



1121 BLOOR ST W

TORONTO, ONTARIO

EXCLUSIVE OFFERING MEMORANDUM



MULTI-FAMILY RESIDENTIAL PROPERTY | INCREDIBLE DEVELOPMENT OPPORTUNITY

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CENTURY 21
COMMERCIAL.
Regal Realty Inc.
BROKERAGE

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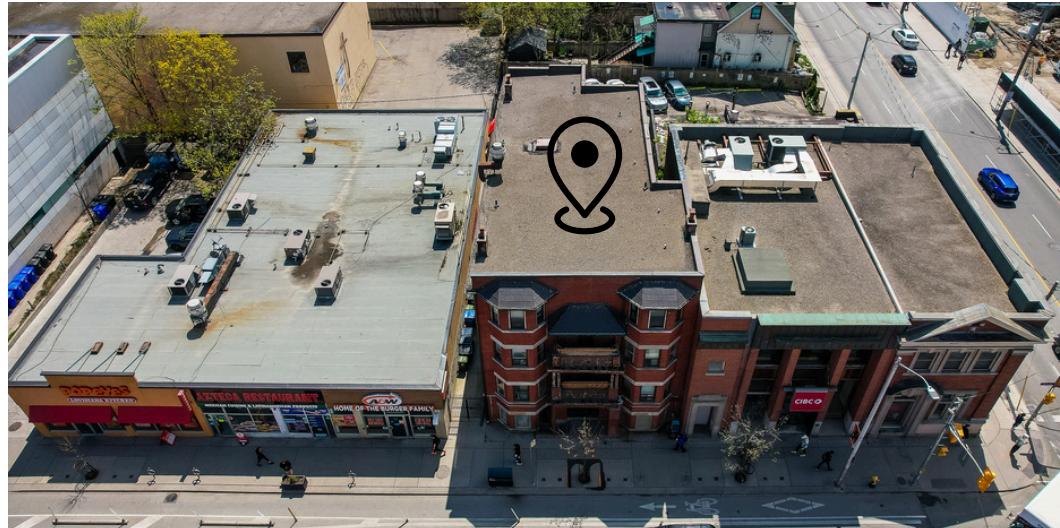
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01

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



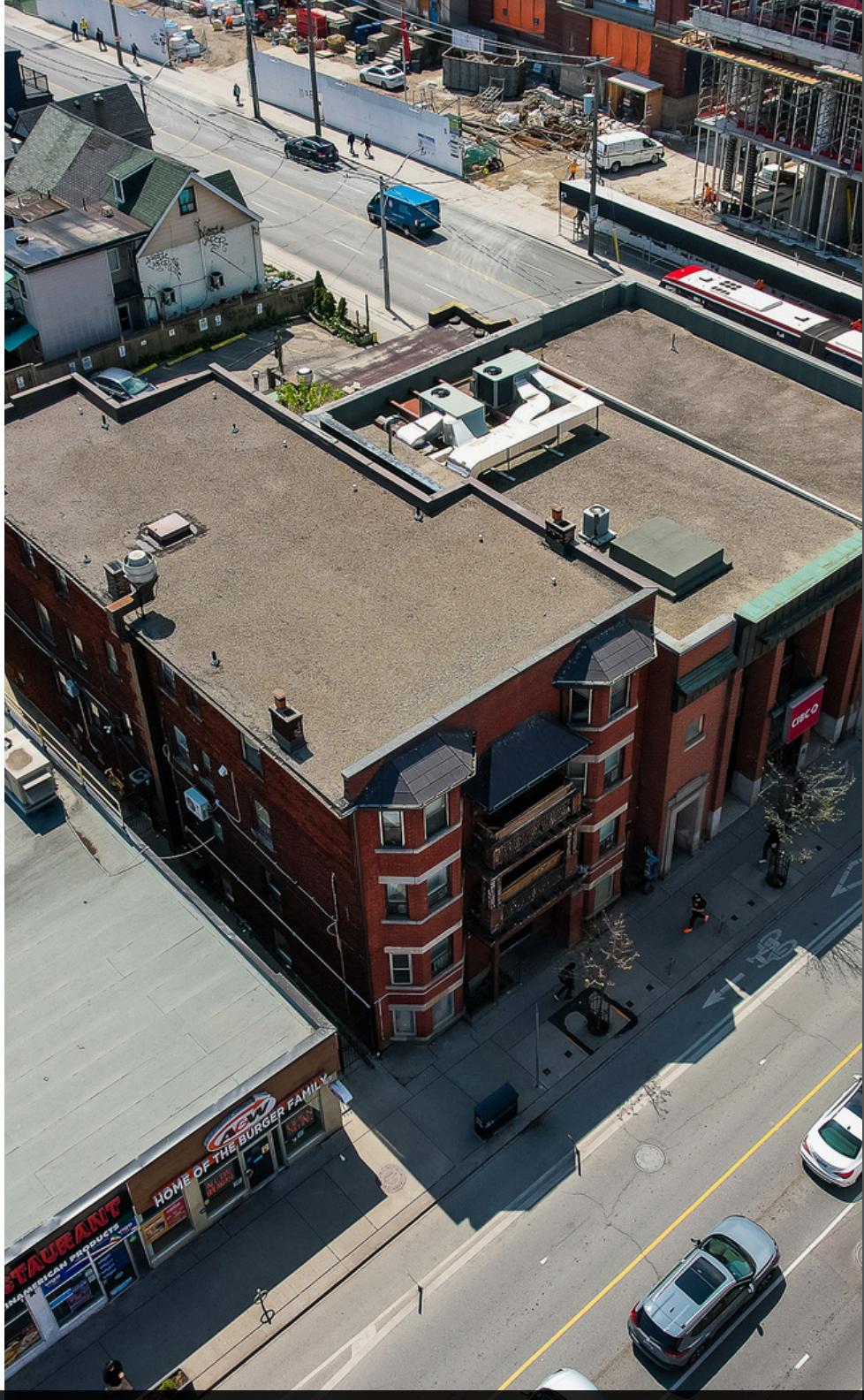
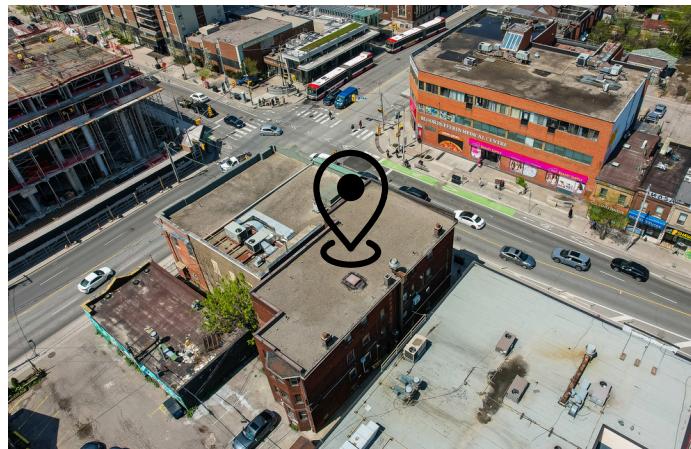
13 UNIT
BUILDING



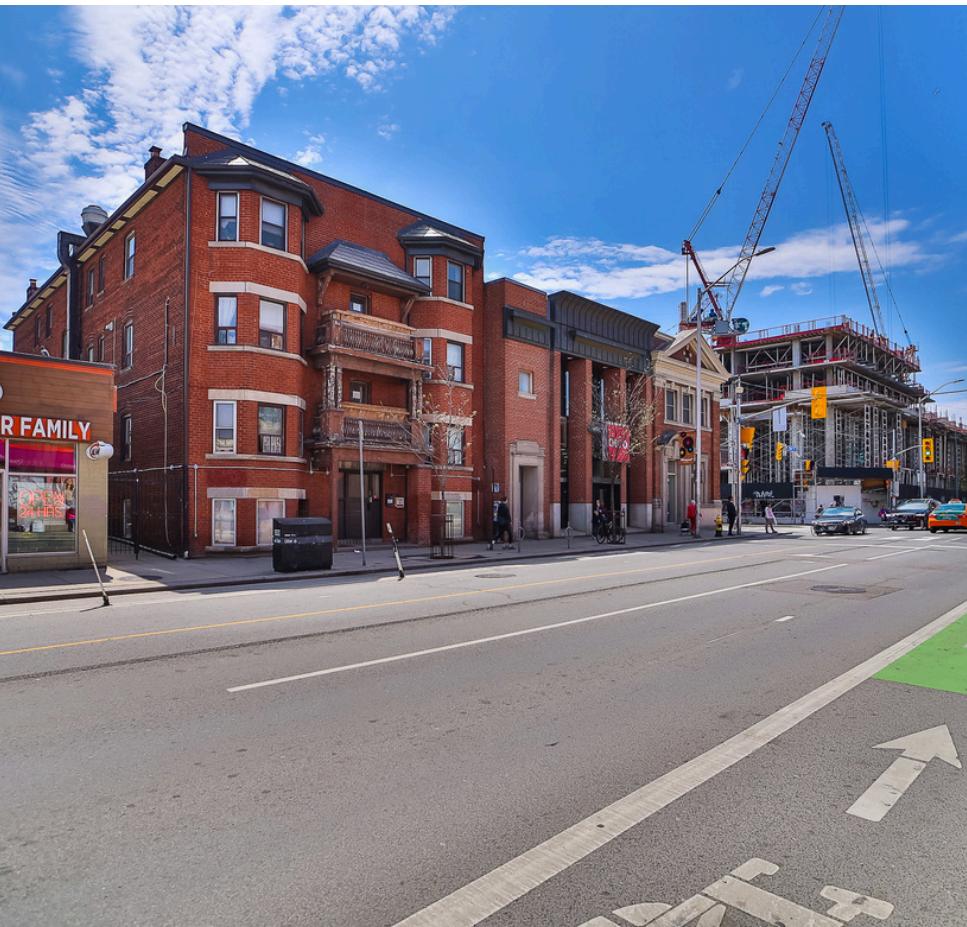
4,295 SF
LOT SIZE

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



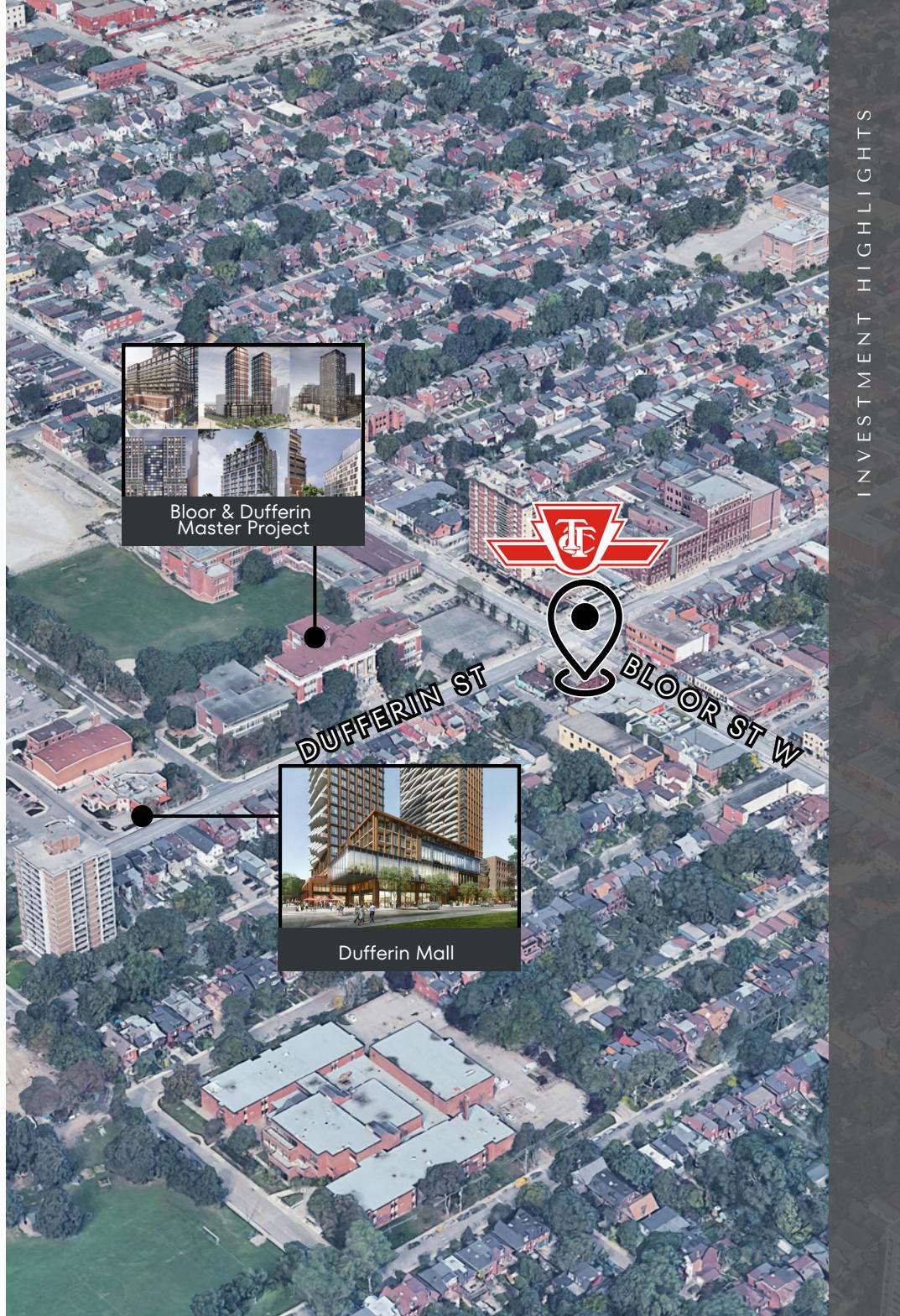
MULTIFAMILY BUILDING WITH MIXED USE ZONING

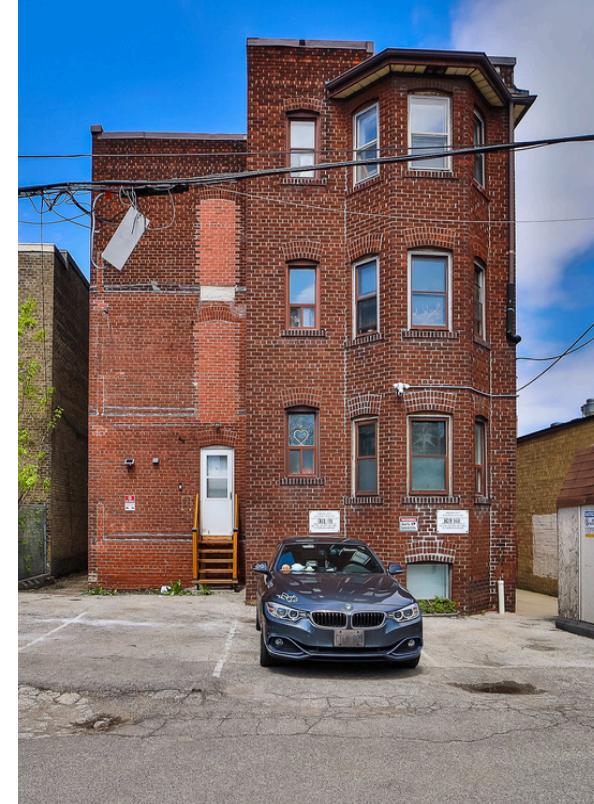
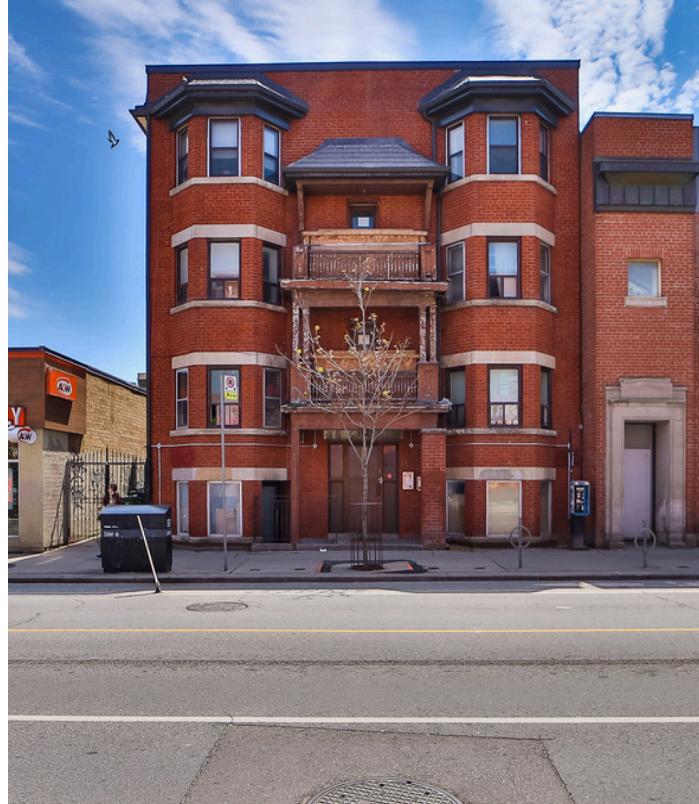
- 13 residential units
- Partially Below Grade Floor: 2 bachelors + future commercial space(s)
- 1st Floor: 2 x 1-bed, 1 x 3-bed
- 2nd Floor: 2 x 1-bed, 1 x 3-bed
- 3rd Floor: 2 x 1-bed, 1 x 3-bed
- 5 parking spaces in the rear of the building
- Option to complete conversion of 2 partially below grade 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

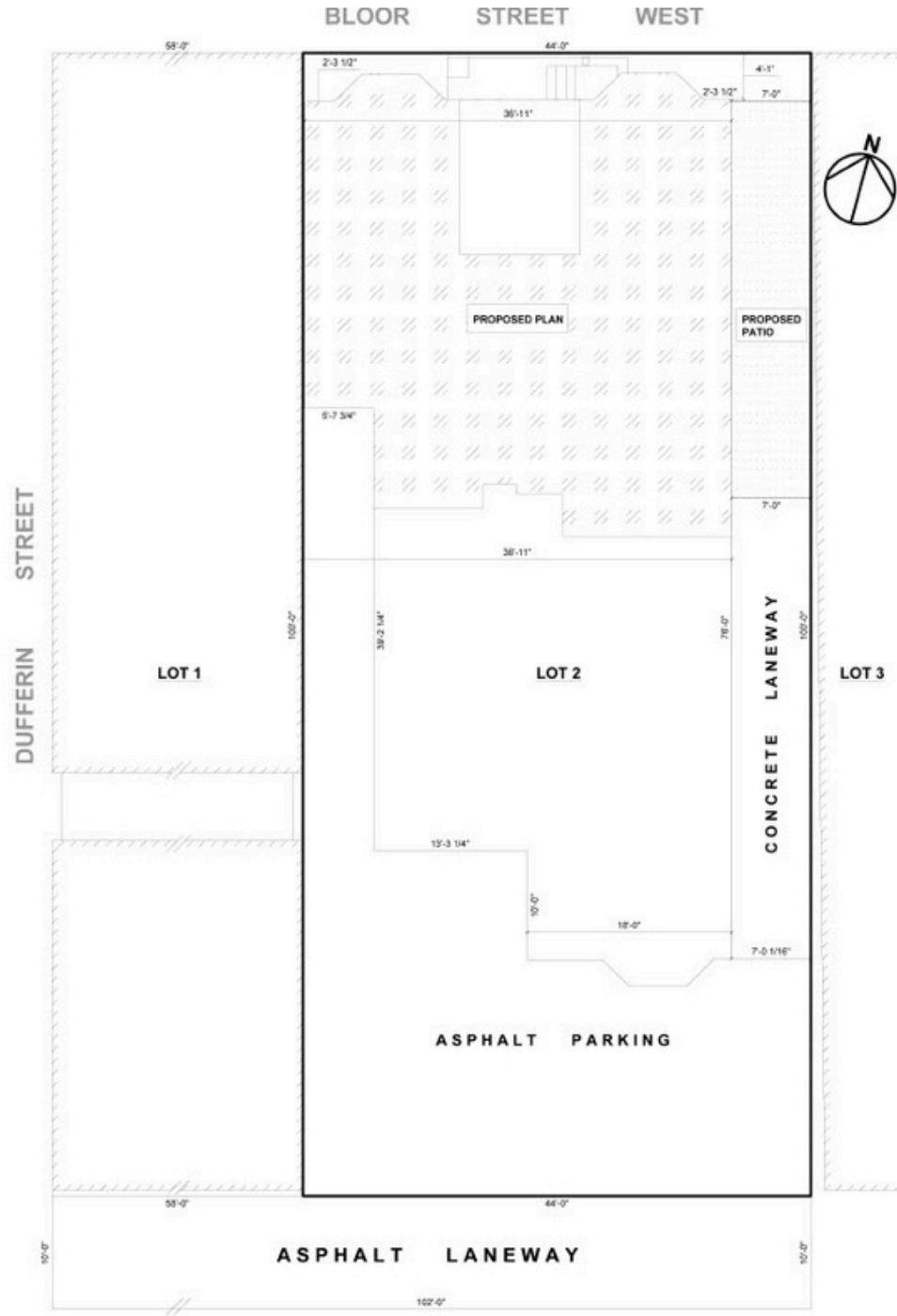




VIDEO + PHOTOS



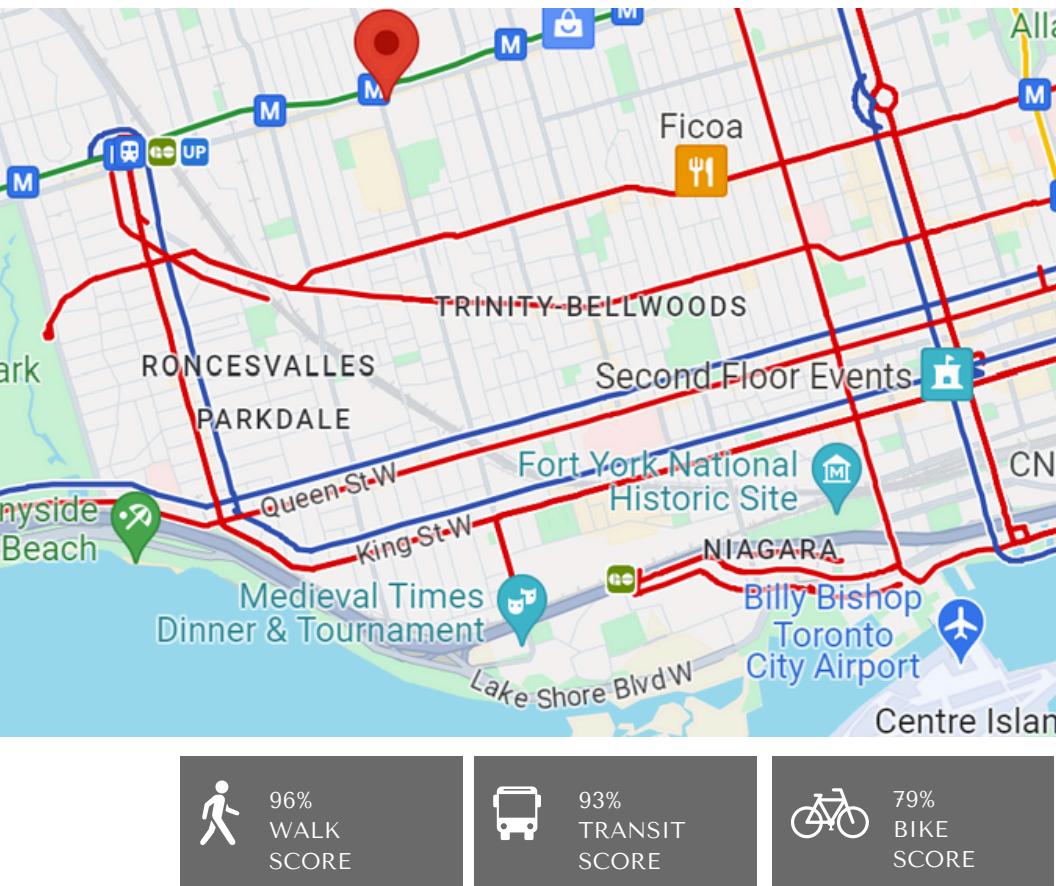
05 SITE PLAN



06 LOCATION + NEIGHBOURHOOD

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





CENTURY 21 COMMERCIAL.

Regal Realty Inc.

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DISCLAIMER + CONTACT

DISCLAIMER

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 VIDEO + PHOTOS

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