

**AVISON
YOUNG**

For Sale: 1520-1524 Bathurst Street

Forest Hill | Toronto



Two Apartment Buildings Totaling 48 Units

- Attractive suite mix with spacious units
- Strong in-place rents with additional rental upside
- Limited capital expenditures required
- Forest Hill rental node with proximity to transit and amenities

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Property Overview

1520-1524 Bathurst Street

- Attractive suite mix with spacious units
- Strong in-place rents with additional rental upside
- Limited capital expenditures required
- Desirable rental node with proximity to transit and amenities
- Approximately 45% rental upside



Existing Building Details

Site Area	14,111 sf (0.324 acres)
Year Built	1932 (Approx.)
Current Use	The property is currently improved with two identical 4-storey walk-up apartment buildings containing a total of 48 residential units
Suite Mix	1 Bedroom: 26 2 Bedroom: 22
Roof	1520 Bathurst: replaced in 2014
Heat	Two heating boilers (rented) per building supplying hot water radiators
Domestic Hot Water	1520 Bathurst St: 2 x storage tanks heated by gas fired boiler (rented) 1524 Bathurst St.: 1 x storage tank heated by gas fired boiler (rented)
Hydro	65% of tenants currently submetered through metergy
Construction	Wood frame with brick exterior
Laundry	2 washers & 2 dryers per building. Sparkle contract.
Environmental	Phase I ESA (Ramboll) - 2023
Financing	Free & clear



Property Overview

Suite Breakdown

1520-1524 Bathurst Street, Toronto is currently improved with 48 units. A mix of 26 one bedroom units and 22 two bedroom units. The average in-place rent is \$1,713 representing approximately 45% rental upside.

Type	Units	Avg. Rent	Avg. sf	Market Rent
1 Bedroom	26	\$1,457	681	\$2,300
2 Bedroom	22	\$2,015	886	\$2,700
Total/Average	48	\$1,713	775	\$2,483






Property Overview

Interior Photos

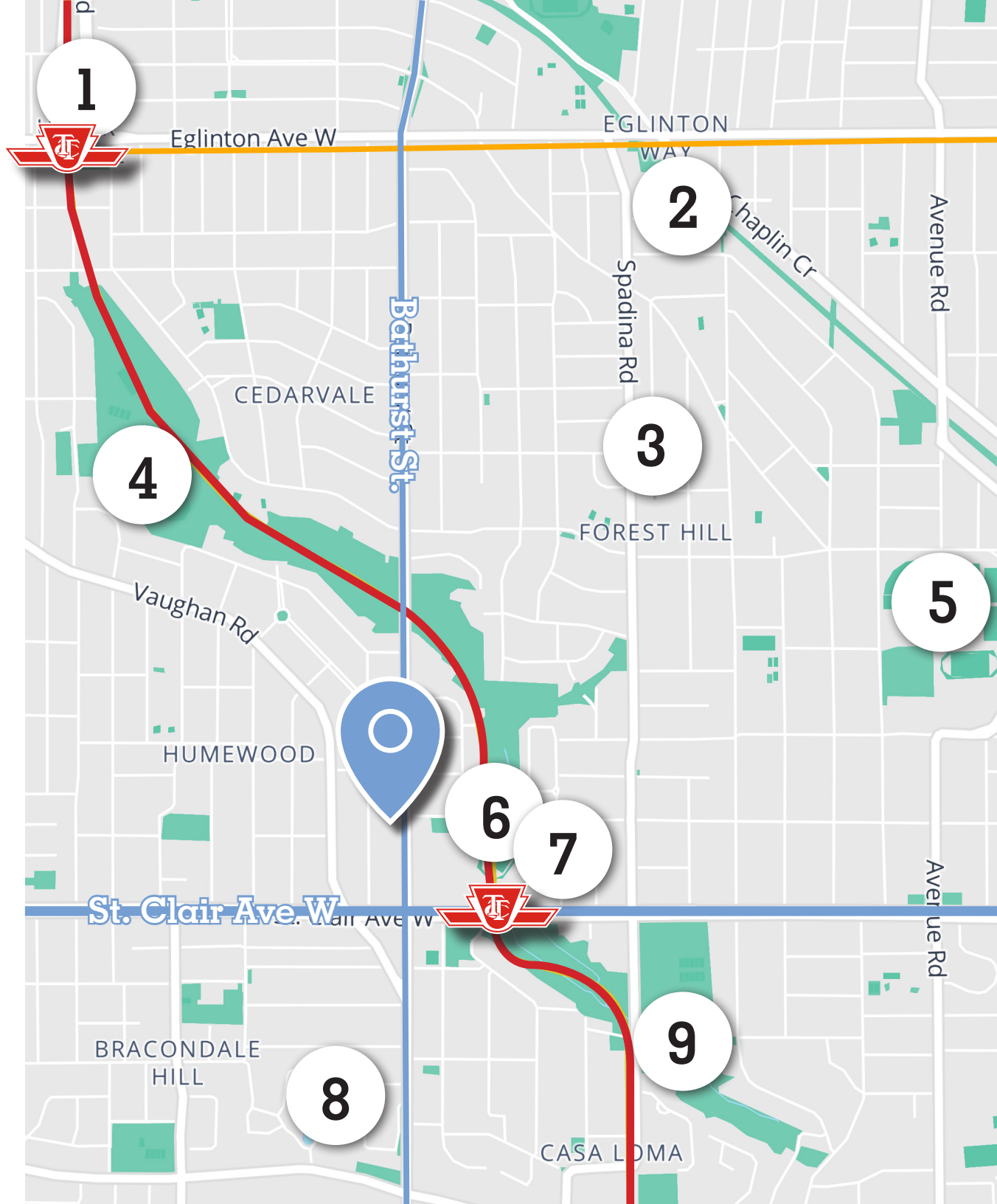


Midtown | Toronto

The property is well-located in Midtown Toronto, at the nearest major intersection of Bathurst St and St Clair Ave W. A neighbourhood with wide, pedestrian-friendly sidewalks, wide bike lanes and an easily accessible location by either subway or car. Its charm and unbeatable location make it one of the most sought-after areas in Toronto. The neighbourhood has an abundance of parks and green space including Wychwood Barns Park and Cedarvale Park. The property is also a short walk to the St Clair West TTC Station providing easy access to Downtown Toronto.

-  Subject Property
-  Eglinton LRT Line
-  Yonge/University TTC Line

1. Allen Expressway & Eglinton LRT, TTC Stations
2. Belt Line Trail
3. Forest Hill Junior and Senior Public School
4. Cedarvale Park
5. Upper Canada College
6. St. Michael's College School
7. Loblaws & St. Clair Ave. W. Subway Station
8. Wychwood Barns Park
9. Winston Churchill Park



For Sale

1520-1524 Bathurst 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 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 to be announced

For More Information About this Offering:

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COMPANIES**

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