

MIXED-USE RESIDENTIAL/COMMERCIAL INVESTMENT PROPERTY

FOR SALE



16-18 Dupont Street, Toronto, ON, M5R1V2

Ideal turnkey high-end investment property with 8,250 sq.ft. GFA (includes the basement), located just west of Avenue Rd on the north side of Dupont St between the coveted Annex and Yorkville neighbourhoods.



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PROPERTY DETAILS

OFFERING SUMMARY

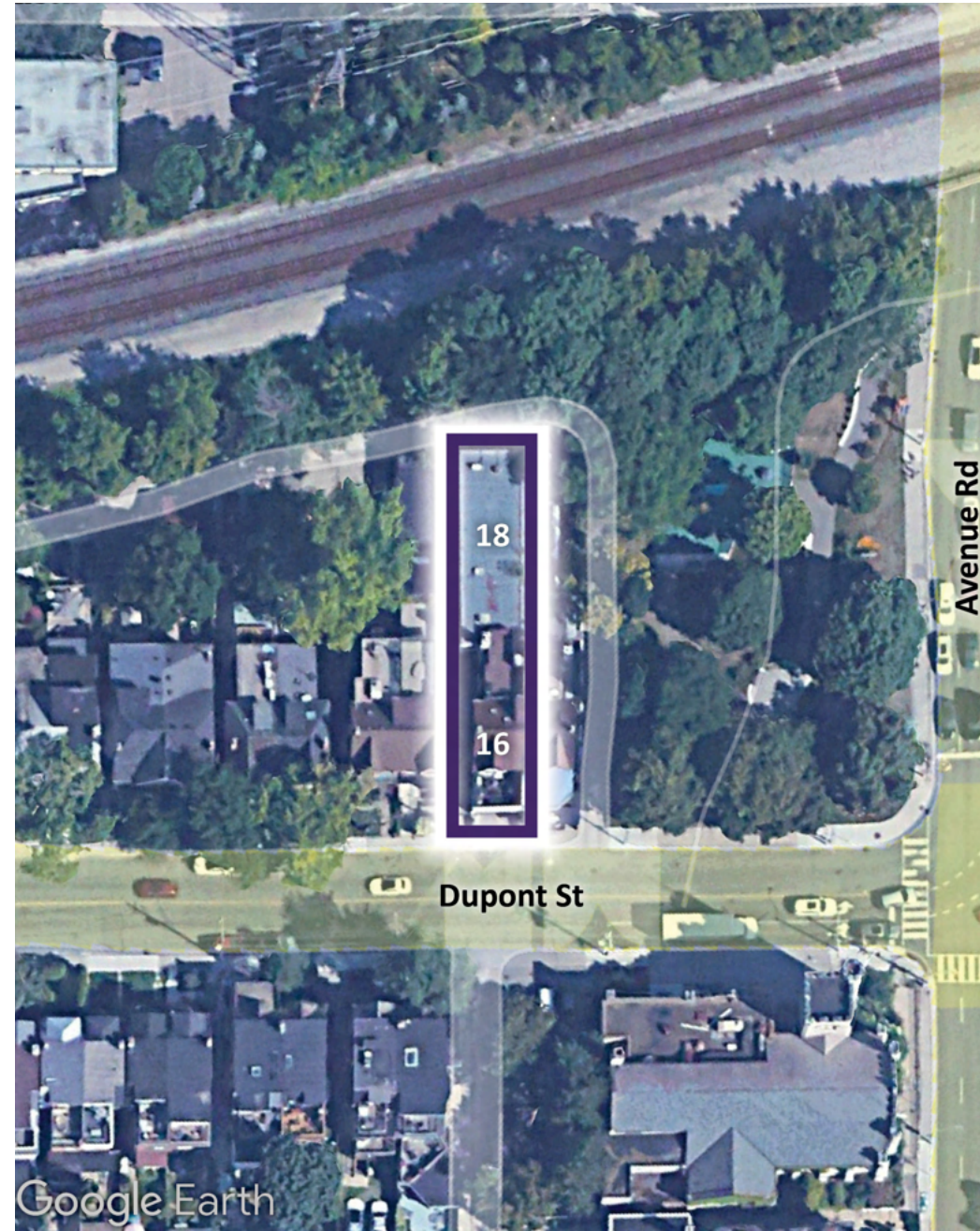
Sale Price:	\$3,650,000
Existing Use	Multi-Tenanted, Mixed Office and Restaurant Commercial Use Property.
Number of Units:	6 Units (2 residential and 4 commercial)
Lot Size:	3,528 SF
Building Size:	8,250 SF

PROPERTY DETAILS

Brief Legal Description	PIN: 212 180 379, Plan 787, Part Lots 4 and 5, Toronto
Official Plan	Mixed Use Area
Zoning	Commercial Residential - CR 1.5 (c1.0; r 1.0) SS2 (x1768)

Property Highlights

- Full lot coverage with rear laneway access (potential for future parking).
- 18 Dupont Street is located directly behind 16 Dupont Street.
- Including 2 residential units and 4 commercial units.
- Ideal for investor, owner-occupier, or developer for future assembly (concept plan included).
- Excellent 96 walk score. Short walk to Dupont station and bus stops, parks, and exclusive Yorkville shopping/dining. Free 1 hr parking along Dupont St.
- Upside on future rents.
- Being sold under power of sale.



FLOOR PLANS



KEY MAP



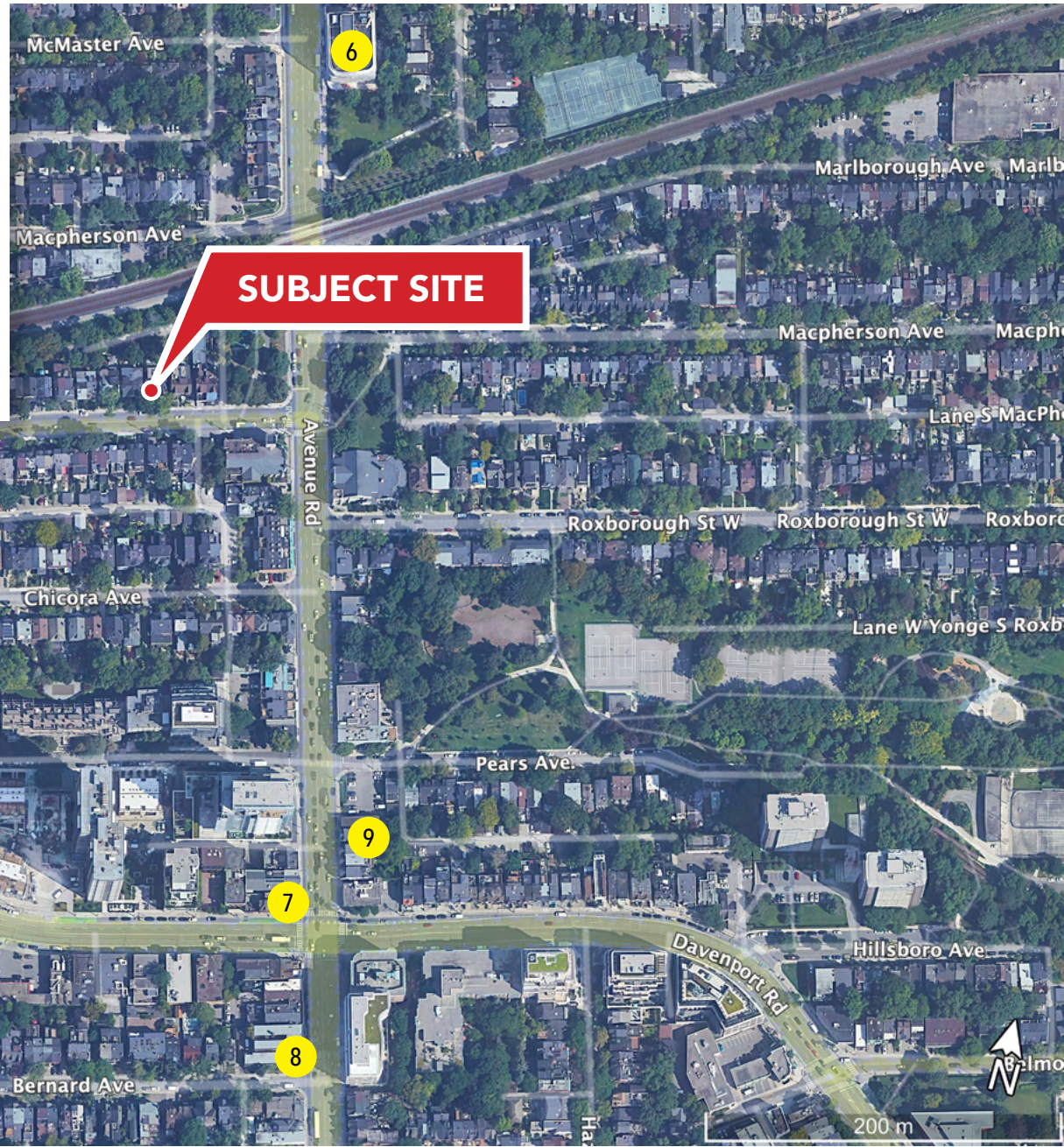
DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	30,011	308,828	832,391
Daytime Population	38,358	408,364	1,167,561
Annual Household Restaurant Expenditure	\$9,913	\$6,457	\$6,098
Total Households	16,567	153,950	418,105
Average Household Income	\$259,788	\$158,502	\$145,100

Data Source: Environics Estimates 2023

SURROUNDING DEVELOPMENTS

	ADDRESS	STATUS	STOREYS	UNITS
1	361 Davenport Rd	Under Review	7	16
2	350 Davenport Rd	NOAC Issued	7-8	6
3	321 Davenport Rd	Under Construction	9	23
4	306-326 Davenport Rd	Under Review	22	100
5	287 Davenport Rd	Under Review	13	96
6	281 Avenue Road	Under Construction	9	36
7	148-158 Avenue Rd	Council Approved	35	355
8	126 Avenue Rd	Under Review	12	55
9	183 Avenue Rd	Under Review	11	18

Source: UrbanToronto & City of Toronto



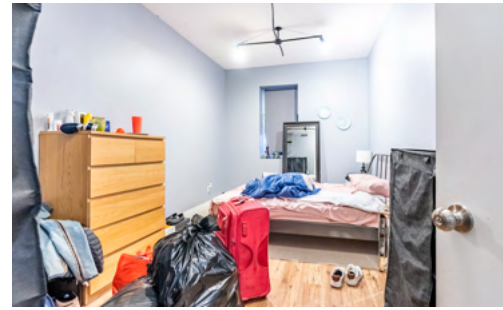
PHOTOS - COMMERCIAL UNITS



PHOTOS - COMMERCIAL UNITS



PHOTOS - RESIDENTIAL UNITS



CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

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DISCLAIMER & DISCLOSURE - IMPORTANT INFORMATION - PLEASE READ

Brokerage Duties and Representation Disclosure: The Real Estate Council of Ontario (RECO) regulates real estate professionals in Ontario. RECO's mandate is to protect the public interest by promoting a safe and informed marketplace and administering the rules that real estate agents and brokerages must follow.

As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

If you are represented by another Brokerage under a Tenant or Buyer Representation Agreement (Brokerage or Designated), please have your Designated Representative contact us on your behalf. This marketing material is not intended to solicit clients who are represented by another brokerage or Designated Representative. If you are not represented by another brokerage or another Designated Representative, and wish to hire brokerage representation, please contact us for details on our Landlord, Tenant, Advisory and Capital Markets Services.

This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

Photo/Renderings Disclosure: Any photos used in these materials may have been digitally manipulated for illustrative purposes, and the actual property's appearance may differ; please verify details independently. Any property renderings used are artistic concepts only and may not reflect the final build of the project.

Errors and Omissions Disclosure: All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes in respect of price, rental, prior sale and withdrawal may be changed without notice. None of the information contained herein is intended to be construed as legal or tax or other professional advice. You should consult your legal counsel, accountant, planner/architect/engineer or other advisors as necessary on matters relating to these materials.

Confidentiality Agreement (“CA”)

We (“Buyer”) have requested from The Behar Group Realty, Inc. (“Broker”) confidential information, for the sole purpose of evaluating a potential acquisition of 16-18 Dupont Street, Toronto (“Property”).

In consideration of the Broker providing the Buyer with confidential information regarding the Property, the Buyer agrees to the following:

1. The Buyer is solely responsible for verifying and confirming all information provided to them by the Broker. The Broker does not make any representation or warranty as to the accuracy of the confidential information.
2. The Buyer shall treat all information provided to them by the Broker concerning the Property, that is not a matter of public record, as strictly confidential.
3. The Buyer will not disseminate or disclose any information provided to them by the Broker concerning the Property, that is not a matter of public record, to any other individual, entity, or company. The Buyer understands that this information may only be disclosed to its employees, partners, or advisors, only to the extent that they need to know such information for the purpose of evaluating the potential acquisition of the Property. The Buyer agrees to assume full responsibility for any breach of this Agreement by its employees, partners, or advisors, and agrees to inform them of the confidential nature of such information prior to disclosure.
4. The Buyer will not utilize any information provided to them by the Broker, that is not a matter of public record, other than for evaluating the potential acquisition of the Property.
5. The Buyer agrees to immediately return all information provided, and any copies made thereof, at the Broker’s request.
6. There is no obligation for any party to enter into any form of agreement with respect to the Property.
7. The obligations as outlined in this Agreement shall terminate six (6) months after the date of this Agreement.

DATA ROOM

A Data Room has been set up for this transaction. Prospective purchasers are strongly encouraged to access the Data Room in order to make their offers as unconditional as possible. Information contained in the Data Room includes items such as copies of leases, surveys and other major agreements affecting the Property. The Advisor has made the Data Room material available on-line and access to the Data Room will be provided to those who have executed a Confidentiality Agreement (CA). Instructions to execute the Confidentiality Agreement (CA) can be found below. Access to the Data Room is restricted to those who have executed a Confidentiality Agreement (CA) and have been granted access by The Behar Group Realty Inc., Brokerage.

Option 1 - Electronic Signing of Confidentiality Agreement

To electronically sign the Confidentiality Agreement and gain access to the Data Room, [follow this link to the Document Centre of the listing](#) and click “Access secure documents” to the left of the page. Follow the instructions prompted on screen.

Option 2 - PDF or Hardcopy Signing of Confidentiality Agreement

Please sign below and email this agreement to nkerzner@thebehargroup.com and our team will assist in providing access to the Data Room.

Buyer Name: _____

Authorized Signing Officer’s Signature: _____

Officer’s Name and Title: _____

Address: _____

Telephone: _____

Primary Email: _____

Additional Email: _____

Date: _____