTC Bus Route
- TTC Streetcar Route

CITY ACCESS, NEIGHBOURHOOD CHARM

Nestled just 15 minutes from downtown Toronto, Humewood is a lush midtown neighbourhood known for its vibrant community and walkable lifestyle. A short stroll south leads to St. Clair West, where long-standing bakeries, cafés, and restaurants continue to draw crowds. Local dining spots, boutique shops, and everyday conveniences are all within easy reach, while nearby schools and the Oakwood Village Library & Arts Centre provide families with enriching opportunities close to home.

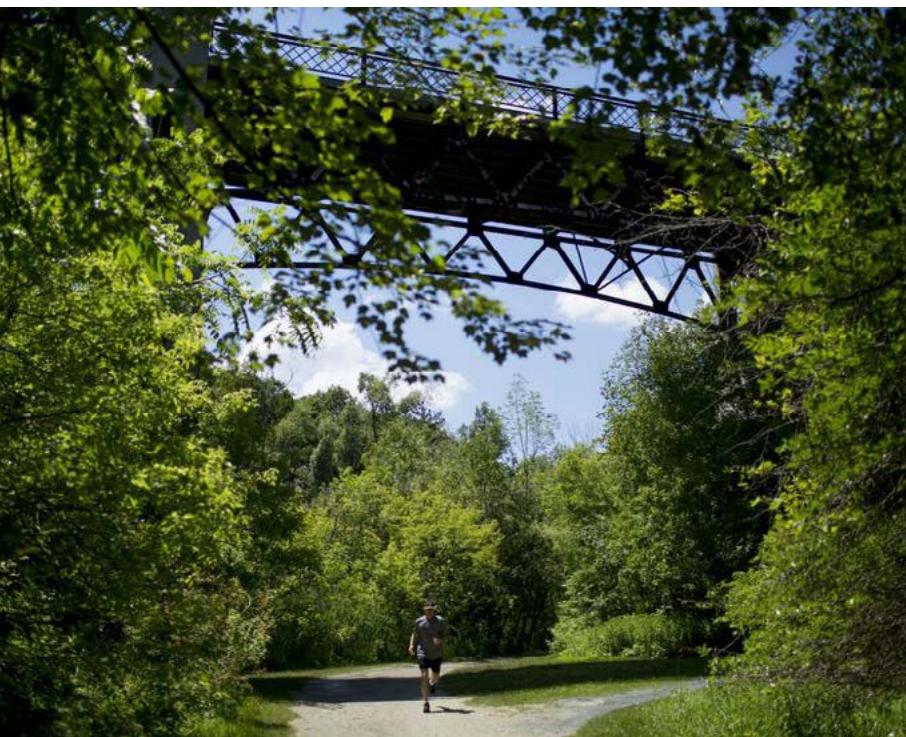
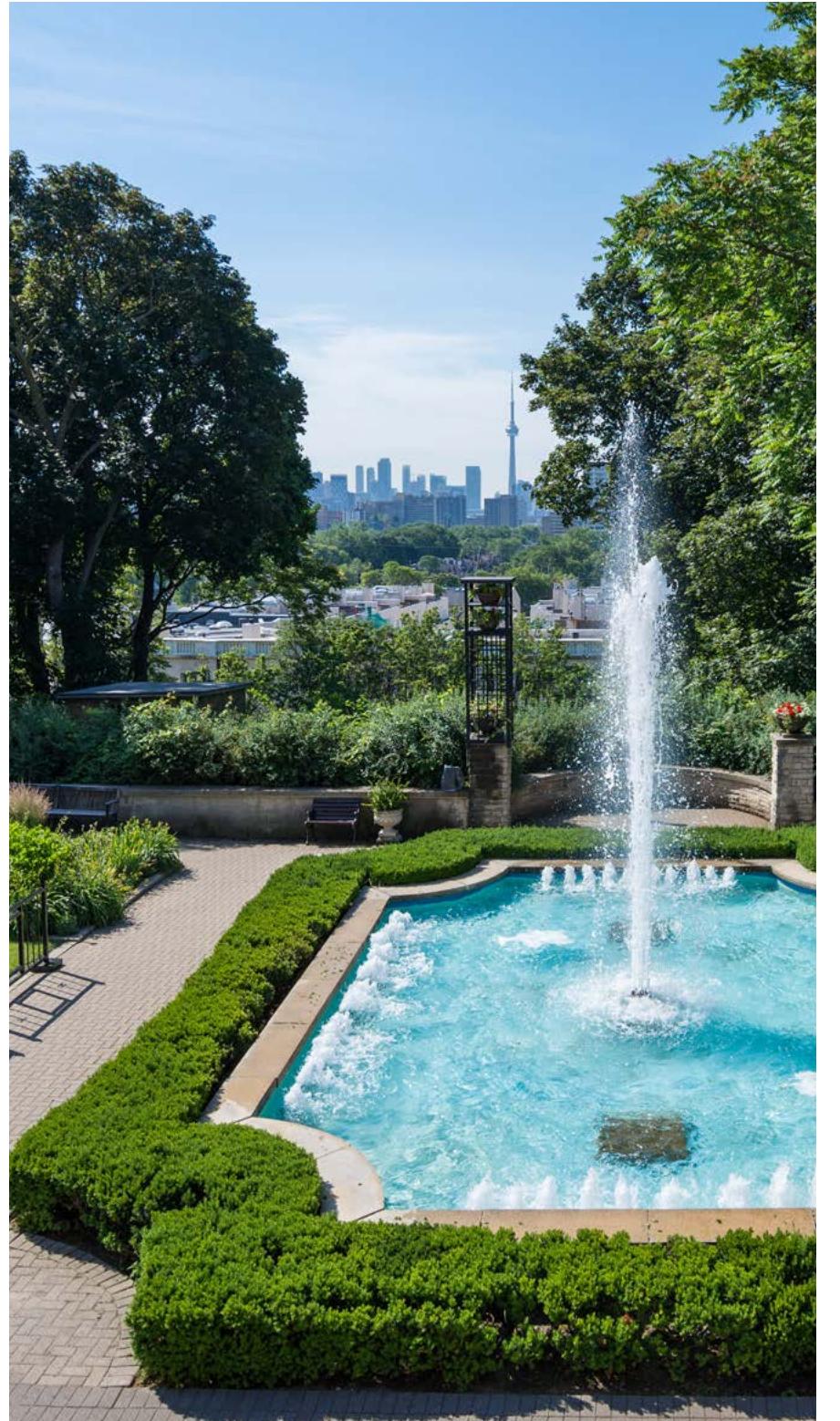
The neighbourhood's crown jewel is Cedarvale Ravine, a natural oasis with 7 kilometres of scenic trails linking transit hubs and surrounding streets. Dog walkers, joggers, cyclists, and families make full use of its recreational facilities and green spaces, creating a lively outdoor hub in a city where nature is highly valued. With beautifully landscaped surroundings and immediate access to public transit, including streetcar and bus routes along major avenues, Humewood offers seamless commuting options. Motorists also enjoy quick connections to Highway 401 via the Allen Road Expressway, making this coveted neighbourhood both picturesque and practical.

TENANT PROFILE

WHERE RESIDENTS CHOOSE TO STAY

The area around Vaughan Road attracts established professionals and long-term families who value stability and community. Residents choose the neighbourhood for qualities that endure – proximity to downtown, access to transit, and reputable schools create a tenant base with strong ties and reliable tenancy.

Toronto's rental market reached **98% occupancy** in 2024, with new supply unable to keep pace with population growth and immigration targets driving demand in transit connected areas. Vaughan Gardens stand out, offering entry into a market defined by low turnover, high incomes, and structural undersupply, making properties in an established neighbourhood like Humewood increasingly valuable.



DEMOGRAPHICS

(within 3km radius)

| | |
|--------------------------|-----------|
| Population | 255,631 |
| Under 20 | 39,874 |
| 20-64 | 139,062 |
| 64+ | 76,695 |
| Median Age | 39 |
| Average Household Income | \$212,329 |
| Households | 110,007 |

MARKET RENT ANALYSIS

| | 1 bedroom | 2 bedroom |
|-----------------------|------------|------------|
| Building Average Rent | \$1,525.55 | \$1,819.50 |
| Market Average Rent | \$1,940.00 | \$2,350.00 |
| Gap to Market | \$414.45 | \$530.50 |



OFFERING PROCESS

Exclusive Listing Agent

Alexander Silver*

Associate Vice President

+1 905 334 9417

alexander.silver@colliers.com

The Vendor has retained Colliers (the "Agent or Advisor") on an exclusive basis to offer for sale the Property located at 205 Vaughan Road, Toronto, Ontario (the "Property"). The Vendor invites interested parties to submit an offer to purchase The Property via a purchasers letter of intent (the "LOI") or Agreement of Purchase and Sale (the 'APS') to the Advisor.

Offering Guidelines

Offers will be presented to Vendors 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.

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](#) OR please print the Confidentiality Agreement, complete, sign and scan an email copy to the Advisor.

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 time lines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.

Offers should be directed to:

alexander.silver@colliers.com*

*Sales Representative



VAUGHAN GARDENS

205 VAUGHAN ROAD, TORONTO

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