

3838

BLOOR ST W

- FORMER SENIORS RESIDENCE
- ± 0.208 ACRES



2

BOTFIELD AVE

- SINGLE-FAMILY RESIDENTIAL DOUBLE-WIDE LOT
- ± 90.12 FEET OF FRONTAGE



ADJACENT LISTINGS FOR SALE NEAR BLOOR STREET WEST & KIPLING AVENUE, ETOBICOKE • CAN BE SOLD TOGETHER OR INDIVIDUALLY

2

BOTFIELD AVE

RESIDENTIAL DOUBLE-WIDE LOT
ETOBICOKE, ON

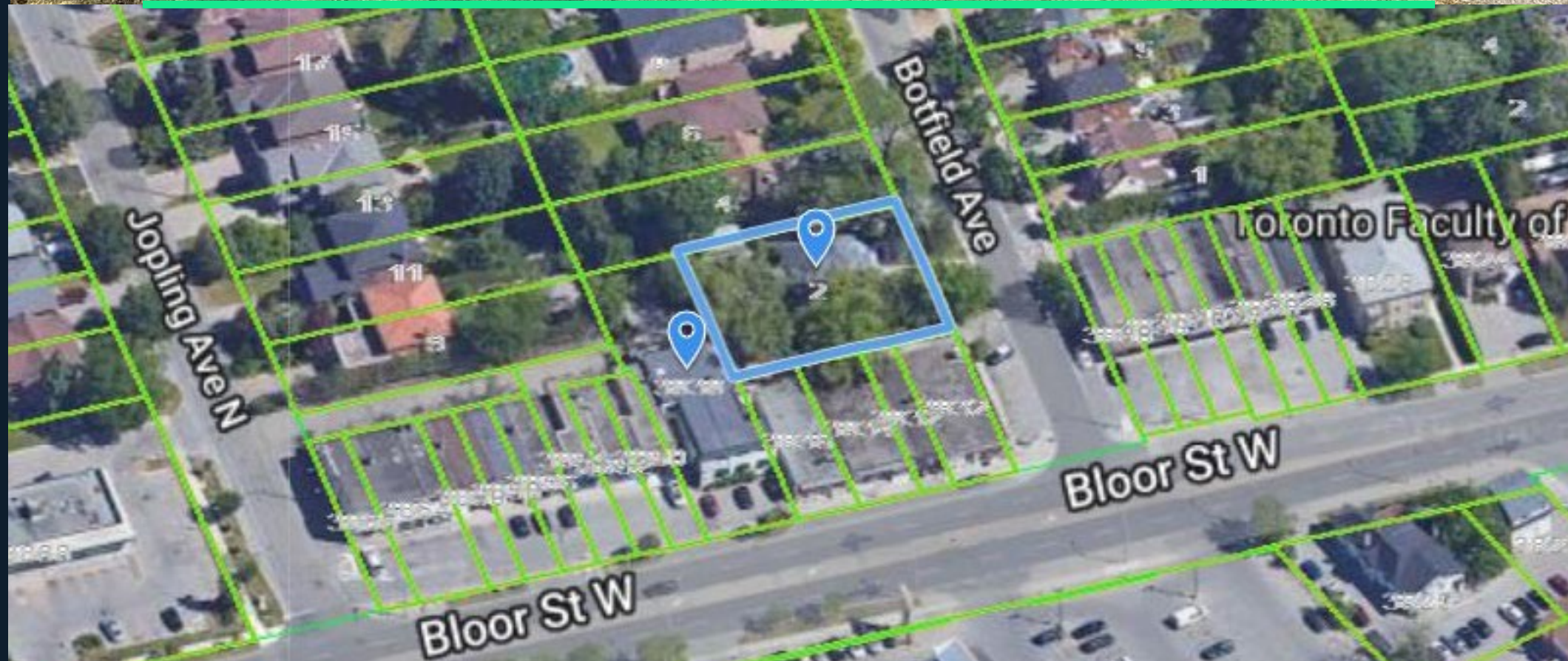
THE OFFERING

CBRE Limited is pleased to offer for sale 2 Botfield Avenue in Etobicoke, Ontario (the "Site" or "Property"). This Site offers a fully tenanted single-family dwelling on a double-wide, 0.228 acre residential lot. The Site is just north of Bloor Street West and is 850m from Kipling TTC and GO Train Station. It is also just 1.8km to Highway 427. The rear portion of the Property abuts a neighbouring Site for sale at 3838 Bloor Street West. See the following page for more information. The Properties can be sold together or individually.

SITE DETAILS

Address	2 Botfield Avenue	
Main Intersection	Bloor Street West, west of Kipling Avenue	
PIN	075400068	
Frontage	+/- 90.12 ft. on Botfield Avenue	
Depth	+/- 110.15 ft.	
Total Land Area	+/- 0.228 acres	
Official Plan	Neighbourhoods	
Zoning	R2 - Residential	CLICK HERE TO VIEW PERMITTED USES

ASKING PRICE: \$2,900,000



38 BLOOR ST W

FORMER SENIORS RESIDENCE
ETOBICOKE, ON

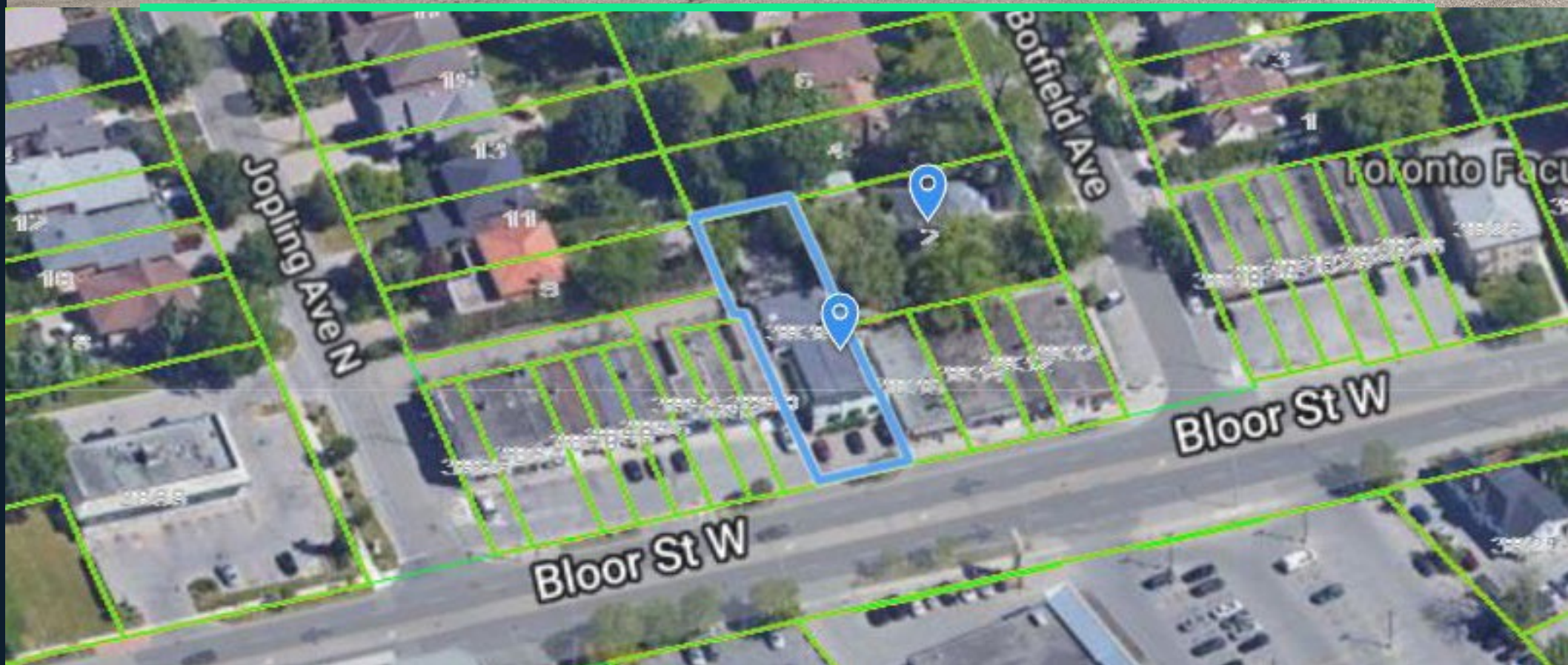
THE OFFERING

CBRE Limited is pleased to offer for sale 3838 Bloor Street W in Etobicoke, Ontario (the "Site" or "Property"). This Site consists of a former multi-unit Senior's Living Facility. It is well equipped with accessible dwelling units, washrooms, elevators, kitchen space and common space. The Site is directly on Bloor Street West and is 850m from Kipling TTC and GO Train Station. It is also just 1.8km to Highway 427. The rear portion of the Property abuts a neighbouring Site for sale at 2 Botfield Avenue. See the previous page for more information. The Properties can be sold together or individually.

SITE DETAILS

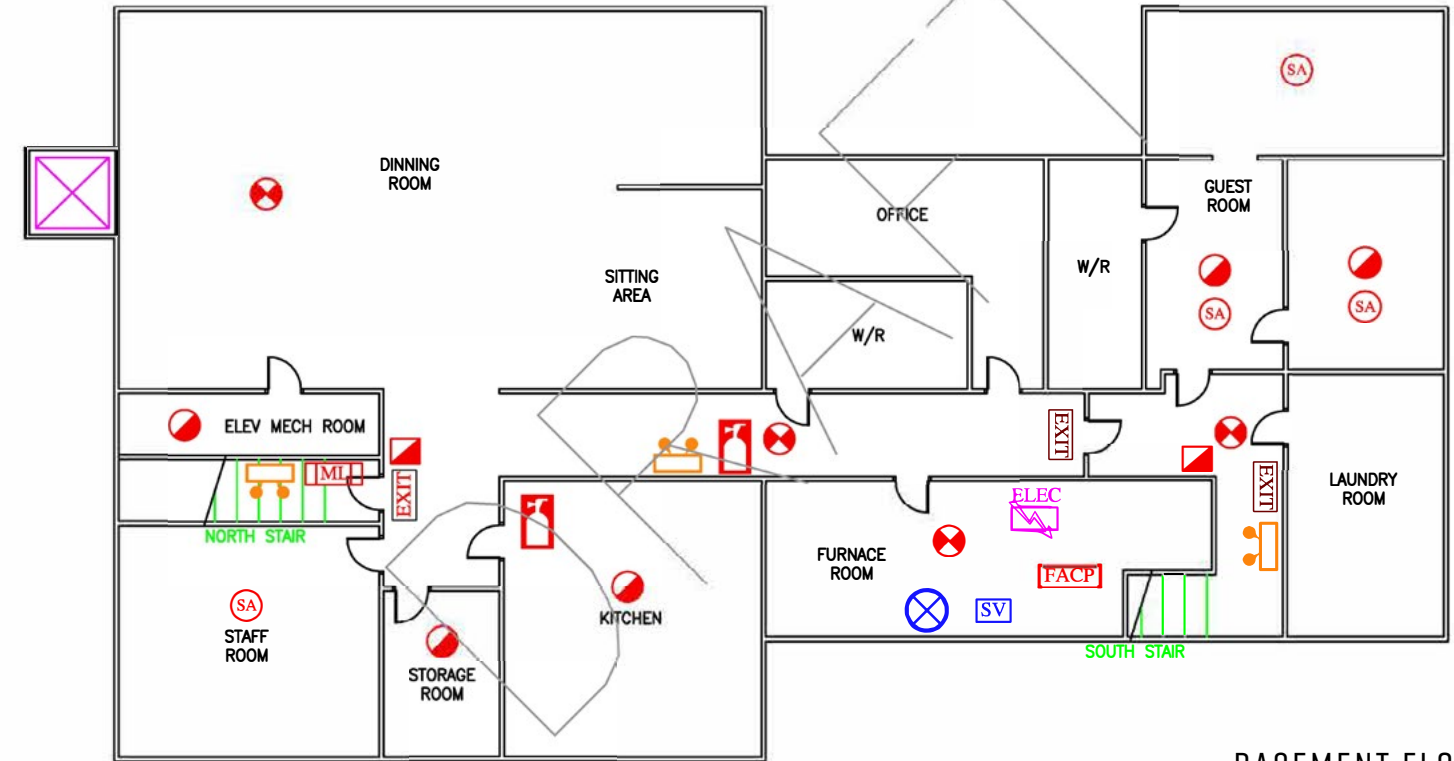
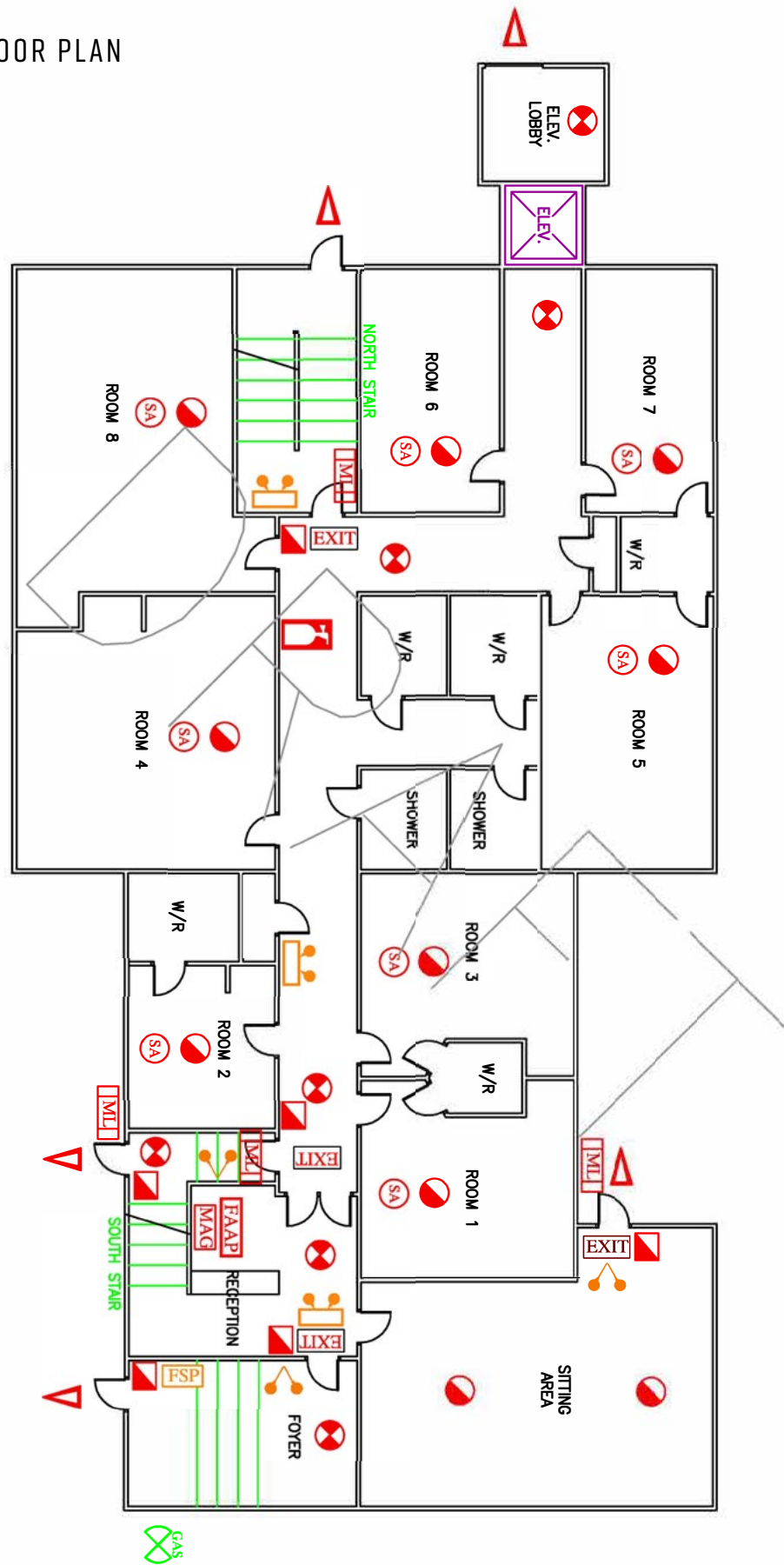
Address	3838 Bloor Street West
Main Intersection	Bloor Street West, west of Kipling Avenue
PIN	075400063
Frontage	+/- 40.06 ft. on Bloor Street West
Depth	+/- 190.26 ft. (maximum depth)
Total Land Area	+/- 0.208 acres
Official Plan	Mixed Use Areas
Zoning	Limited Commercial CLICK HERE TO VIEW PERMITTED USES

ASKING PRICE: \$5,488,000

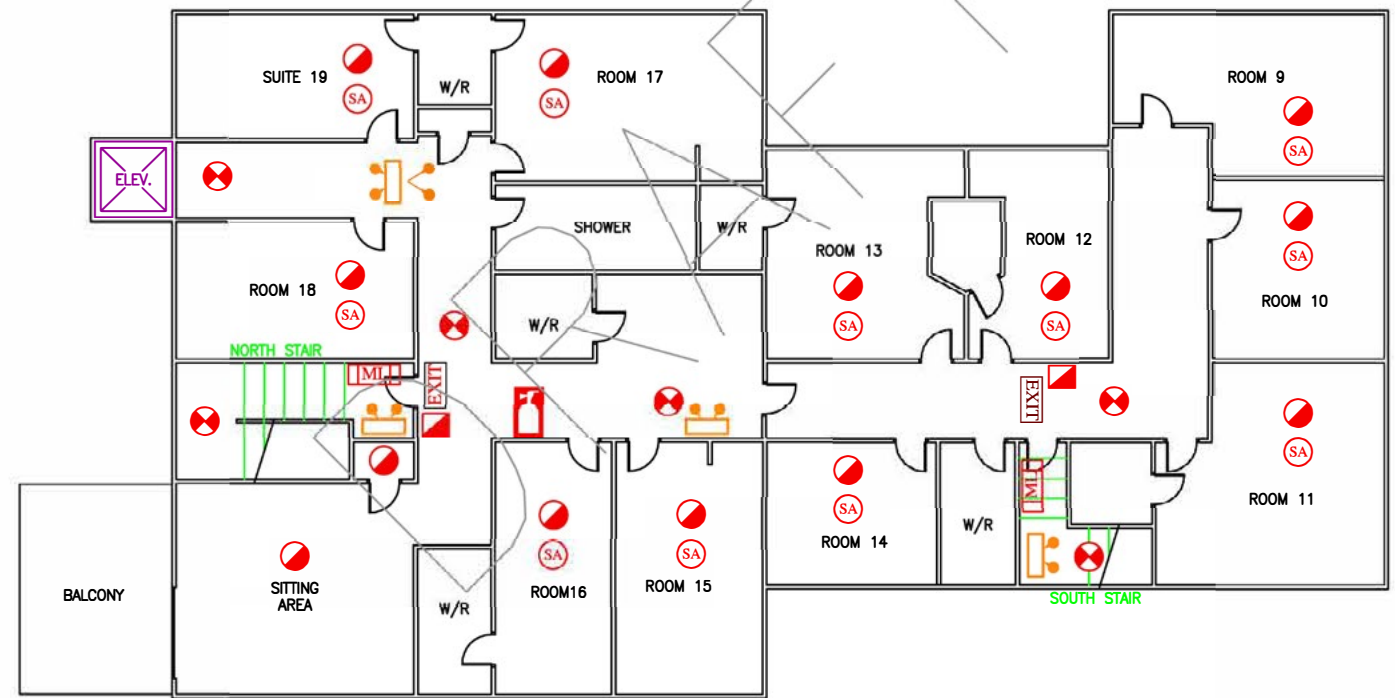


BLOOR ST W - EXTERIOR IMAGES

GROUND FLOOR PLAN



BASEMENT FLOOR PLAN



SECOND FLOOR PLAN

BLOOR ST W - EXTERIOR IMAGES

FRONT EXTERIOR



REAR EXTERIOR



REAR EXTERIOR



FRONT EXTERIOR



FRONT EXTERIOR



REAR EXTERIOR



BLOOR ST W - INTERIOR IMAGES



BLOOR ST W - INTERIOR IMAGES



SPACIOUS UNITS



ACCESSIBLE WASHROOM/SHOWER



WIDE ACCESSIBLE HALLWAYS

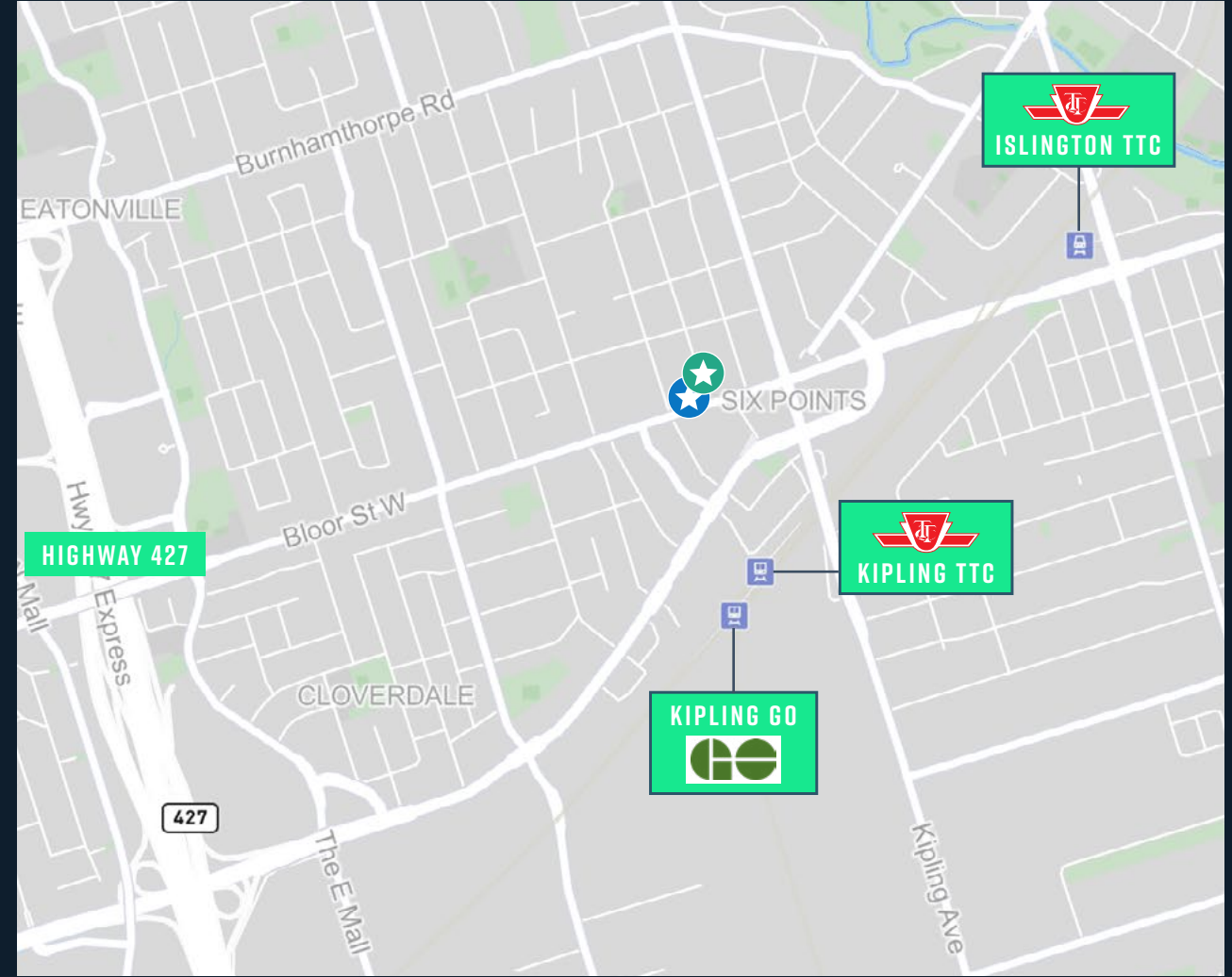
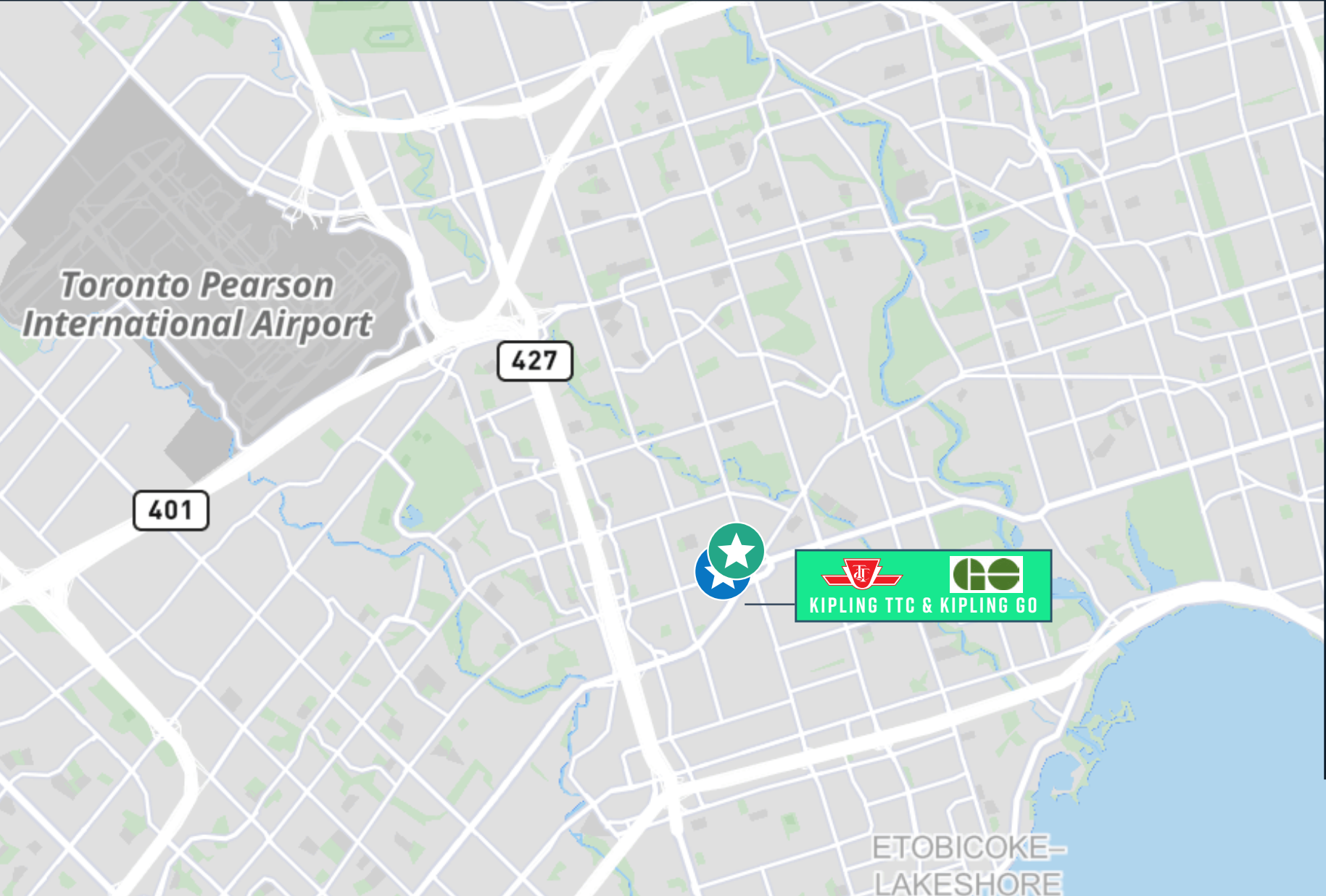


ACCESSIBLE WASHROOMS



ACCESSIBLE SHOWER

BLOOR ST W - INTERIOR IMAGES



DISTANCE AND DRIVE TIMES

KIPLING TTC	850M / <2 MINUTES
KIPLING GO STATION	850M / <2 MINUTES
ISLINGTON TTC STATION	1.4 KM / 4 MINUTES
HIGHWAY 427	1.8KM / 3 MINUTES
QEW / GARDINER	3.0KM / 6 MINUTES
HIGHWAY 401	5.3KM / 5 MINUTES
PEARSON AIRPORT	9.9 KM / 10 MINUTES



3838 BLOOR ST W

2 BOTFIELD AVE

Botfield Ave

Bloor St W

Bloor St W

3838 BLOOR ST W ASKING PRICE: \$5,488,000

2 BOTFIELD AVE ASKING PRICE: \$2,900,000

OFFERING PROCESS & SUBMISSION

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. All offers are requested to be submitted electronically to either:

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* Sales Representative | All outlines approximate
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