

MULTIFAMILY PROPERTY FOR SALE



2852 Keele Street, Toronto, ON, M3M 2G8

Exceptional opportunity to acquire a well-maintained, detached 11-unit apartment building ideally situated near the highly accessible intersection of Keele Street and Wilson Avenue.

SIZE: 11,887 SF
(ESTIMATED, ON 3 FLOORS)



[Click Here for Confidentiality Agreement](#)

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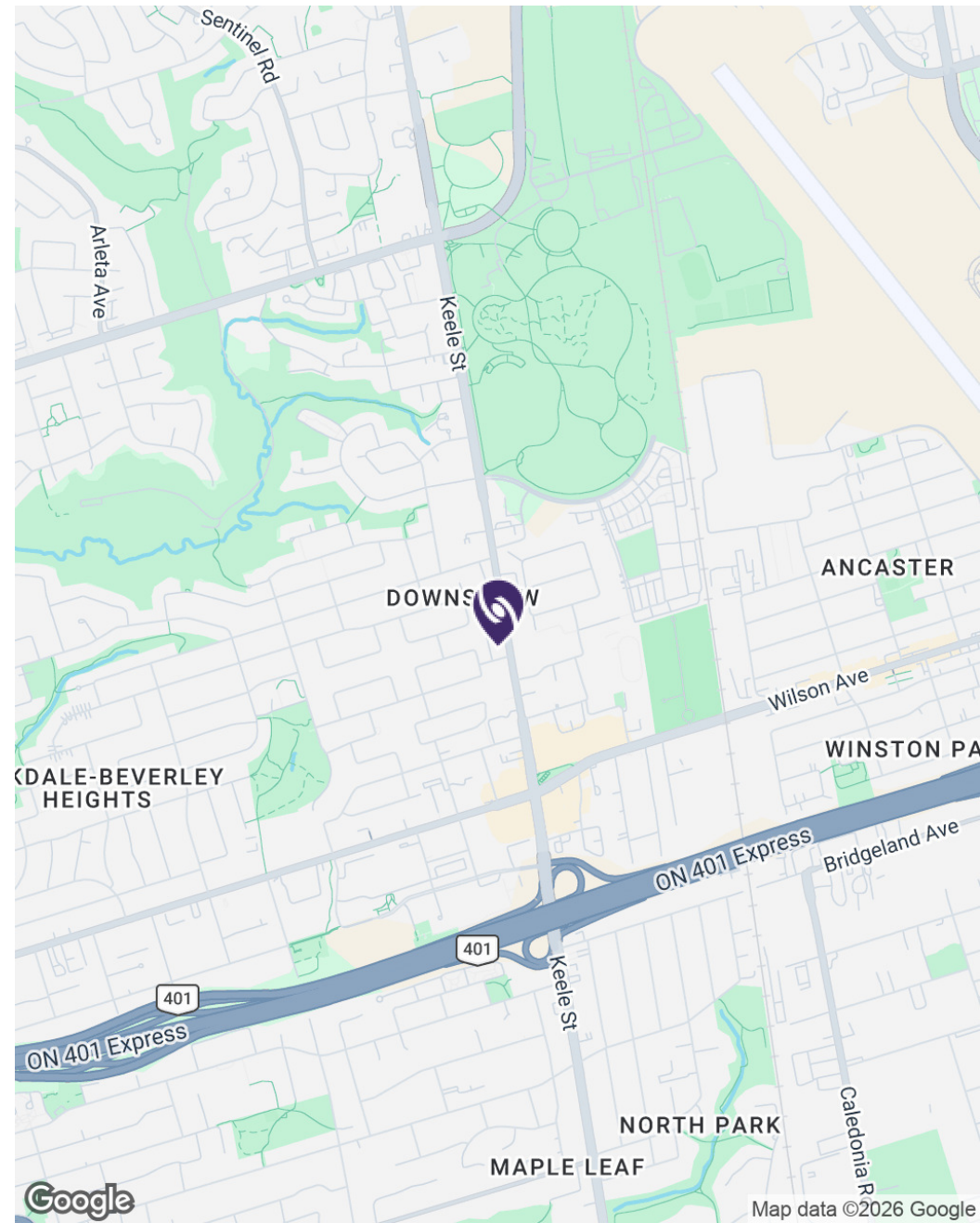
PROPERTY DETAILS

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Lot Size	11,721 SF (Approximately)
Building Size	11,887 SF over 3 Floors, Estimated
Sale Price	\$2,999,000
Taxes	\$18,366.66 (2025)

PROPERTY HIGHLIGHTS

- The property features a two-storey walk-up design with a lower level, comprised of 10 two-bedroom suites and 1 bachelor unit.
- Recent capital improvements include a new roof, contributing to reduced near-term maintenance requirements.
- Ample on-site parking is provided with 5 garages and 6 additional surface parking spaces, complemented by convenient laneway access.
- Additional revenue stream generated through on-site coin-operated laundry facilities.
- The building has obtained a 2025 fire safety certificate, providing confidence in regulatory compliance.
- Attractive and durable terrazzo flooring enhances the common areas.
- Lower-level tenant storage lockers add further convenience and value for residents.
- Significant rental upside potential, presenting investors with an opportunity to increase income over time.
- Separately metered for hydro, telephone, and cable.
- Ideally located in a well-established neighbourhood with close proximity to York University, Hennick Humber Hospital, public transit, retail amenities, and schools.



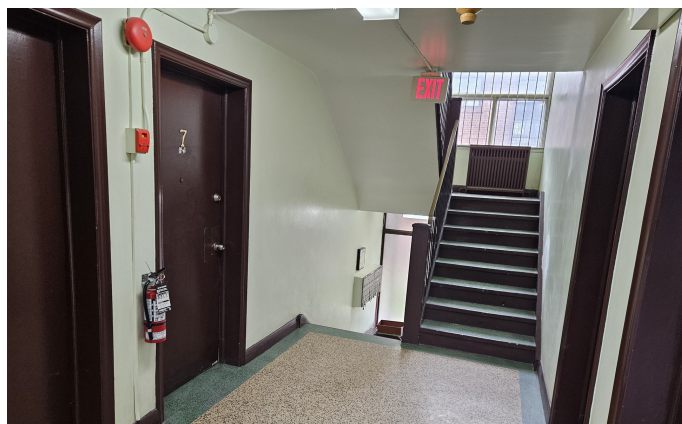
KEY MAP



DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	14,825	103,609	356,629
Persons Per Household	2.70	2.84	2.81
Total Households	5,425	36,175	125,848
Average Household Income	\$102,085	\$105,215	\$117,946

Data Source: Environics Estimates 2025

ADDITIONAL PHOTOS



Recent Local TRANSACTIONS

	ADDRESS	BUILT	2 BEDS	SIZE (FT ²)	LSD DATE
1	11 Calvington Dr 5	1954	\$2,200	700-1,100	8.29.25
2	2880 Keele St 2	1954	\$2,100	700-1,100	11.6.25
3	31 Paxtonia Blvd 107	1961	\$2,450	800-899	10.3.25
4	1305 Wilson Ave 807	1960	\$2,230	700-799	1.27.26
5	2737 Keele St 910	1975	\$2,150	700-799	4.5.26
6	900A Wilson Ave	1969	\$2,200	700-1,100	4.1.26
7	72 Winston Park Blvd Lower	1959	\$2,700	<700	6.17.25



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Offering **PROCESS**

The Seller has appointed The Behar Group as its exclusive representative for the sale of 2852 Keele Street, Toronto.

Interested parties are invited to submit offers to purchase at their discretion, using their preferred form of Agreement. All offers should be directed to The Behar Group. Offers will be reviewed as received.

Prospective purchasers are encouraged to undertake their due diligence in advance of submitting an offer, to the extent possible within the process timeline.

PROPERTY TOURS

Access to the Property can be arranged by appointment. Please contact the Designated Representative to coordinate site visits.

SALE TERMS

The Property, including all associated fixtures, chattels, and equipment, is being offered on an “as is, where is” basis. The Seller makes no representations or warranties of any kind, whether express or implied, regarding the Property, including but not limited to its condition, size, title, or suitability for any intended use.

Any information provided to prospective purchasers by the Seller, The Behar Group, or other sources is supplied for convenience only. Such information is not guaranteed to be complete or accurate and will not form part of any legally binding Agreement.

DUE DILIGENCE

Qualified parties will be granted access to a secure online Data Room containing relevant due diligence materials upon execution of a Confidentiality Agreement. Additional inspections and reviews may be arranged in accordance with agreed terms.

DEPOSIT REQUIREMENTS

A deposit equal to a minimum of 5% of the purchase price will be required upon execution of an Agreement of Purchase and Sale, payable by electronic transfer to The Behar Group in trust. An additional deposit will be due upon the removal or waiver of any purchaser conditions.

SELLER'S RIGHTS

The Seller reserves the right, at its sole discretion, to accept, reject, or negotiate any offer, and is under no obligation to accept the highest or any proposal submitted. The Seller is not required to provide reasons for its decisions and will not be responsible for any costs incurred by prospective purchasers in preparing or submitting offers.

The Seller shall not be liable for any losses or damages arising from the use of, or reliance upon, the procedures outlined herein.

DISCLAIMER

All information contained in this document and any supplementary materials has been provided for general informational purposes only. While believed to be reliable, neither the Seller nor the Advisor, nor any of their respective representatives, makes any guarantee as to its accuracy or completeness. Prospective purchasers should independently verify all information.

The Seller and The Behar Group reserve the right to modify, update, or withdraw this offering at any time without notice. Prospective purchasers are encouraged to conduct their own independent analysis of the Property. Any accepted Agreement will supersede all prior discussions and materials.

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.