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 29% 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<br>2 Bedroom: 22 |
| **Roof** | 1520 Bathurst: Replaced in 2025 |
| **Heat** | Two heating boilers (rented) per building supplying hot water radiators |
| **Domestic Hot Water** | 1520 Bathurst St:<br>2 x storage tanks heated by gas fired boiler (rented)<br><br>1524 Bathurst St.:<br>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 $1,773 representing approximately 29% rental upside.

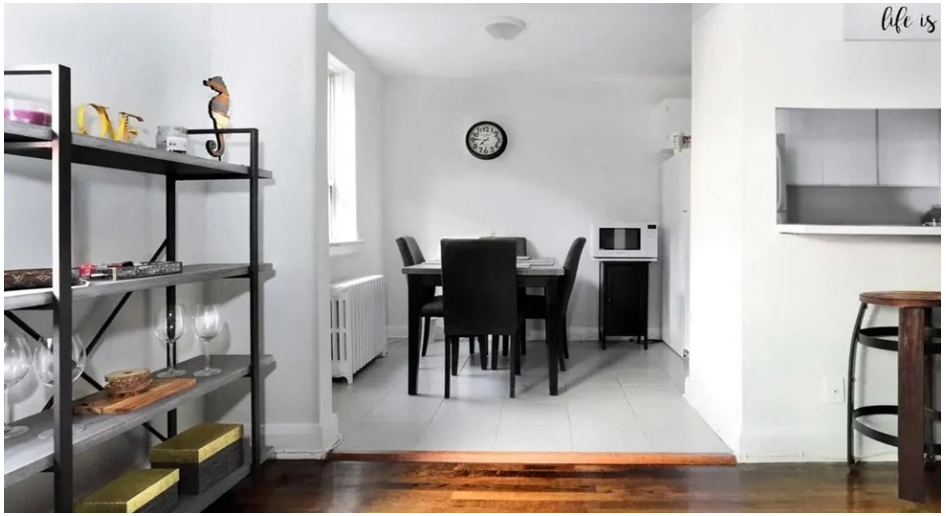
| Type | Units | Avg. Rent | Avg. sf | Market Rent |
|---|---|---|---|---|
| 1 Bedroom | 26 | $1,526 | 681 | $2,100 |
| 2 Bedroom | 22 | $2,065 | 886 | $2,500 |
| **Total/Average** | **48** | **$1,773** | **775** | **$2,283** |

***With vacant units leased at market rents.***



# Interior Photos
















# Midtown | Toronto

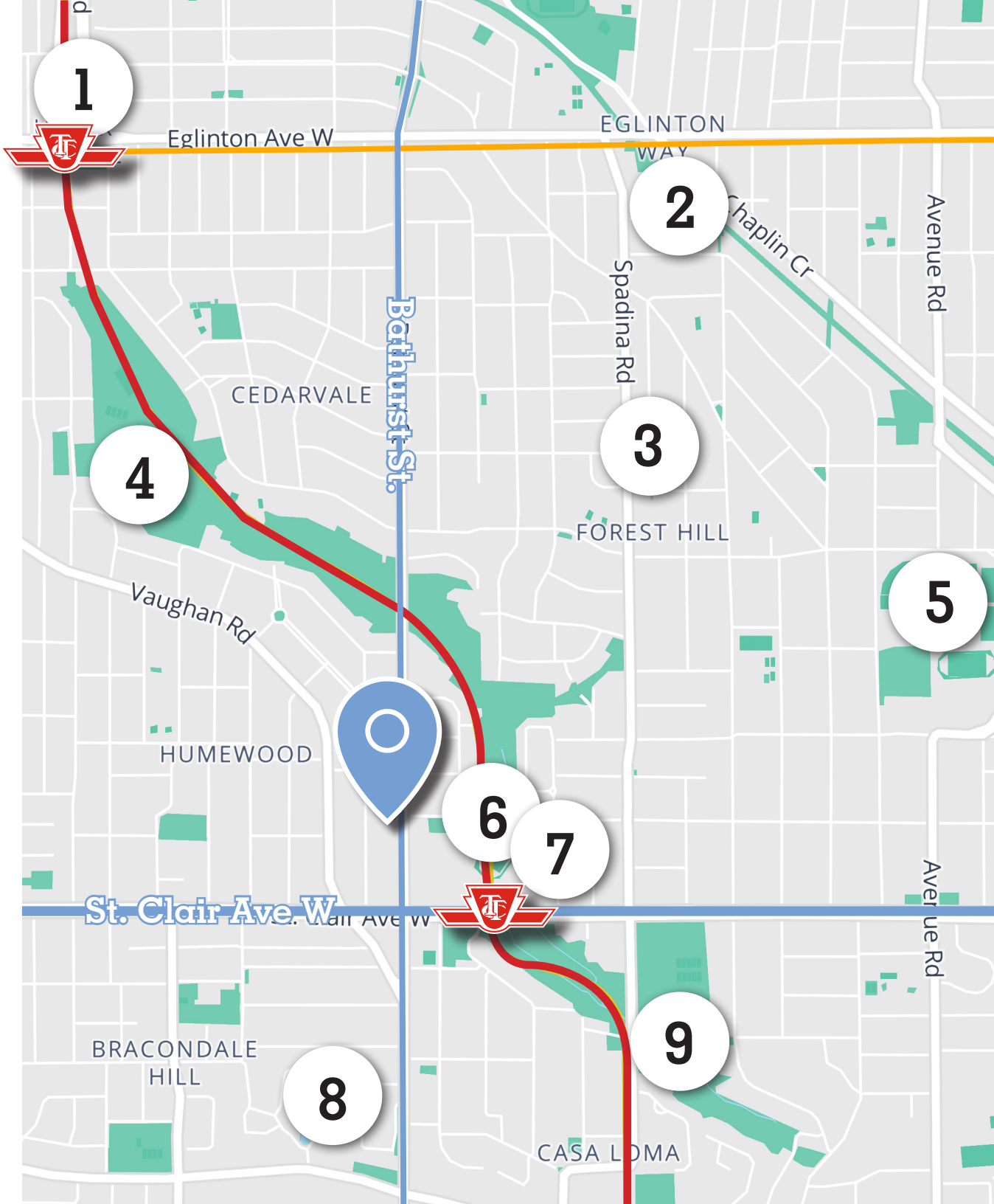
The property is well-located in Midtown Toronto, at the nearest major intersection of Bathurst St and St Clair Ave W. A neighbourhood with wide, pedestrian-friendly sidewalks, wide bike lanes and an easily accessible location by either subway or car. Its charm and unbeatable location make it one of the 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 at $14,500,000.**

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

**Offer Process To Be Announced**

For More Information About this Offering: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