



1121 BLOOR ST W

TORONTO, ONTARIO

EXCLUSIVE OFFERING MEMORANDUM

MULTI-FAMILY RESIDENTIAL PROPERTY | INCREDIBLE DEVELOPMENT OPPORTUNITY

DANA RADOJEVIC, MBA
SALESPERSON
C: 416.301.7624
DANA.RADOJEVIC@CENTURY21.CA

CENTURY 21 REGAL REALTY INC. BROKERAGE
P: 416.849.5360
1291 QUEEN STREET WEST, UNIT 100
TORONTO, M6K 1L6

CENTURY 21
COMMERCIAL.

Regal Realty Inc.

BROKERAGE



TABLE OF CONTENTS

- 01 EXECUTIVE SUMMARY
- 02 PROPERTY OVERVIEW
- 03 INVESTMENT HIGHLIGHTS
- 04 PROPERTY PHOTOS
- 05 SITE PLAN
- 06 LOCATION + NEIGHBOURHOOD
- 07 AREA OVERVIEW
- 08 CONTACT + DISCLAIMER

01 EXECUTIVE SUMMARY

C21 Regal Realty Inc. Brokerage has been arranged to offer for sale on an exclusive basis 1121 Bloor Street West, Toronto (the 'Property') — a 13 unit multi-residential building with mixed-use zoning near the SE corner of Bloor Street West and Dufferin Street. The Property is conveniently located across the street from Dufferin subway station, Dufferin Mall and the Bloor & Dufferin Master Project. The Property contains a 9,000 SF building that sits on 4,295 SF of land at a busy intersection that is undergoing massive redevelopment and densification.



1121 BLOOR ST W
TORONTO



9,000 SF
BUILDING



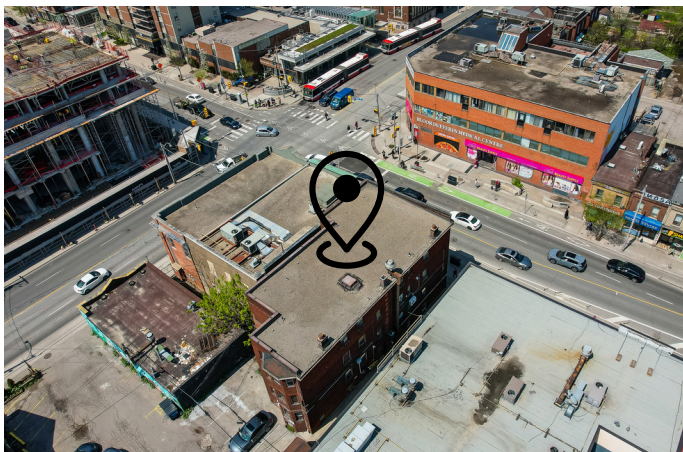
13 UNIT
BUILDING



4,295 SF
LOT SIZE

02 PROPERTY OVERVIEW

The Property presents a unique opportunity for an investor or developer to acquire a multi-residential building having mixed-use zoning, with significant rental upside and re-development potential in a massively densifying, transit-oriented West-end node of Toronto. There are 13 residential units, 2 of which are in the process of being converted to commercial use. The Purchaser has the option to maintain the residential use of these units. Tenants pay for hydro & gas. There is a 7ft wide driveway that runs the length of the Property along the East side of the building.



02 PROPERTY DETAILS



MUNICIPAL ADDRESS

1121 Bloor Street West, Toronto, Ontario

LEGAL DESCRIPTION

PT LT 2 PL D121 Toronto As In CA758137;
City of Toronto

ZONING

CR3 (c1;r2.5*1557)

SITE AREA

0.1 Acres

BUILDING TYPE

Multi-Residential

BUILDING SIZE

9,000 SF

FRONTAGE

44 FT

DEPTH

97.35 FT

PROPERTY TAXES (2023)

\$23,000

03 INVESTMENT HIGHLIGHTS



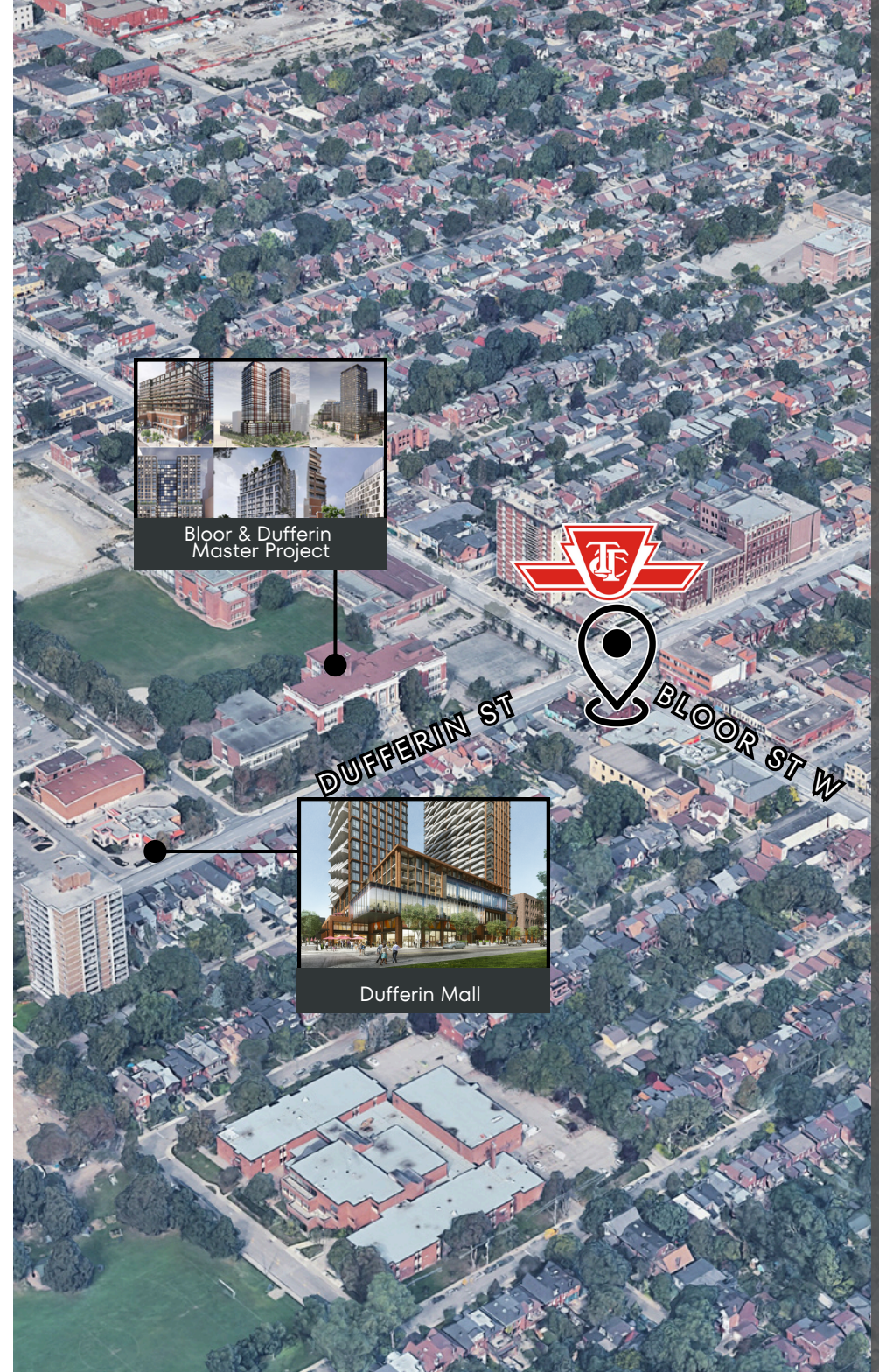
MULTIFAMILY BUILDING WITH MIXED USE ZONING

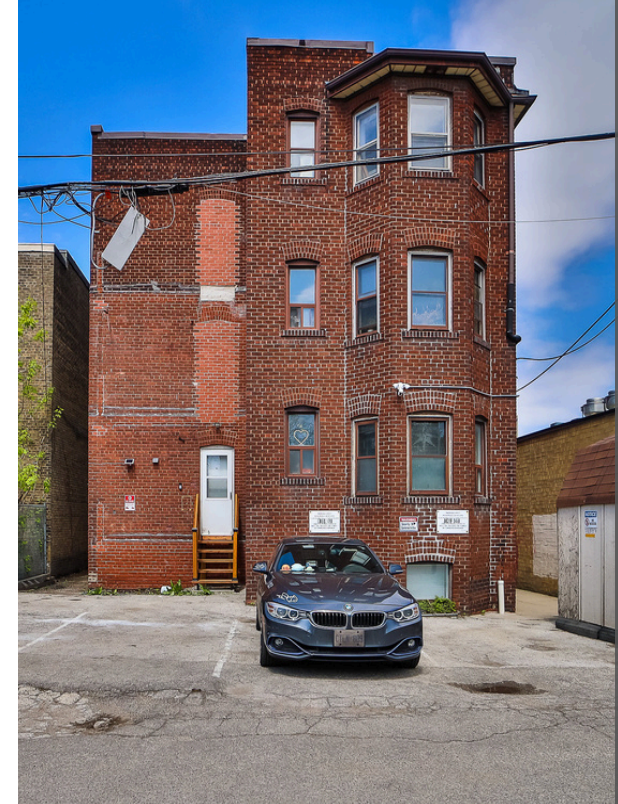
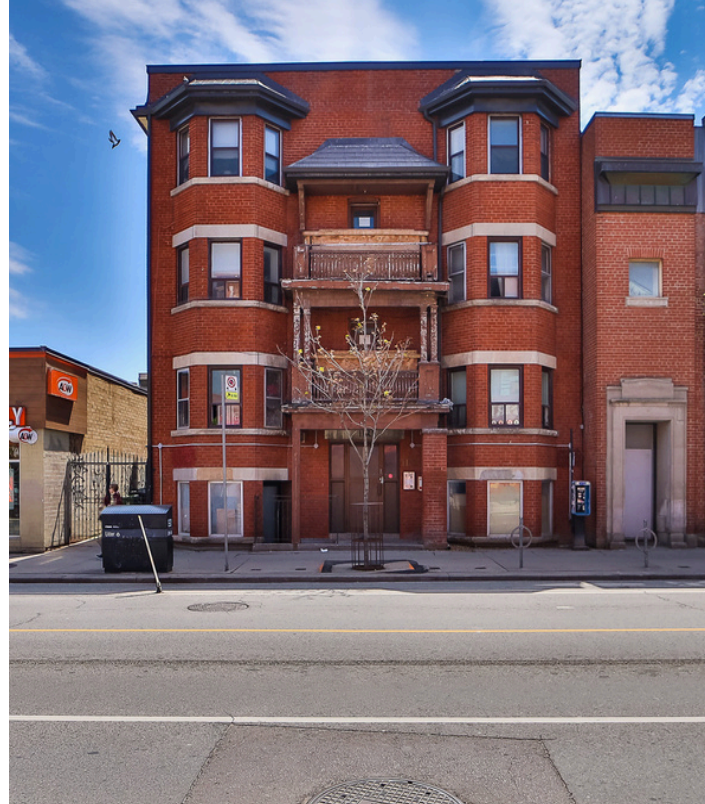
- 13 residential units
- Partially Below Grade Floor: 2 bachelors + future commercial space(s)
- 1st Floor: 2 x 1-bed, 1 x 3-bed
- 2nd Floor: 2 x 1-bed, 1 x 3-bed
- 3rd Floor: 2 x 1-bed, 1 x 3-bed
- 5 parking spaces in the rear of the building
- Option to complete conversion of 2 partially below grade residential units to commercial, or re-instate 1 bed and 1 bachelor units to total 13 residential units
- 44 feet of frontage on Bloor St W




REDEVELOPMENT POTENTIAL | NEARBY DEVELOPMENT ACTIVITY

- Dufferin Mall: Seven (7) 8 - 39 story mixed use towers at Dufferin Mall
- Bloor & Dufferin Master Project: Six (6) 8 - 37 story apartment buildings at SW corner of Bloor & Dufferin



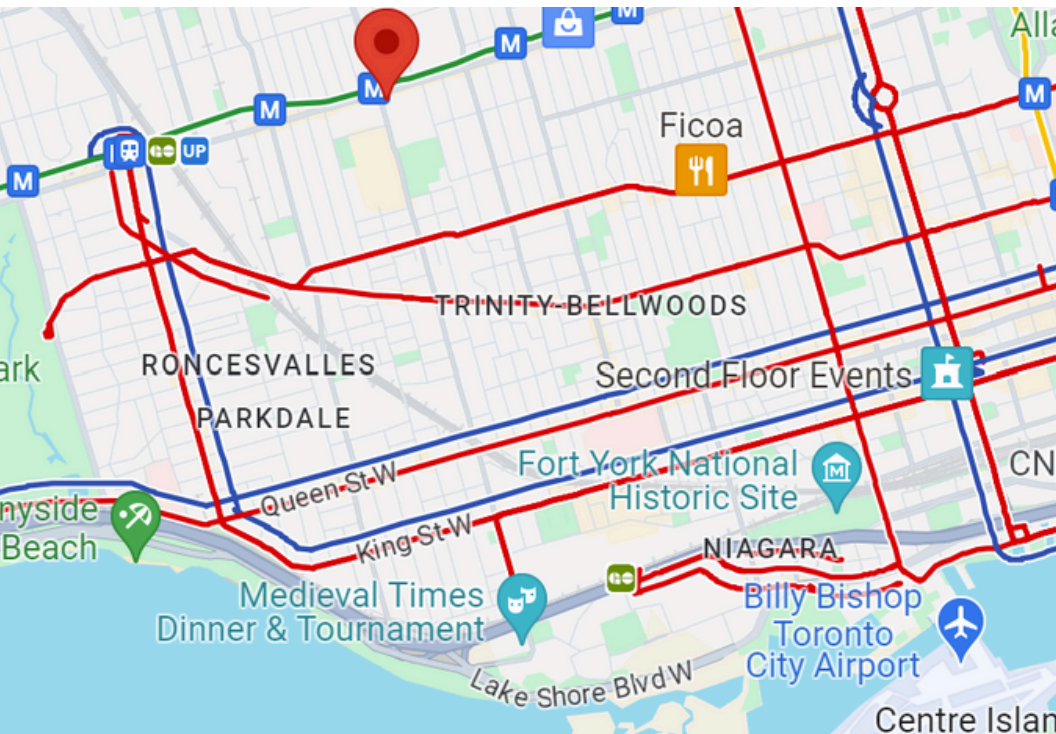





 VIDEO + PHOTOS





06 LOCATION + NEIGHBOURHOOD



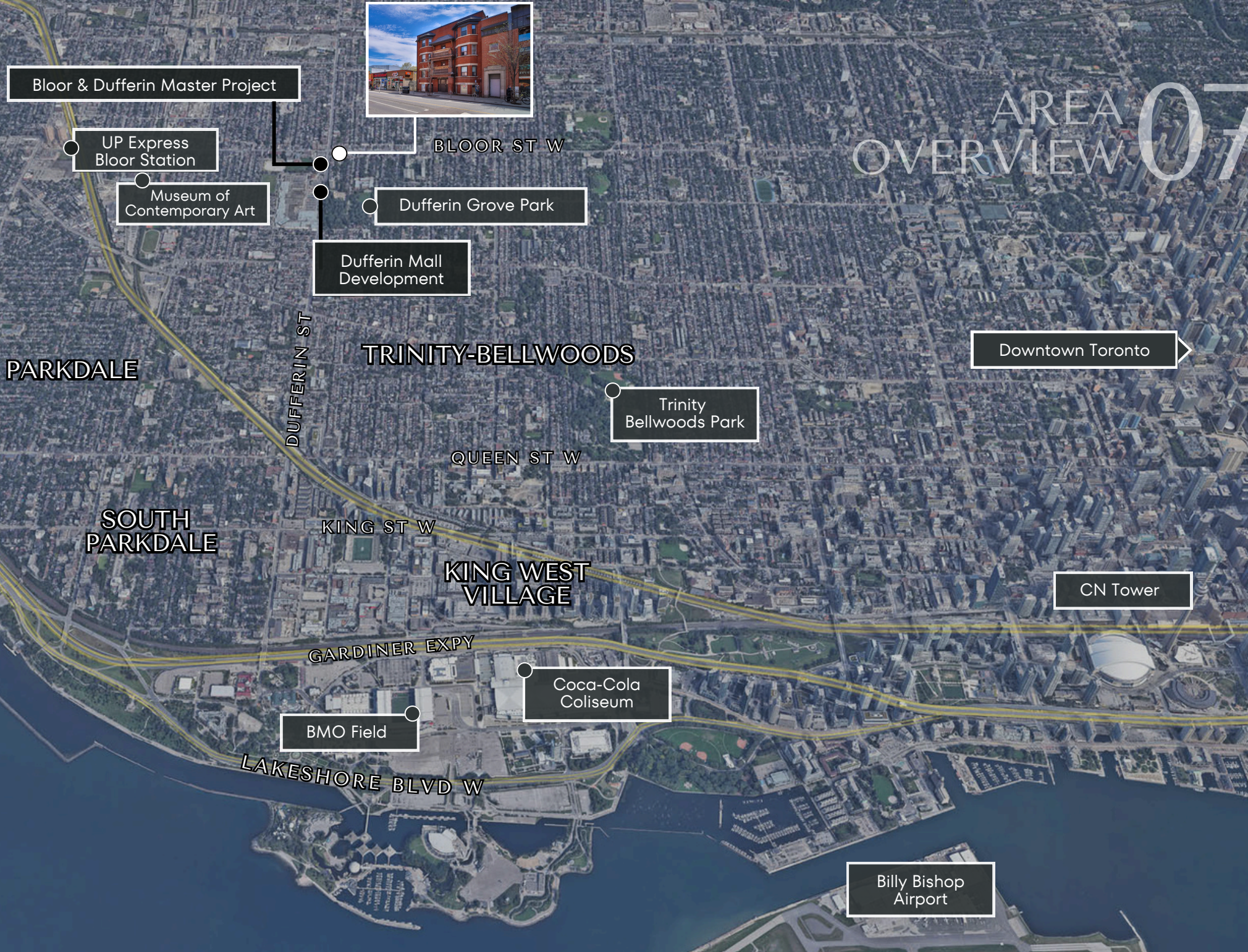
	96% WALK SCORE		93% TRANSIT SCORE		79% BIKE SCORE
---	----------------------	---	-------------------------	---	----------------------

DENSELY POPULATED WEST-END LOCATION IN TORONTO'S BLOORDALE NEIGHBOURHOOD

1121 Bloor St W is nestled at the main intersection of buzzing Bloordale village. Bloordale is a thriving neighbourhood brimming with art, eclectic small businesses, and a coveted restaurant scene. A family friendly neighbourhood with an education score of 92.9/100 (Toronto Life), steps to Dufferin Grove Park and walking distance to MOCA – Museum of Contemporary Art.

- Immediate TTC Line 2 subway access across the street at Dufferin Station
- 10 min drive to Gardiner Expressway and Lakeshore Blvd
- Dufferin Mall: 5 min walk
- Dufferin Grove Park: 6 min walk
- Lakeshore Blvd/Gardiner Expressway: 10 mins by car
- Quick and easy 30 min access to Pearson International airport via Line 2 TTC and UP Express
- Union station: 25 min via lines 2 and 1 on the TTC, or via the UP Express from Dundas W station
- Billy Bishop island airport: 5.5km

AREA OVERVIEW 07



DISCLAIMER + CONTACT

DISCLAIMER

This document has been prepared for advertising and general information only. Century 21 Regal Realty Inc. Brokerage makes no guarantee, representations or warranties of any kind, expressed or implied regarding the information provided including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Century 21 Regal Realty Inc. Brokerage excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Century 21 Regal Realty Inc. Brokerage and or its licensors. Copyright©2024 Century 21 Regal Realty Inc. Brokerage.



VIDEO + PHOTOS

CONTACT

DANA RADOJEVIC, MBA
SALESPERSON
C: 416.301.7624
DANA.RADOJEVIC@CENTURY21.CA

CENTURY 21 REGAL REALTY INC. BROKERAGE
P: 416.849.5360
1291 QUEEN STREET WEST, UNIT 100
TORONTO, M6K 1L6

**CENTURY 21
COMMERCIAL.**

Regal Realty Inc.

BROKERAGE