

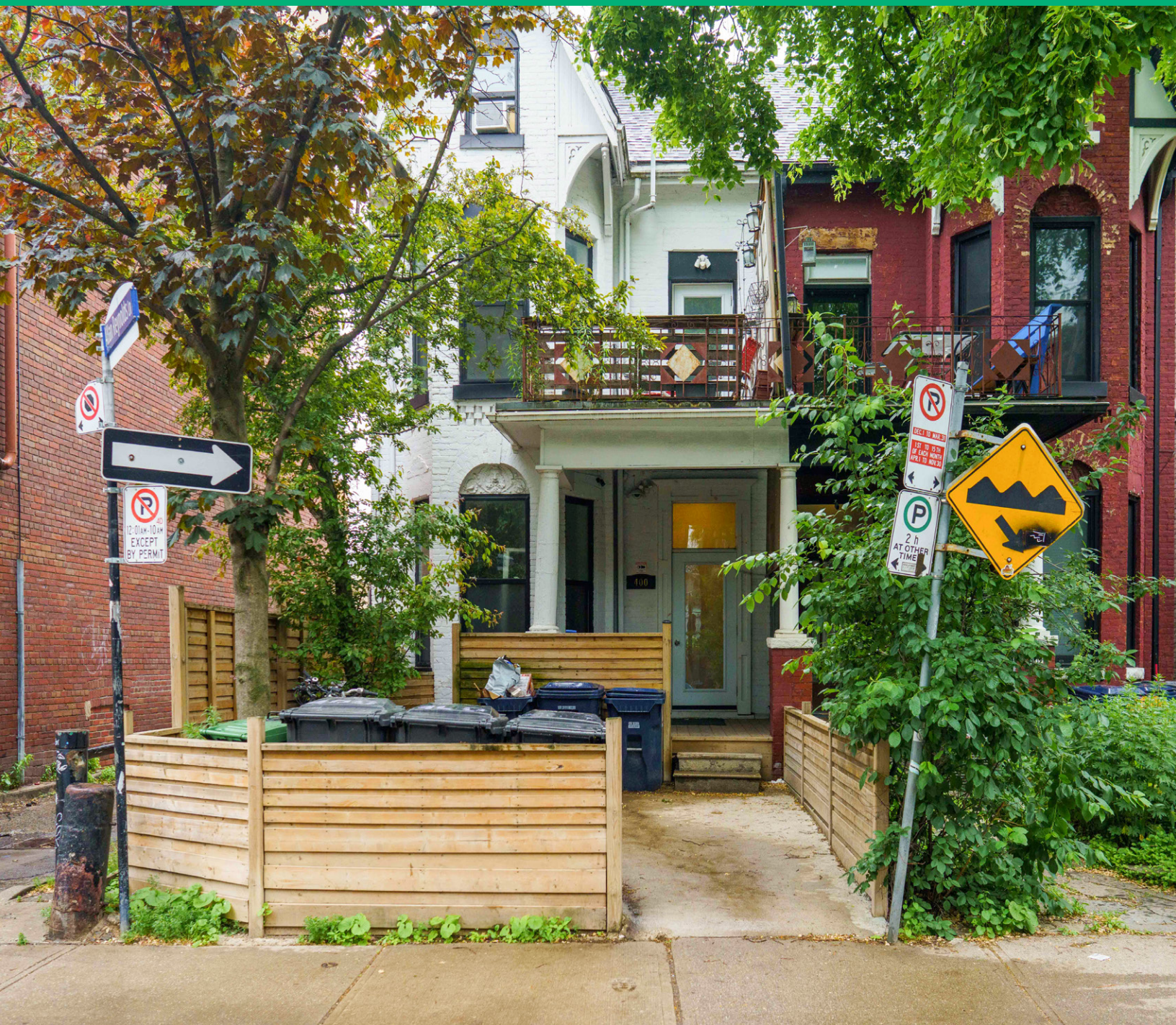
400

Euclid Avenue

TORONTO, ONTARIO

CBRE

OFFERED UNDER
POWER OF SALE



Investment Highlights

Power of Sale Offering

Rare opportunity to acquire a centrally located, high-yield asset at below-replacement cost through a Power of Sale process.

Unbeatable Location in Little Italy

Situated in one of Toronto's most vibrant and culturally rich neighbourhoods, steps from College Street's restaurants, cafés, and boutique shops.

High-Density Residential Asset

Three-storey, 22-unit multi-residential property offering strong cash flow and operating scale in a highly walkable, transit-connected location.

Excellent Transit Accessibility

Just a 5-minute walk to the College Street TTC streetcar and 10 minutes to Bathurst Subway Station, providing direct access to the downtown core and major institutions.

Proximity to Major Educational Institutions

Proximity to the University of Toronto St. George Campus and George Brown College, supporting consistent rental demand from student populations.

Stable Long-Term Fundamentals

Located in a neighbourhood with low vacancy rates, strong rental growth, and enduring tenant appeal.



SCHOOL/HOSPITAL	
1	SAINT FRANCIS OF ASSISI SEPARATE SCHOOL
2	KING EDWARD JUNIOR AND SENIOR PUBLIC SCHOOL
3	KENSINGTON COMMUNITY SCHOOL
4	TORONTO WESTERN HOSPITAL
SHOPS/RESTAURANTS	
1	BAR RAVAL
2	STARBUCKS
3	SHOPPERS DRUG MART
4	WINNERS
5	FRESHCO
6	METRO
7	T&T SUPERMARKET
PARKS/AMENITIES	
1	TORONTO PUBLIC LIBRARY COLLEGE/SHAW BRANCH
2	CENTRAL TECH STADIUM
3	TRINITY BELLWOODS PARK
4	FRED HAMILTON PARK AND PLAYGROUND
506 COLLEGE STREETCAR	
BLOOR-DANFORTH LINE	

Property Description



The suites are efficiently laid out and distributed across four levels: four in the basement, nine on the main floor, seven on the second floor, and two on the third floor. Units are accessed through interior corridors, with multiple points of entry from the front, side, and rear of the building.



400 Euclid Avenue is a fully renovated, semi-detached Victorian building located just steps from College Street in the heart of Palmerston–Little Italy. Originally constructed in 1890 and extensively refurbished in 2019, the property comprises 22 rental suites, including 21 bachelor units and a two-storey, one-bedroom coach house with a private rooftop deck.



Interior finishes include a combination of laminate and ceramic tile flooring, painted drywall, and compact modern kitchenettes. The coach house suite is outfitted with a full kitchen, dining area, ensuite bath, and fenced rooftop terrace, offering a unique rental experience. All major building systems were updated during the renovation, including mechanical, electrical, and plumbing.



PROPERTY SUMMARY


PROPERTY ADDRESS	400 Euclid Avenue, Toronto, Ontario
LOCATION	Bathurst St & College St
PIN	21253-0135
LEGAL DESCRIPTION	PT LT 217 BLK D PL 574 CITY WEST AS IN WB212934 EXCEPT WB55126; CITY OF TORONTO
DESCRIPTION OF PROPERTY	Semi-detached, 3 storey solid brick Victorian residence with 21 bachelor suites and 1 bi-level coach house
LOT SIZE	Approximately 2,465 square feet
ZONING	R (d0.6) (x735) Residential Zone
AGE	Circa 1890
BUILDING DESCRIPTION	Three-storey solid masonry building with brick exterior and stone foundation


Transportation Overview

400 Euclid Avenue is exceptionally well-located in Palmerston– Little Italy, offering strong walkability and seamless transit access.

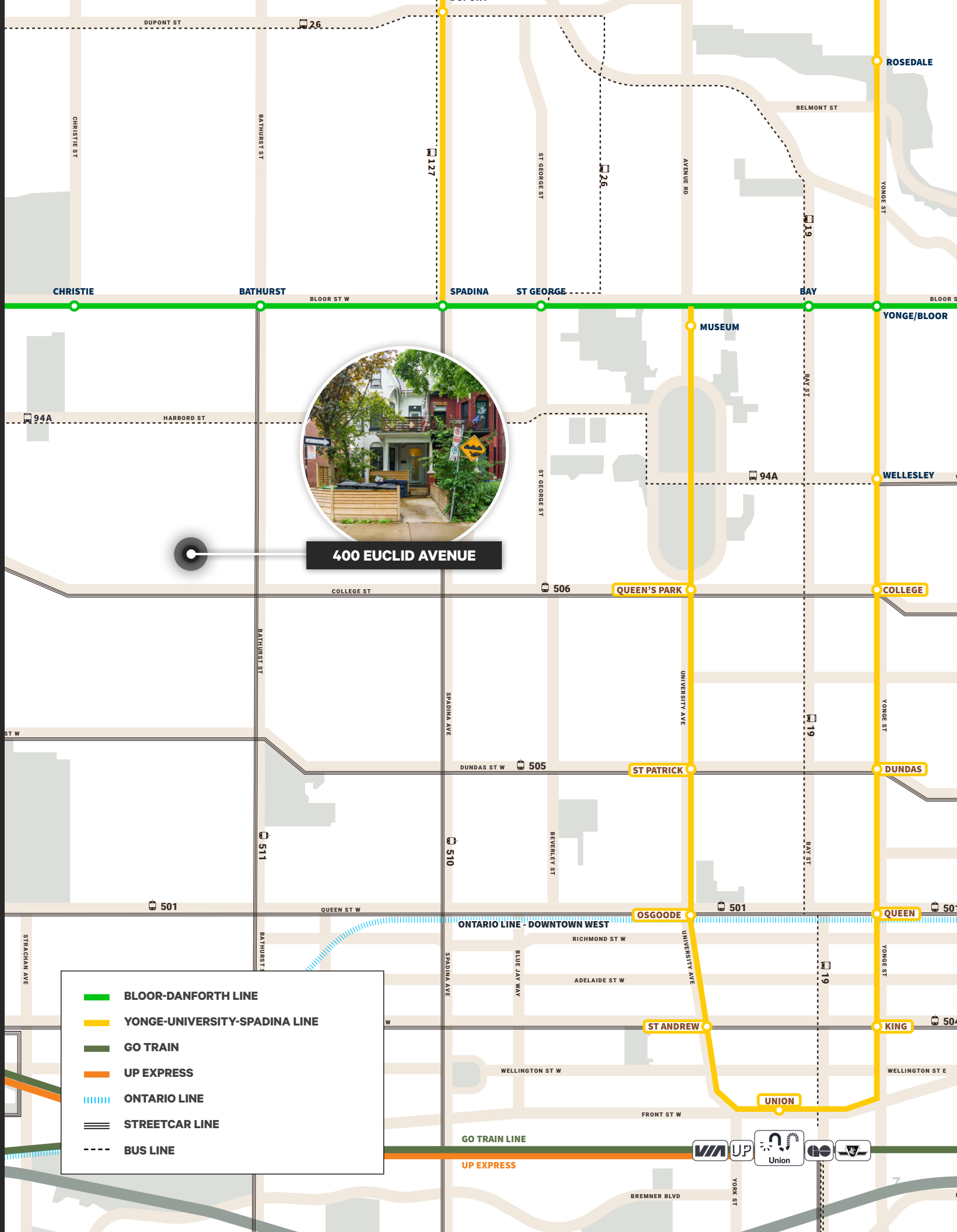
The property is just a 5-minute walk to the 505 College TTC streetcar, providing direct east-west service through the downtown core, and a 10-minute walk to Bathurst Subway Station on the Bloor-Danforth Line.

The area is highly pedestrian-friendly, with daily amenities, shops, and restaurants within a short walk, making it ideal for transit reliant and urban-oriented renters.


94
WALK SCORE


81
TRANSIT SCORE


62
BIKE SCORE



Strong Tenant Pool

62% of the dwellings within a 1 km radius are occupied by tenants, due to the connectivity with major institutions and amenities.

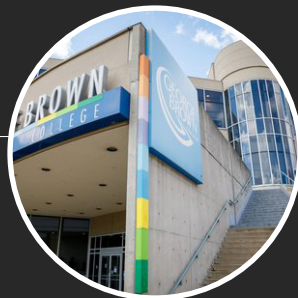
400 Euclid Avenue has easy access to the downtown core and multiple post-secondary school campuses.

The 3 institutions combined have over 120,000 students enrolled.



TORONTO METROPOLITAN UNIVERSITY

Located 2.9 km east from the site.



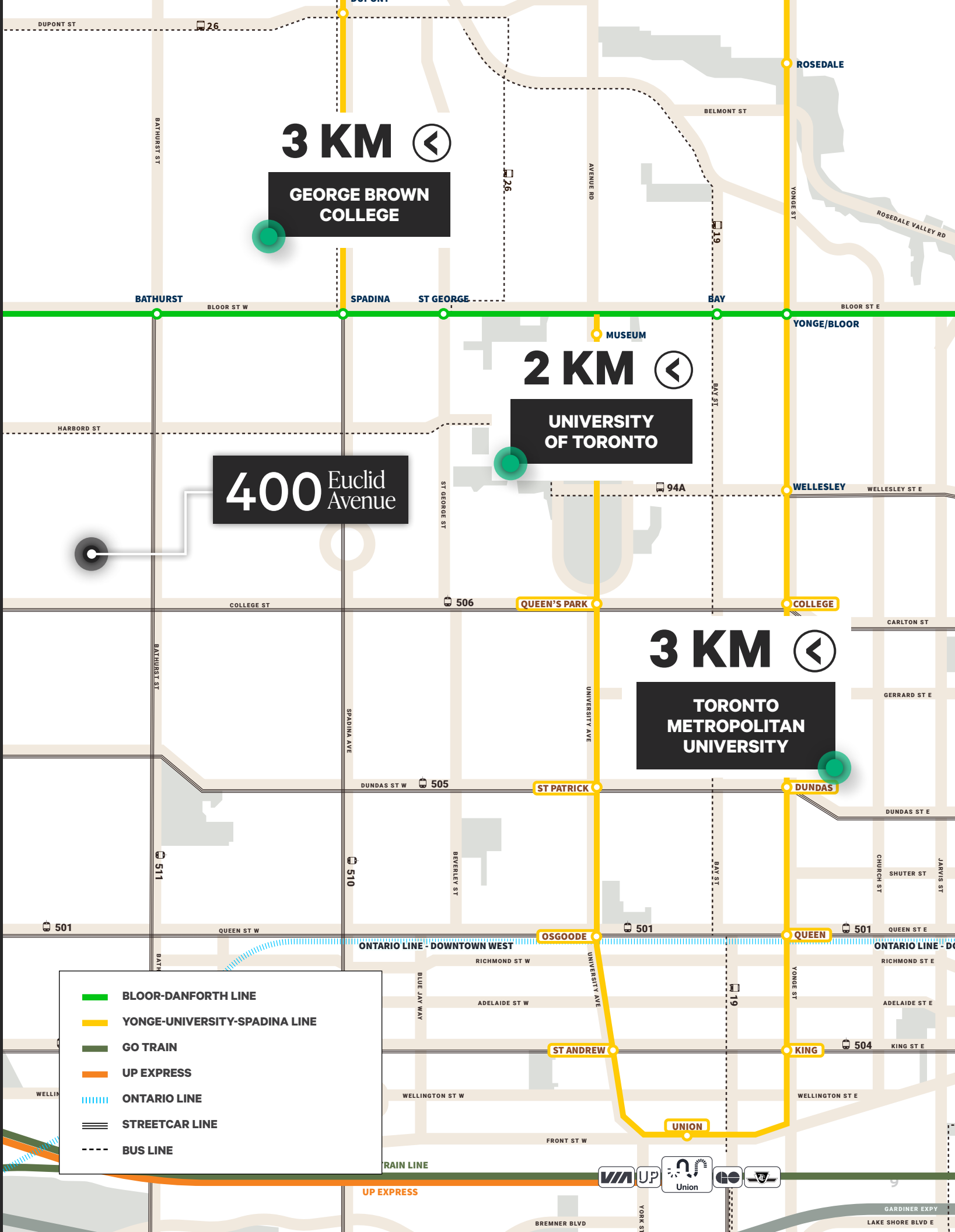
GEORGE BROWN COLLEGE
CASA LOMA CAMPUS

Located 2.9 km north from the site.



UNIVERSITY OF TORONTO

Located 1.6 km east from the site.



Offering Process

CBRE's Land Services Group has been retained by Peakhill Capital to seek offers for the disposition of 400 Euclid Avenue, Toronto. Interested purchasers will be required to execute and submit a Confidentiality Agreement ("CA") prior to receiving additional due diligence materials. The Property is listed with an asking price of \$4,450,000 with offers being reviewed as received. For more information on the offering process please contact one of the agents listed.

ASKING PRICE: \$4,450,000

CONFIDENTIALITY AGREEMENT

Potential purchasers that require access to the Document Centre must complete a CA and return it to

barbara.bardos@cbre.com

DOCUMENT CENTRE INCLUDES:

- MPAC Assessment
- Hydro Bill (May 2025)
- 2021 Financial Statement
- Rent Roll

OFFERING SUBMISSIONS

All offers are requested to be submitted to the attention of:

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