

116 GLEN MANOR

TORONTO, ON

For Sale



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EXECUTIVE
SUMMARY

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EXECUTIVE SUMMARY

Colliers Macaulay Nicolls Inc., Brokerage (the "Advisor") is pleased to offer for sale a 100% freehold interest in 116 Glen Manor Drive (the "Property") in the East End of Toronto.

Located within a 20 minute drive from downtown Toronto, this offering consists of a freestanding, three storey plus basement residential building situated on a 4,123 SF site. The property contains 12 one-bedroom residential units, one of which is currently leased to a commercial tenant on the ground floor, all within a well established neighbourhood setting. Built in 1954 and zoned under Former By Law 438 86 – H12.0, the asset presents a rare opportunity to acquire a stabilized, low rise multifamily building in one of Toronto's most desirable east end communities.

Well maintained and offering a welcoming environment, the property has benefitted from ongoing care, with suites updated upon turnover and common areas reflecting a clean, character rich mid century style. With strong underlying fundamentals, long term demand in the Beaches area, and the security of a proven residential unit mix, this property provides investors with a stable income producing asset and meaningful potential for future value growth.



02

PROPERTY
OVERVIEW

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PROPERTY SUMMARY

Address 116 Glen Manor Drive, Toronto, ON

Site Area 4,123 SF (0.40 Acres)

Number of units
11 Residential
1 Commercial

Storeys 3 + Basement

Suite Mix 12 x 1 Bedroom

Current Zoning Former By-Law 438-86 – H12.0

Year Built 1954



20-Minute drive to
downtown Toronto



Steady income from stabilized
rents



Projected Year 1 NOI
of \$207,276, with further
income growth potential



Vibrant neighbourhood
with multiple amenities
in walking distance
from property



All hydro separately
metered and paid
directly by tenants

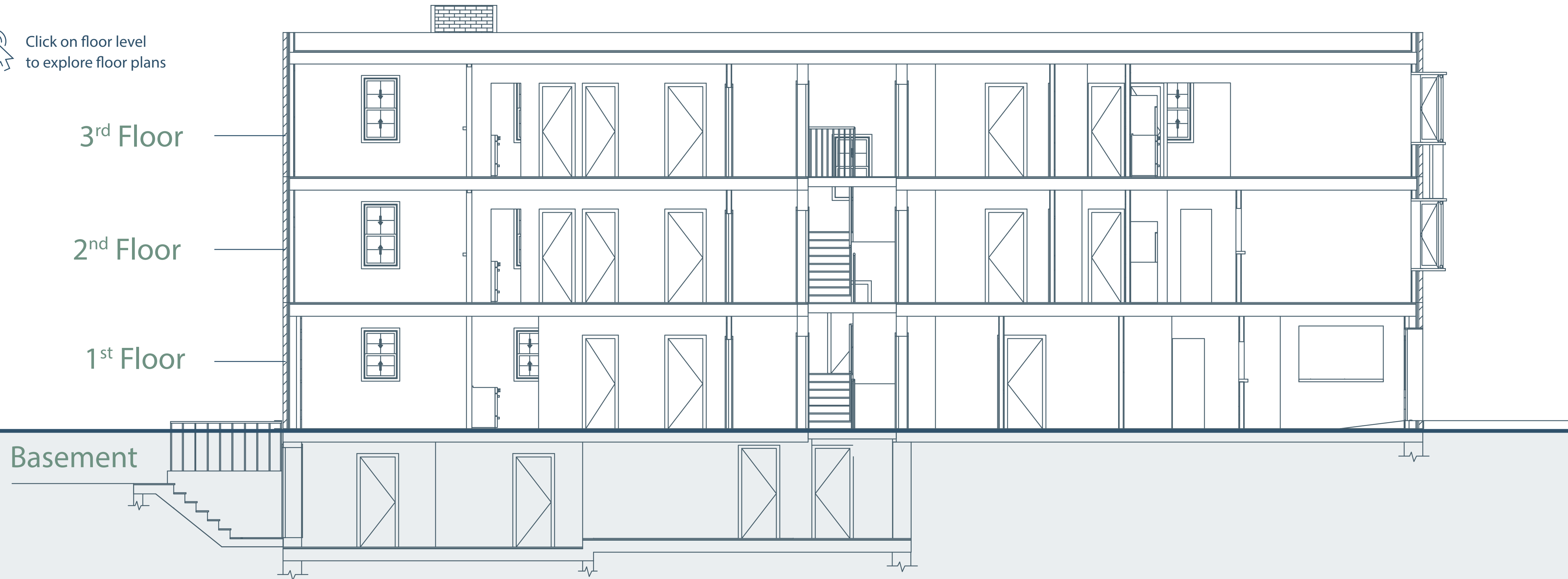


Owned laundry
machines provide
additional income

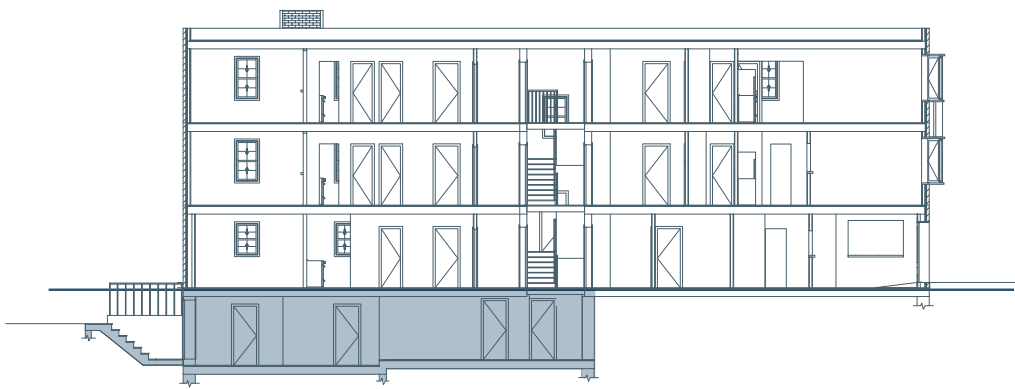
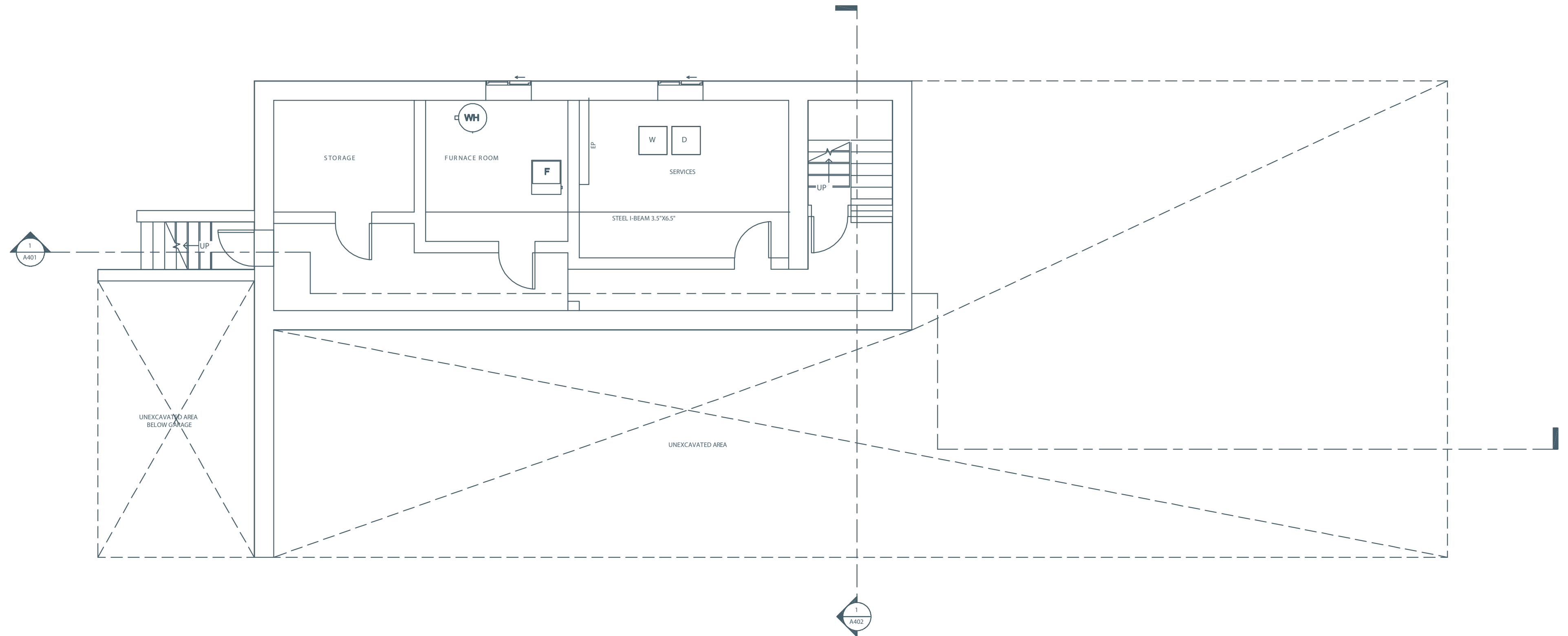


BUILDING & FLOORPLANS

Click on floor level
to explore floor plans



BASEMENT

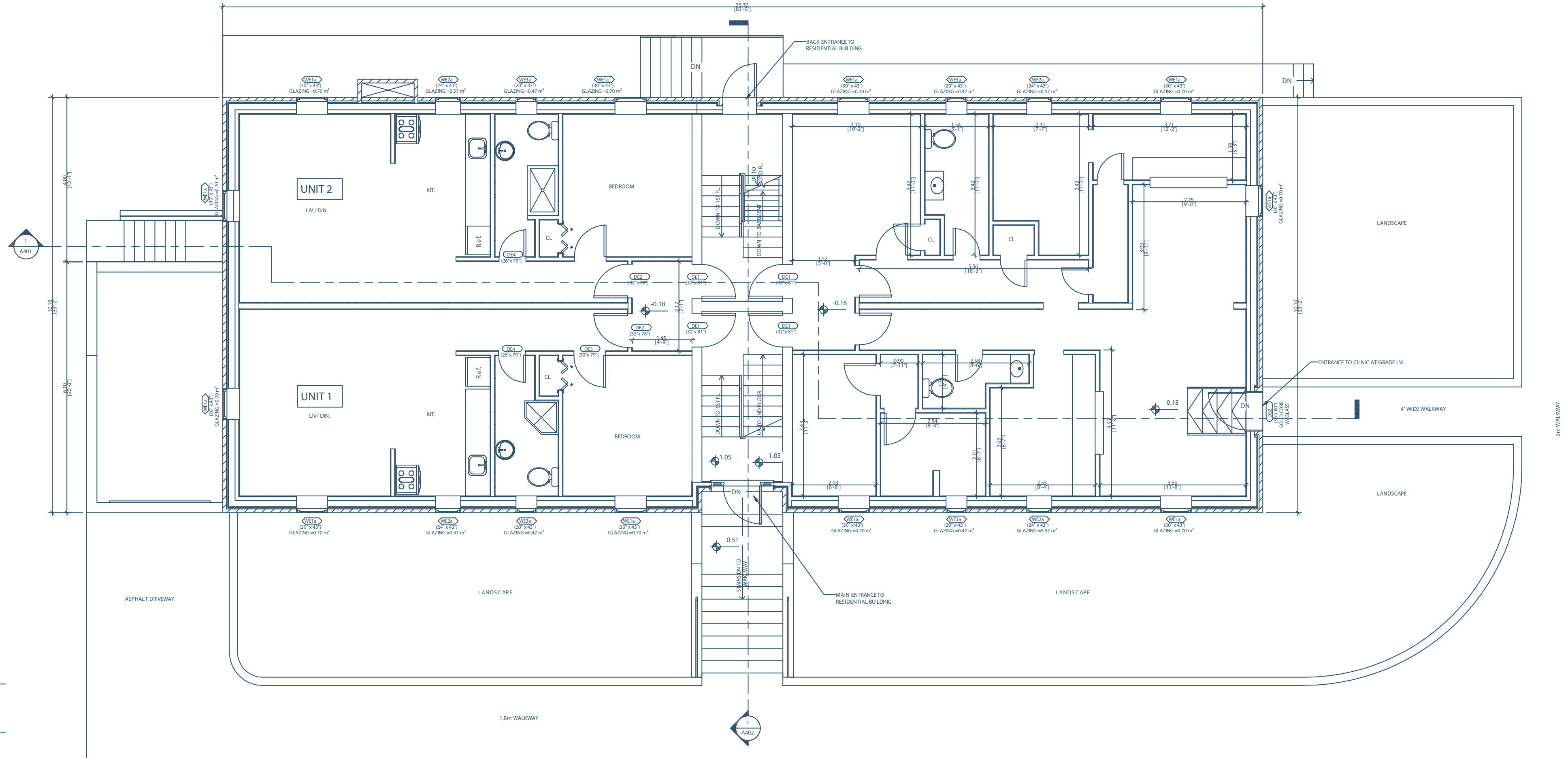
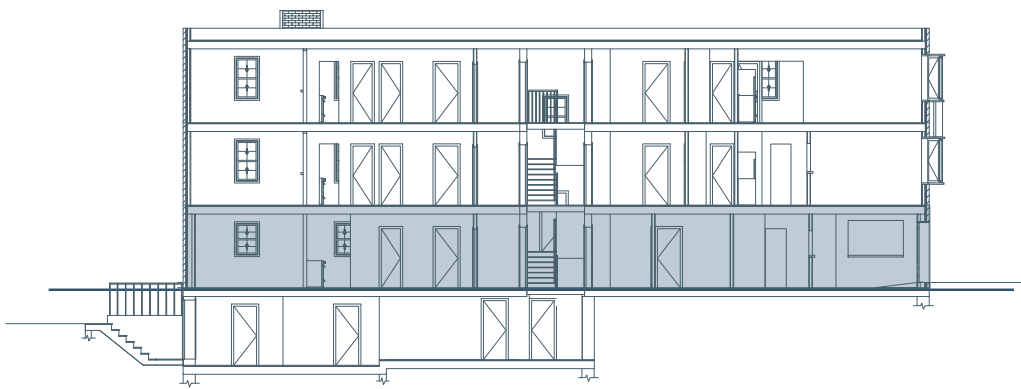


Services 114.38 SF

Furnace Room 128.89 SF

Storage 214.20 SF

1ST FLOOR



Unit 01 606.72 SF

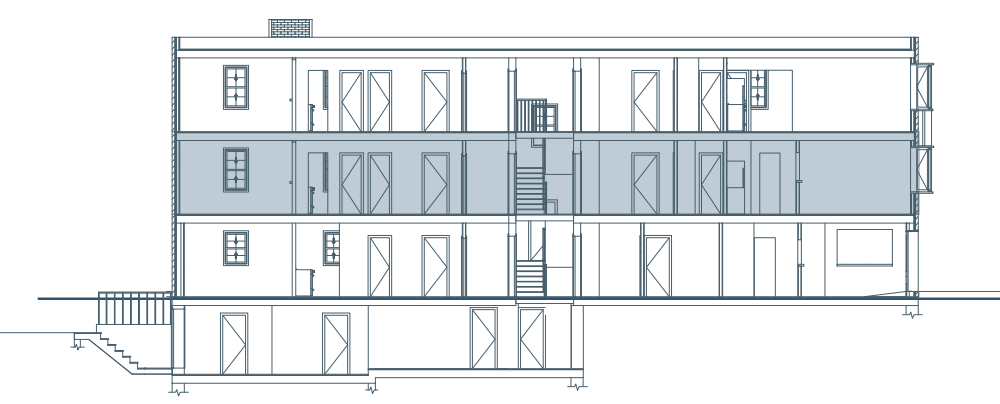
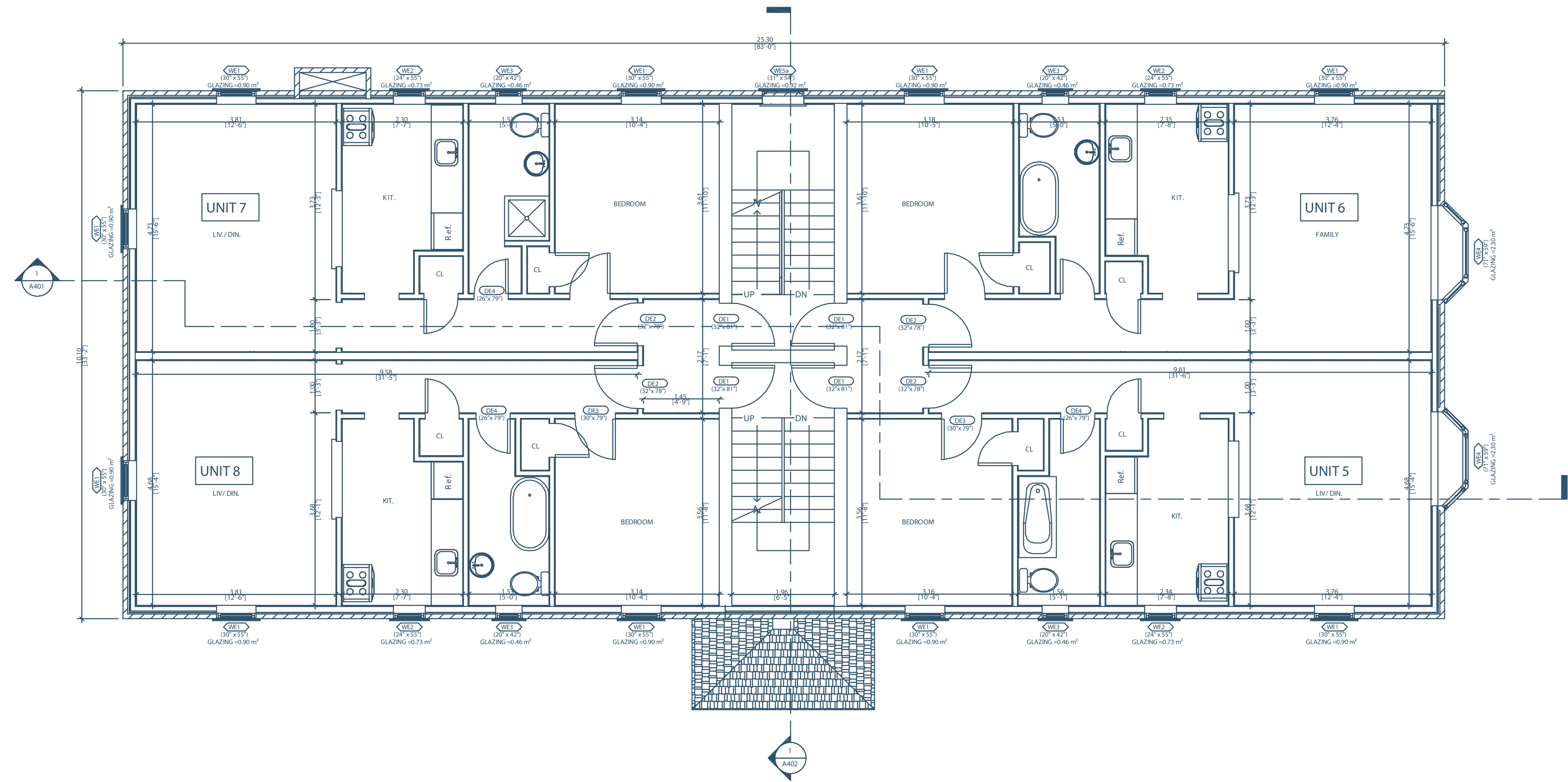
Unit 02 618.14 SF

Unit 03 ~ 600.00 SF

Unit 04 ~ 600.00 SF

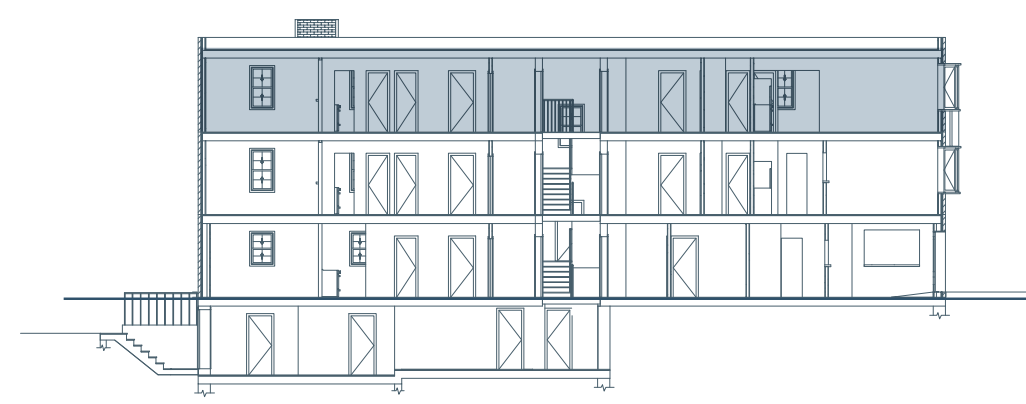
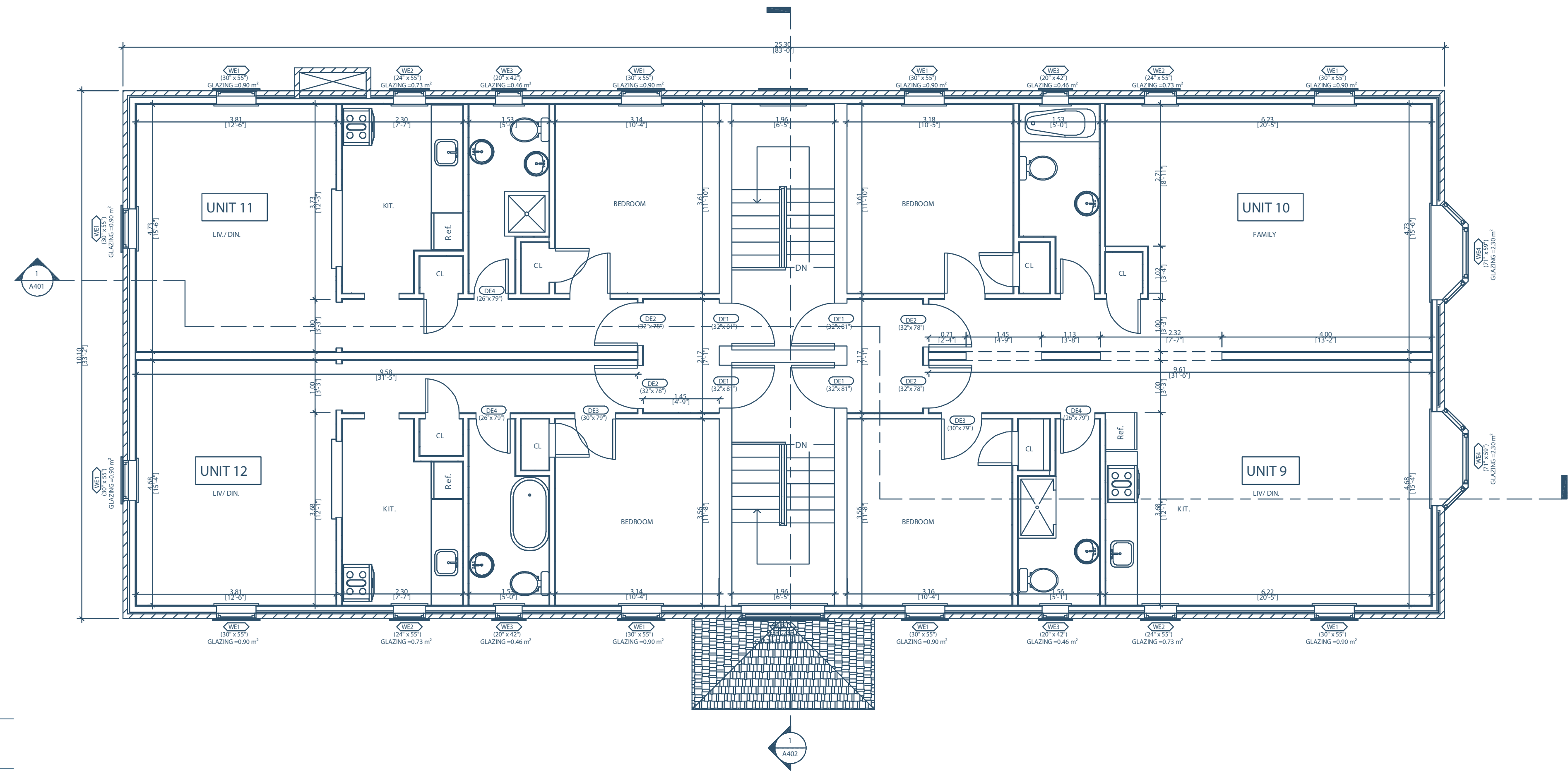
*Plans not 100% accurate as-built

2ND FLOOR



Unit 05	613.43 SF
Unit 06	619.73 SF
Unit 07	618.14 SF
Unit 08	618.14 SF

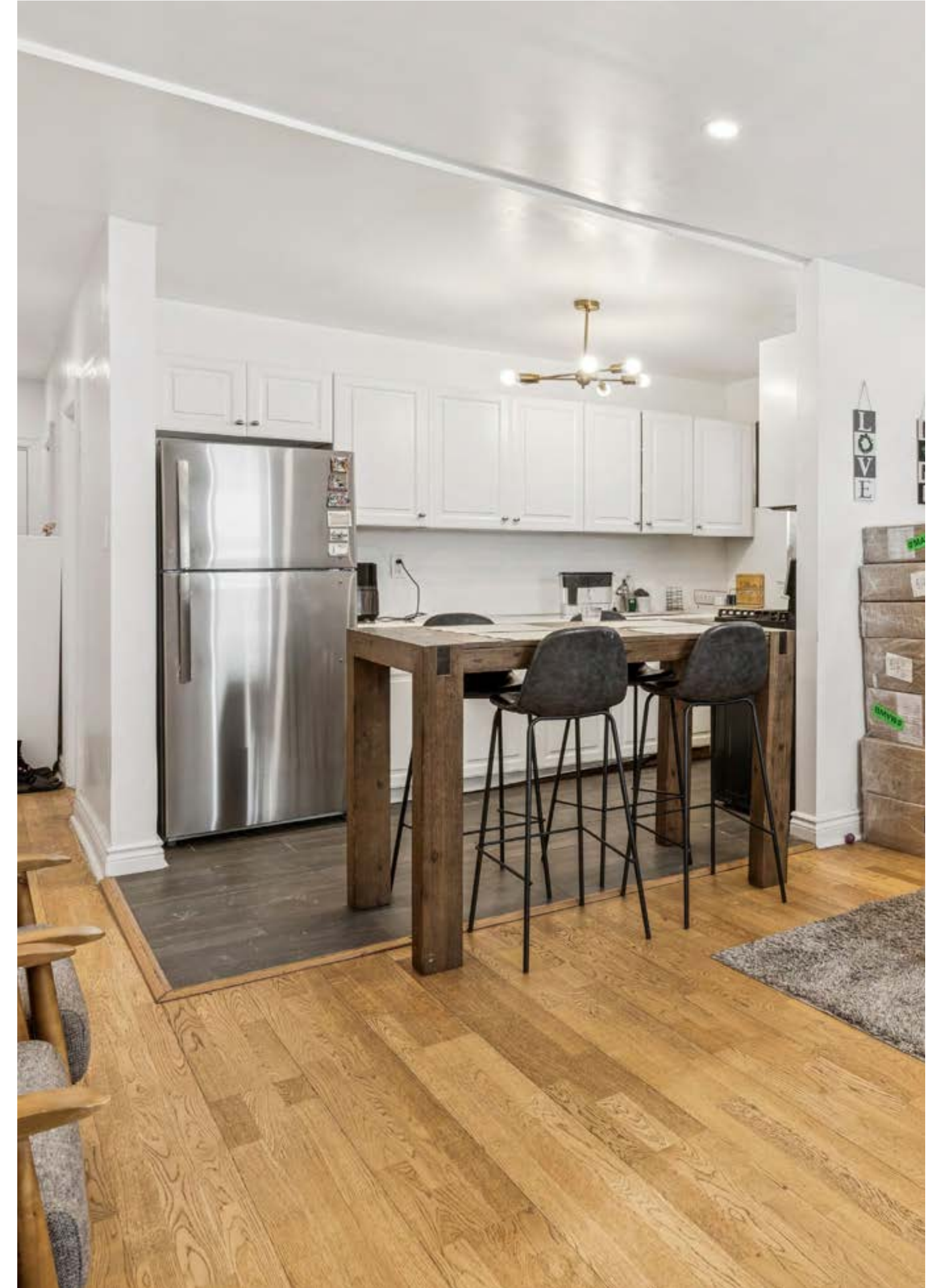
3RD FLOOR



Unit 09	613.43 SF
Unit 10	619.73 SF
Unit 11	618.14 SF
Unit 12	618.14 SF

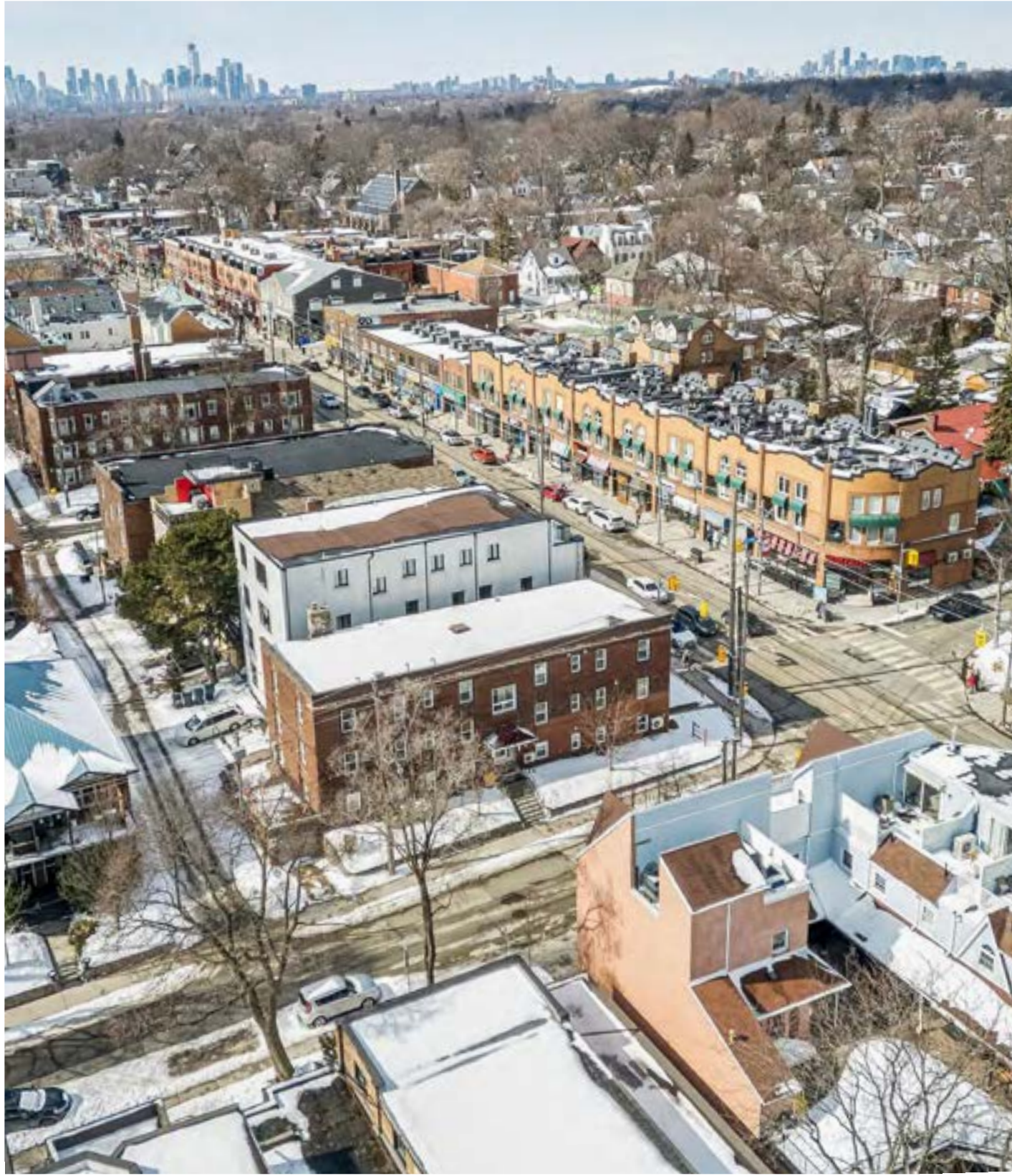


GALLERY



GALLERY

EXTERIOR



GALLERY



03

LOCATION
OVERVIEW

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ABOUT THE AREA

Toronto, ON

Toronto's Beaches neighbourhood offers a mix of nature and city living, with many nearby outdoor spaces contributing to its relaxed, waterfront character. The vibrant Queen Street East corridor adds to the area's appeal, providing a wide range of dining, shopping, and essential services in a walkable setting.

Supported by strong local amenities, including schools, recreation options, daily conveniences, and a community focused atmosphere, the neighbourhood delivers a well rounded and highly desirable residential environment. Its combination of accessibility, lifestyle offerings, and natural surroundings contributes to long term demand and an exceptional quality of life.

Top Occupation Profile:

22%

Business, Finance and Administration

20%

Sales and Service

15%

Education, Law and Social, Community and Government Services

11%

Natural and Applied Sciences

Top Industries:

15%

Professional, Scientific and Technical Industries

11%

Health Care and Social Assistance

9%

Educational Services

9%

Retail Trade



Toronto's workforce continues to expand, reaching over 1.62 million jobs in 2025 ^{*1}



Strong office-sector growth fuels demand for commercial space ^{*1}



The East End's wards have growing, diverse, and highly educated populations ^{*2}



Ontario added 80,900 net new jobs in 2025, driven by full-time, higher-skilled roles ^{*3}



Employment in high-value sectors (tech, sciences, services) continues to rise ^{*3}

^{*1}: Toronto Employment Survey Bulletin 2025

^{*2}: Demographics – Citywide Map Ward Profiles – TABIA

^{*3}: January to December, 2025 | Ontario Employment Reports | ontario.ca

	5 KM	10 KM	20 KM
Population	273,645	1,128,945	3,032,490
Projected population by 2035	286,256	1,268,682	3,310,694
Population in the Labour Force	159,136	692,171	1,772,605
Labour Employment Rate	91%	92%	91%
Median Age	40	37	38
Average Household Income	\$158,942	\$157,418	\$149,586

Colliers Hydra, 2025

AMENITIES

30+

Restaurants

10+

Retailers

8+

Recreation

8+

Grocery Stores

5+

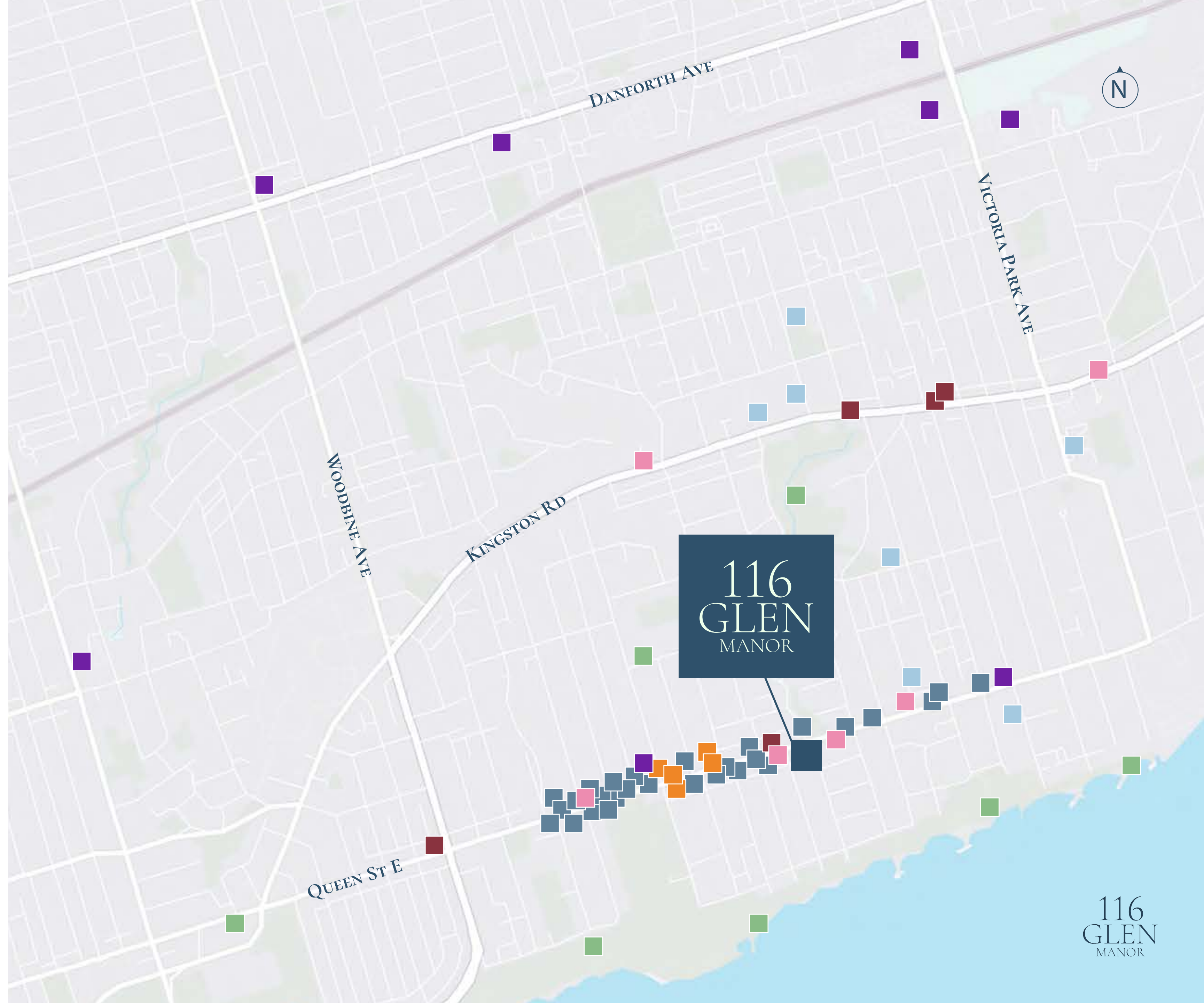
Pharmacies

5+

Schools

5+

Banks



TRANSIT

Drive Times

Danforth GO Station	5 Min
Scarborough GO Station	10 Min
Union Station	13 Min
Keneedy GO/Subway Station	13 Min
Billy Bishop Toronto City Airport	19 Min
Toronto Pearson Intl. Airport	40 Min

Streetcar & Bus Stops

Queen St East at Glen Manor Dr 301 / 501
Queen St East at Wineva Ave 301 / 501
Queen St East at Beech Ave 301 / 501
Coxwell Ave at Eastwood Rd 22 / 322 / 322S Night







 **97**
Walk Score

 **87**
Bike Score

 **67**
Transit Score



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-  TTC Subway Line 1
-  TTC Subway Line 2
-  TTC Streetcar
-  TTC Bus
-  VIA Rail
-  GO Transit

04 MARKET OVERVIEW

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COMPARABLE SALES



1 2150 Queen St E	
Sale Date	2/20/2025
Number of Units	16
Site Size (ac)	0.17
Sale Price	\$4,000,000
Price Per Door	\$250,000



2 2461 Queen St E	
Sale Date	12/11/2023
Number of Units	10
Site Size (ac)	0.11
Sale Price	\$5,660,000
Price Per Door	\$566,000



3 257 Torrens Ave	
Sale Date	11/3/2023
Number of Units	17
Site Size (ac)	0.28
Sale Price	\$7,400,000
Price Per Door	\$435,294



4 223 River St	
Sale Date	5/25/2023
Number of Units	10
Site Size (ac)	0.12
Sale Price	\$4,600,000
Price Per Door	\$460,000



5 53 Dawes Rd	
Sale Date	1/19/2023
Number of Units	13
Site Size (ac)	0.17
Sale Price	\$4,710,000
Price Per Door	\$362,308



6 4 Newbold Ave	
Sale Date	8/3/2022
Number of Units	12
Site Size (ac)	0.26
Sale Price	\$4,400,000
Price Per Door	\$366,667



7 2477 Queen St E	
Sale Date	5/31/2022
Number of Units	11
Site Size (ac)	0.11
Sale Price	\$4,370,000
Price Per Door	\$397,273



8 1 Kingswood Rd	
Sale Date	2/2/2022
Number of Units	12
Site Size (ac)	0.12
Sale Price	\$4,680,000
Price Per Door	\$390,000



COMPARABLE RENTAL SURVEY

		One Bedroom	PPSF
1	121,131 Minerva Ave	\$1,999	\$3.34
2	2412 Queen St E	\$1,850	\$3.08
3	2402-2406 Queen St E	\$2,084	\$3.75
4	85 Beech Ave	\$1,850	\$3.36
5	2134 Queen St E	\$1,995	\$3.78
6	1080 Kingston Rd	\$2,063	\$3.93
	Average	\$1,974	\$3.54
	High	\$2,084	\$3.93
	Low	\$1,850	\$3.08



05

OFFERING
PROCESS

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OFFERING PROCESS

The Vendor has retained Colliers Macaulay Nicolls Inc., Brokerage (the “Advisor”) on an exclusive basis to offer for sale 116 Glen Manor Drive (the “Property”).

The Vendor welcomes interested parties to submit an offer to Purchase the Property on the Purchaser’s choice of forms to Colliers at any time. Following a review of the proposals, the Vendor may elect to negotiate with a single Purchaser or select a short-list of Purchasers. The Purchaser with the most attractive terms will be selected to negotiate a binding agreement of Purchase and Sale. Purchasers are encouraged to complete as much pre-offer due diligence on the properties and information provided as the process and timeline permits.

SITE VISITS

Property tours can be coordinated on a case-by-case scenario. Please coordinate with listing team.

SALE CONDITIONS

The Property and all fixtures, chattels and equipment included are to be Purchased on an “as is, where is” basis and there is no warranty, expressed or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof.

Any information related to the Property which has been or may be obtained from the Vendor, the Advisor or any other person, by a Prospective Purchaser, will have

been provided solely for the convenience of the Prospective Purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an Agreement of Purchase and Sale.

DUE DILIGENCE

Purchasers shall be provided with all due diligence materials regarding the Property via an online data room following the execution of a confidentiality agreement. In addition, access for inspections and reviews will be granted in accordance with the Agreement.

DEPOSITS

An initial deposit of no less than 5% of the purchase price shall be paid by certified cheque to Colliers, upon execution of a formal Agreement of Purchase and Sale.

A further deposit of no less than 5% of the purchase

price by certified cheque shall be paid to Colliers, upon waiver of any Purchaser’s Conditions.

OBLIGATIONS OF THE VENDOR

The Vendor is not obligated to accept the highest bid or any agreement, nor is it obligated to state any reason for accepting or declining any agreement, nor will it be obligated to pay any costs incurred in connection with the preparation of any agreement.

The Vendor will not be responsible for any damages alleged to have been suffered by Prospective Purchasers due to the failure of the Vendor to follow the procedures recommended herein.

OFFERING PROCESS

DISCLAIMER

Neither the Vendor nor the Advisor, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this CIM, the Additional Information, or of any other information given or statements made by any of them and such material, information, or statements should not be relied upon by Prospective Purchasers without independent investigation and verification. All material, information, or statements are provided as a convenience to Prospective Purchasers only. The Vendor, the Advisor and the irrelative affiliates, directors, officers,

shareholders, employees, agents, solicitors, accountants, Advisors and other representatives expressly disclaim any and all liability for any errors or omissions contained in the initial Property Summary, the CIM or in the Additional Information or in any other oral or written communications given or made available to Prospective Purchasers.

This CIM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislation No securities commission or regulatory authority in Canada, the United States of America or any other country has in anyway passed judgment upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this CIM.

The Vendor and the Advisor reserve the right to withdraw, amend or replace all or any part of this CIM at any time and undertake no obligation to provide Prospective Purchasers with access to any additional information, including all or any of the Additional Information. In all cases, Prospective Purchasers should conduct their own investigation and analysis of the Property. Any sale of the Property will be subject to the terms of an accepted Offer to Purchase, which will supersede all prior communications, including this CIM.



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TORONTO, ON

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