

**AVISON
YOUNG**

For Sale: 1643 Bloor St. W., Toronto

24 Unit Apartment Building

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Property Overview

1643 Bloor Street West

- Well located 24 unit apartment building
- Nearby High Park, and steps to TTC Subway & the Bloor UP/GO transit
- Low maintenance property
- 100% rental upside
- Boutique apartment building



Existing Building Details

| | |
|--------------------|---|
| Site Area | 30,257 sf (0.695 ac) |
| Current Use | The property is improved with a 3-storey walk-up apartment building containing 24 units |
| Roof | Pitched wood-frame roof structure with asphalt shingles on the pitched eaves |
| Heat | Gas-fired boiler |
| Domestic Hot Water | Gas fired unit |
| Parking | 3 grade level garages and six surface spaces |
| Hydro | Bulk-metered |
| Windows | Thermally broken dual-pane fixed/sliders in aluminum frames |
| Construction | Masonry structure, wood interior framing |
| Laundry | 1 washer, 1 dryer |
| Environmental | Phase 1 ESA in process |

Property Overview

Suite Breakdown

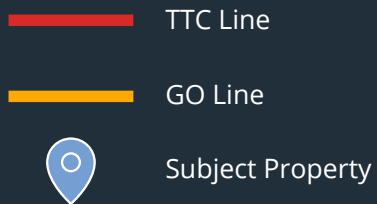
1643 Bloor Street West, Toronto is currently improved with 24 one bedroom units (6 large one bedroom and 18 regular one bedroom). The average in-place rent is \$997 representing approximately 100% rental upside.

| Type | Units | Avg. Rent | Market Rent |
|-------------------------|-------|-----------|-------------|
| Large 1 & Regular 1 Bed | 24 | \$997 | \$2,100 |

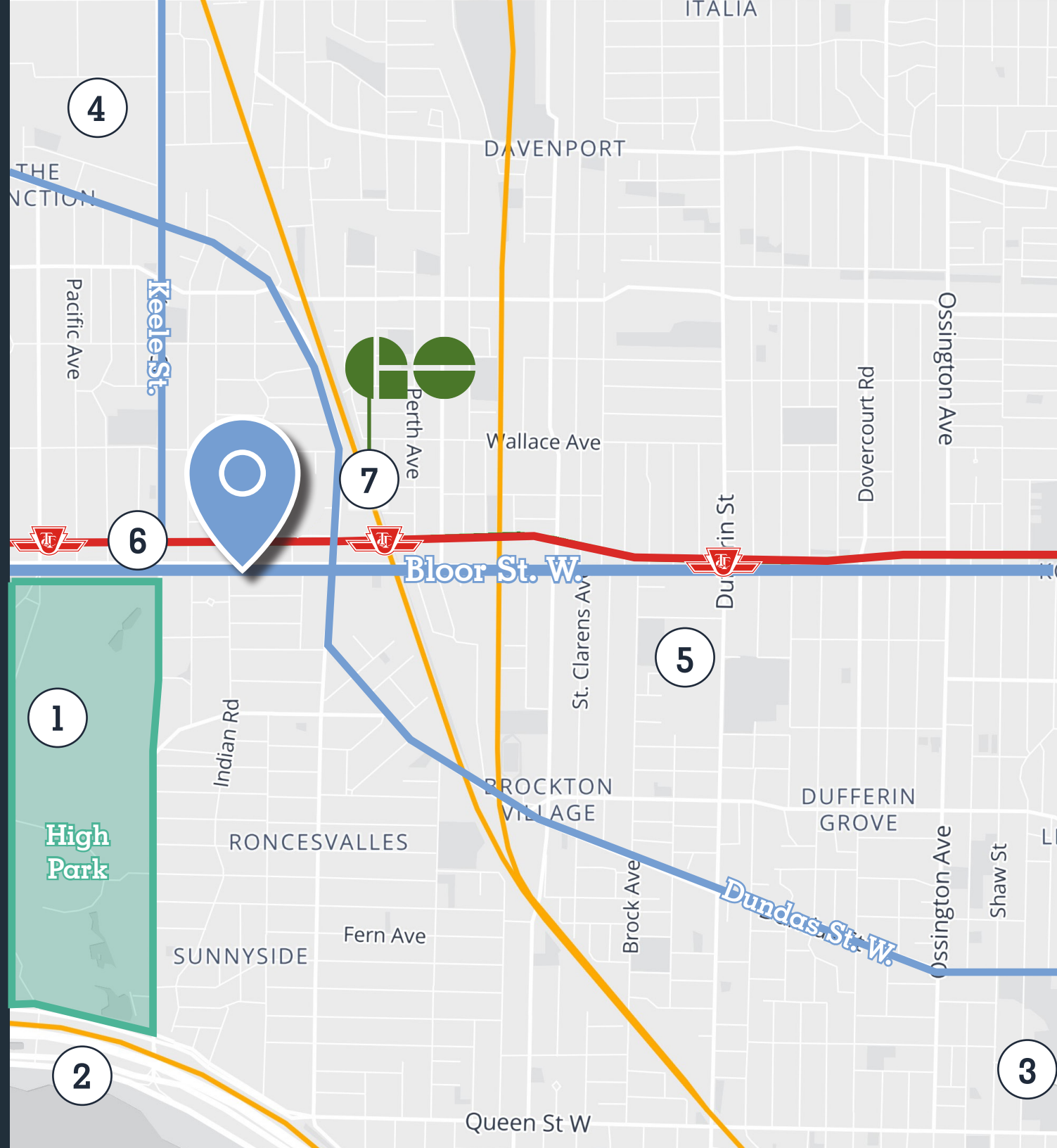


High Park

The subject property is located in the High Park neighbourhood of Toronto. The Property boasts easy access to Downtown Toronto via multiple transit modes, including the Bloor-Danforth Subway Line, UP Express/GO line, and Dundas/College streetcar lines. The property has easy access to the Gardiner Expressway that can take locals and visitors to Downtown Toronto in 20 minutes. The area attracts young professionals and families because of its proximity to schools, parks, restaurants, shops, and transit. Nearby attractions include High Park, Bloor West Village, Roncesvalles, and the Junction.



1. High Park
2. Sunnyside Beach
3. Trinity Bellwoods Park
4. The Stockyards
5. Dufferin Mall
6. Keele Subway Station
7. Bloor GO/UP Station



For Sale

1643 Bloor Street West, 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 vendor's 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: May 14, 2025 @ 3:00pm

For More Information About this Offering:

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YOUNG**

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COMPANIES**

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