

AVISON  
YOUNG

For Sale | 2204 Dufferin Street, Toronto

29 Unit Apartment Building

Bid Date: November 5<sup>th</sup>



- Significant value add opportunity - over 100% rental upside
- Walking distance to the future Eglinton LRT Line - Fairbank Station
- Nearby amenities include parks, restaurants and shops

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Property Overview  
2204 Dufferin Street

- Family, legacy ownership
- Ideal value-add opportunity
- Over 100 percent upside in rents
- Established Neighbourhood
- Across the street from Fairbank Community Recreation Centre



### Existing Building Details

Site Area 8,772 ft<sup>2</sup>

Year Built Circa 1954

Units 29

Hydro Bulk metered

Heat Gas furnaces

Domestic Hot Water 1 gas boiler

Parking 12 spots

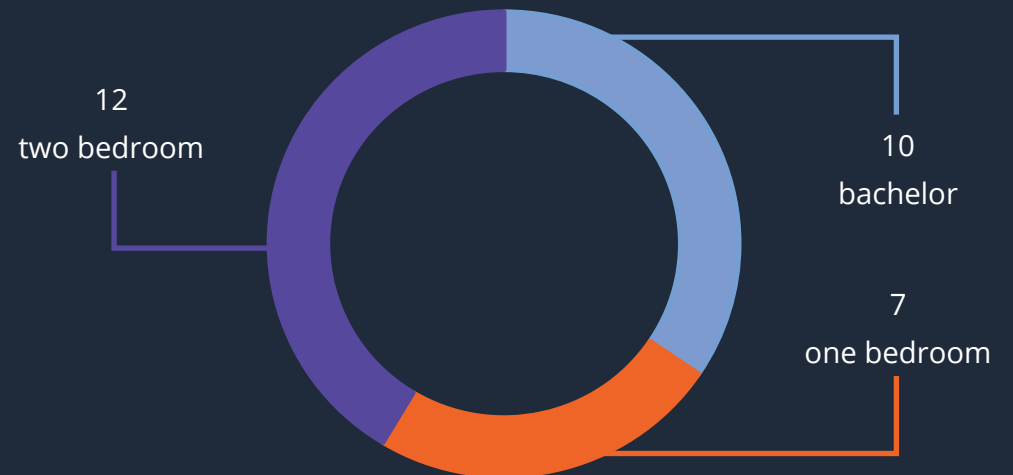
Laundry 2 washers, 1 dryer



Property Overview  
**Suite Breakdown**

The Property is improved with 29 units, a mixture of bachelors, 1-bedrooms and 2-bedrooms.





Type	Units	Avg. Rent	Market Rent
Bachelor	10	\$1,045	\$2,000
1 Bedroom	7	\$993	\$2,500
2 Bedroom	12	\$1,441	\$2,850
<b>Total/Average</b>	<b>29</b>	<b>\$1,196</b>	<b>\$2,472</b>



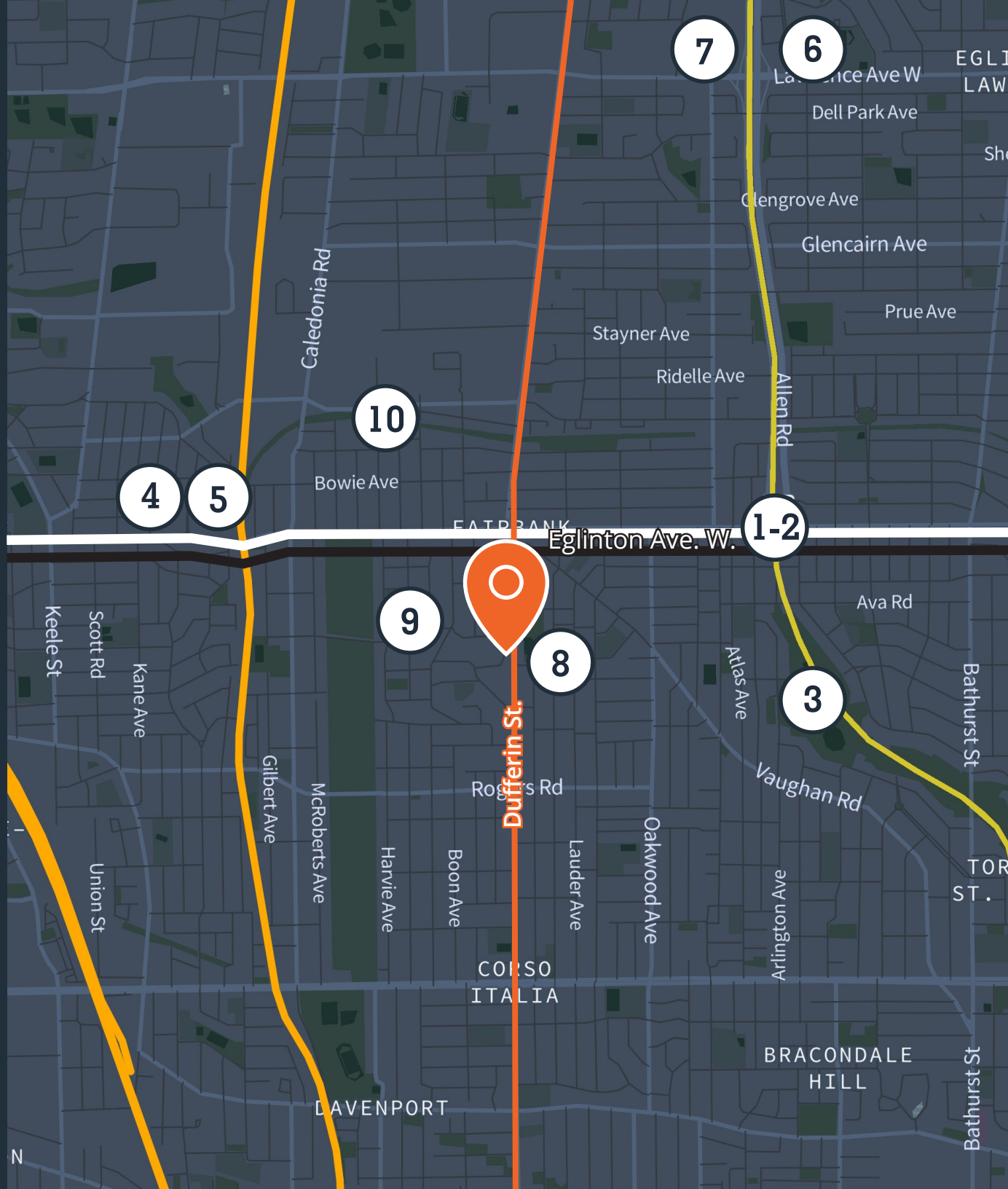


# York | Toronto

The property is located in the Oakwood Village area of Toronto, at the nearest major intersection of Eglinton Ave W & Dufferin St. The neighbourhood and surrounding area have experienced rapid growth and investment activity with the incoming Eglinton LRT Line. The site already benefits from being a short walk to the Yonge-University Line of the TTC via Eglinton West Station. Other amenities include nearby Elementary schools and an abundance of neighborhood retailers.

-  Subject Property
-  VIA Rail Line
-  Yonge/University Line
-  Future Eglinton LRT Line

1. Eglinton LRT
2. Eglinton Ave. W. Subway Station
3. Cedarvale Park
4. Westside Mall
5. SmartCentres
6. Lawrence Heights Community Centre
7. Lawrence Allen Centre
8. Fairbank Memorial Community Recreation Centre
9. St. John Bosco Catholic School
10. York Beltline Trail





# For Sale

## 2204 Dufferin Street, Toronto

Pricing and offering process

**The Property is being offered for sale, "Unpriced."**

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: November 5<sup>th</sup>, 2024 @ 3:00pm**

For More Information About this Offering:

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