

148, 158 & 162 Soudan Avenue, Toronto

Midtown Toronto Investment/Development Opportunity

Properties can be purchased together or separately | Bid Date: March 28th, 2024



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148, 158 & 162 Soudan Avenue

Opportunity

- To acquire up to three properties in the rapidly intensifying Yonge/Eglinton node
- Underutilized low-rise properties in Midtown Toronto
- Steps to the Yonge Subway line and Eglinton LRT
- All properties can be purchased together or separately
- Potential for up to 35 storeys in a future development per the Yonge Eglinton Secondary Plan
- Included in the Eglinton Major Transit Station Area



148 Soudan Ave.

Existing Site Details	
Site Area	15,016 sf
Site Dimensions	150 ft (D) x 100 ft (F)
Existing Use	34-unit co-ownership corporation
Suite Mix	Bachelor 4 1 Bed 24 2 Bed 6
Parking	16 underground stalls
Square Footage of Units	23,735 sf
Tenanted Units	12
Owner-Occupied Units	19
Vacant Units	3
ESA	Phase I (AiMS - 2024)

158 Soudan Ave.

Existing Site Details	
Site Area	2,562 sf
Site Dimensions	150 ft (D) x 17.5 ft (F)
Existing Use	Owner-occupied house

162 Soudan Ave.

Existing Site Details	
Site Area	1,884 sf
Site Dimensions	112 ft (D) x 16.8 ft (F)
Existing Use	House with 3 self-contained rental units

Planning Policies



Official Plan

The subject properties are designated Apartment Neighbourhoods in the City of Toronto Official Plan. The designation permits higher density residential uses and are typically made up of rental and condominium apartment buildings.

Secondary Plan

The subject properties fall within the Yonge Eglinton Secondary Plan. The properties are located in close proximity to the Yonge-Eglinton Centre, which is intended to serve as the focal point of the area. Within the Secondary Plan, the properties are designated Apartment Neighbourhoods and are intended to accommodate heights of 20-35 storeys.

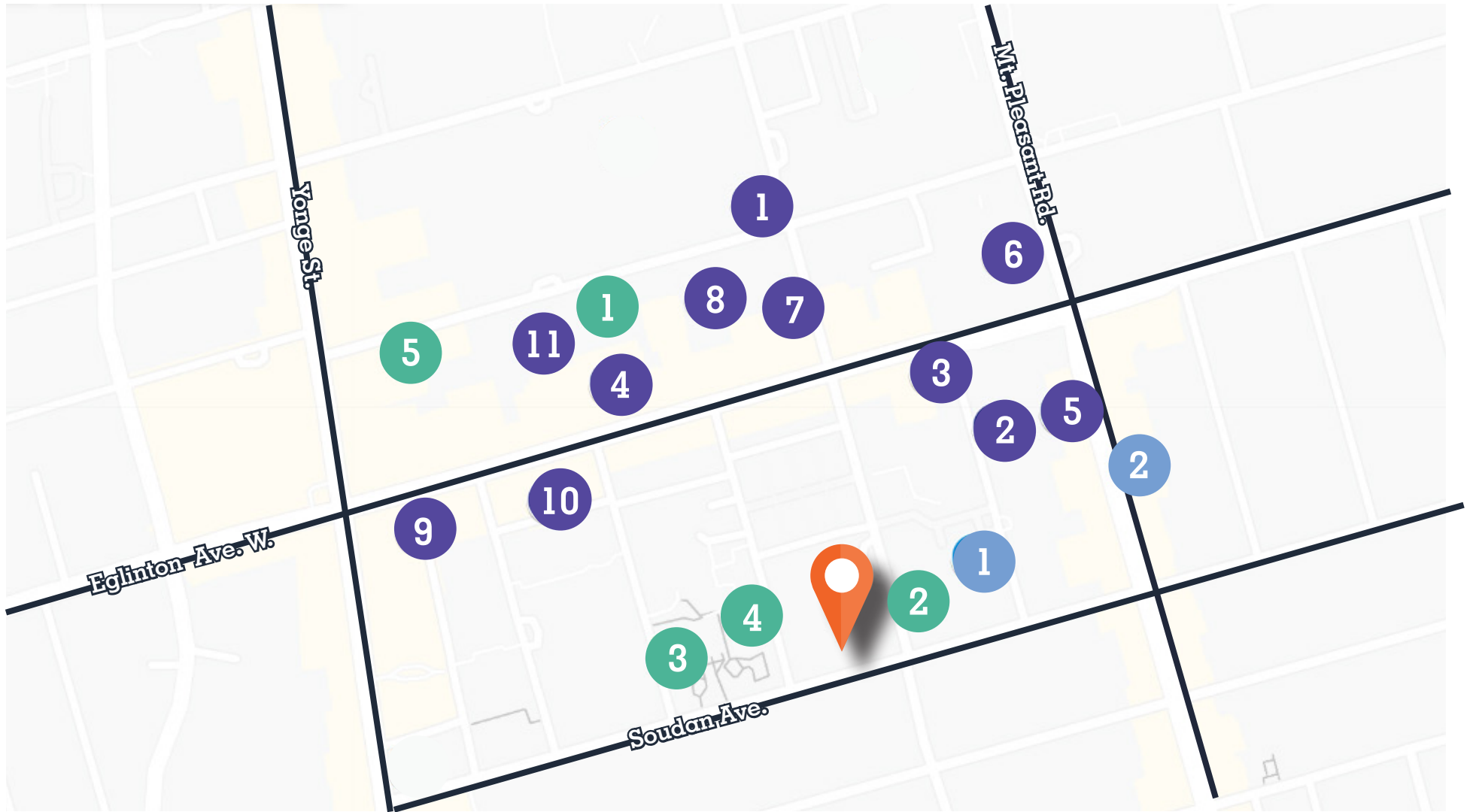
Major Transit Station Area

The properties are located within 500m of the Eglinton TTC Station, making it part of the Eglinton MTSA. MTSA's support higher density developments to increase the efficiency and viability of existing or planned higher order transit stations.

Zoning By-Law

The properties are zoned Residential - R (d0.6) (x914)

Developments in the Area



- Proposed - Condo
- Proposed - Rental
- Occupied - Rental

Developments in the Area

Proposed - Condo

	Address	Storeys	Total GFA	Site Area	Units	Density	Status
1	170 Roehampton Ave	49	407,936	28,191	686	14.47x	Approved
2	61-75 Brownlow Ave	59 & 59	1,046,189	61,913	1,495	16.90x	Under Review
3	181-191 Eglinton Ave E	40	381,742	28,471	479	13.41x	OLT Appeal
4	90-110 Eglinton Ave E	57 & 59	1,021,527	58,663	1,116	17.41x	Under Review
5	744-758 Mt Pleasant Rd	35	311,089	25,189	398	12.35x	Approved
6	808 Mt Pleasant Rd	35	350,117	29,827	514	11.74x	Approved
7	150-164 Eglinton Ave E, 134-140 Redpath Ave	49 & 52	828,583	55,671	889	14.88x	Under Review
8	141 Roehampton Ave	58	527,792	31,829	809	16.58x	OLT Appeal
9	1 Eglinton Ave E	65	591,049	20,965	600	28.19x	Approved
10	55 Eglinton Ave E	51	436,628	16,280	461	26.82x	Approved
11	77 Roehampton Ave	50	407,920	29,256	624	13.94x	Under Review

Proposed - Rental

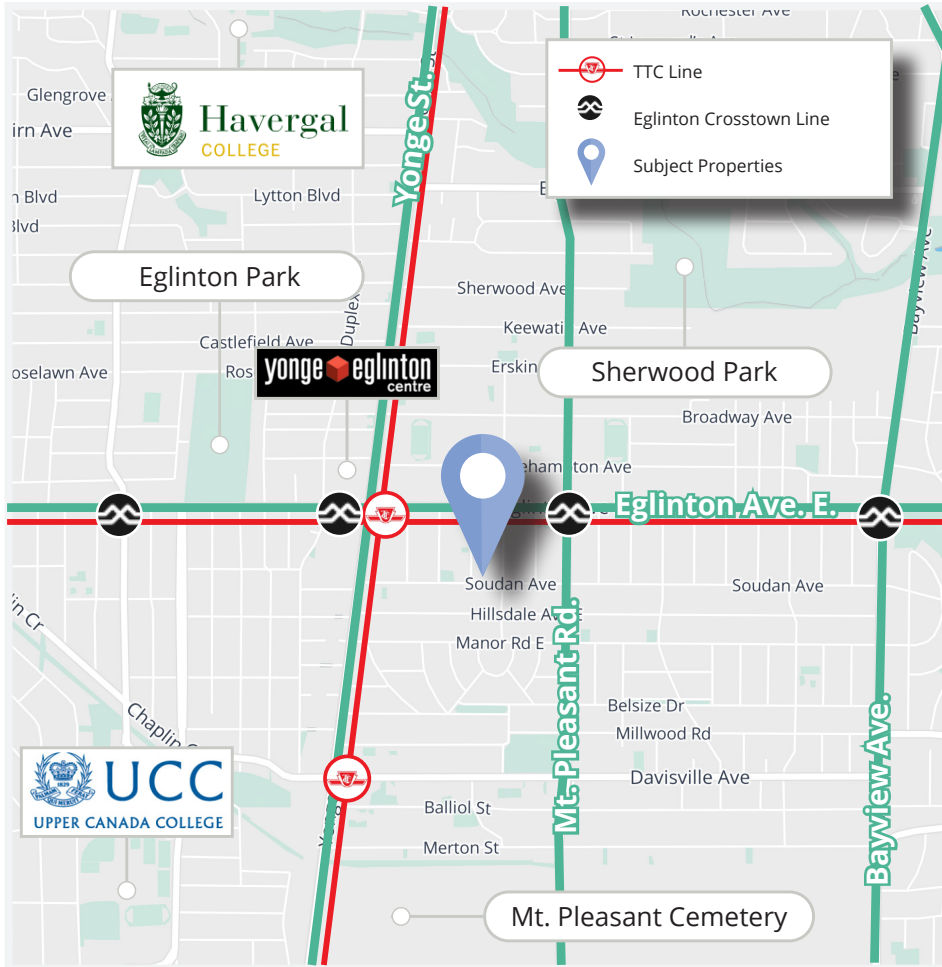
	Address	Storeys	Total GFA	Site Area	Units	Density	Status
1	190-200 Soudan Ave, 18 Brownlow Ave	21	134,478	62,762	154	2.14x	Approved
2	717-733 Mount Pleasant Rd	27	231,558	31,958	325	7.25x	Approved

Occupied - Rental

	Address	% Leased	Storeys	Units	Avg Unit Size	Opening Date	Monthly Rent \$/sf
1	101 Roehampton Ave	21%	38	255	711	Oct-23	\$4.12
2	71 Redpath Ave	54%	21	180	724	Nov-22	\$5.17
3	33 Dunfield Ave	99%	26	288	596	Jan-20	\$4.47
4	44 Lillian St	100%	24	272	594	Oct-19	\$4.39
5	15 Roehampton Ave	97%	36	401	612	Feb-19	\$4.35

Location Overview

Midtown | Toronto



The properties are located on the north side of Soudan Avenue in the affluent Yonge-Eglinton neighbourhood of Midtown Toronto and are an ideal candidate for residential redevelopment. The properties are strategically located in one of Toronto's most sought after neighbourhoods and are located within 550m of the Eglinton TTC station, providing easy transit access throughout the city.



5 Minute Walk
TTC & Eglinton LRT Line

25 Minute Drive
Downtown Toronto

Yonge & Eglinton

90/100
Transit Score

175,489
Population

68/100
Bike Score

\$146,068
Median Household Income

44%
Homeownership Rate

76.9%
Education: Bachelor's Degree or Higher

7.9%
Forecasted Population Growth

98/100
Walk Score

For Sale

148, 158 & 162 Soudan Avenue, Toronto

Pricing and offering process

The Properties are being offered for sale, "Unpriced" and can be purchased together or separately.

All properties must be offered on individually.

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

Bid Date: March 28th, 2024 @ 3:00pm

For More Information About this Offering:

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