

**AVISON  
YOUNG**

**279** Woodfield Road

Toronto, ON

INVESTMENT SUMMARY | MULTI-RESIDENTIAL GROUP

### 43-Unit Apartment Building

- Repositioning opportunity – 14 vacancies
- Steps from the vibrant Gerrard Street East and Leslieville retail corridors
- **Asking Price: \$8,750,000**





# 279 Woodfield Road

- Four-storey, 43-unit walk-up apartment building
- Prime East Toronto location in the heart of Greenwood-Coxwell
- Proximity to transit, retail, and employment nodes
- 14 current vacancies offers flexibility for renovation and lease-up

## Property Details

|              |                                                 |
|--------------|-------------------------------------------------|
| Current Use  | Four-storey walk-up apartment building          |
| Site Area    | 6,017 SF                                        |
| Year Built   | Circa 1920                                      |
| Units        | 43                                              |
| Hydro        | Bulk metered                                    |
| Heating      | 1 Gas-fired boiler (hot water hydronic heating) |
| Construction | Wood frame and brick                            |



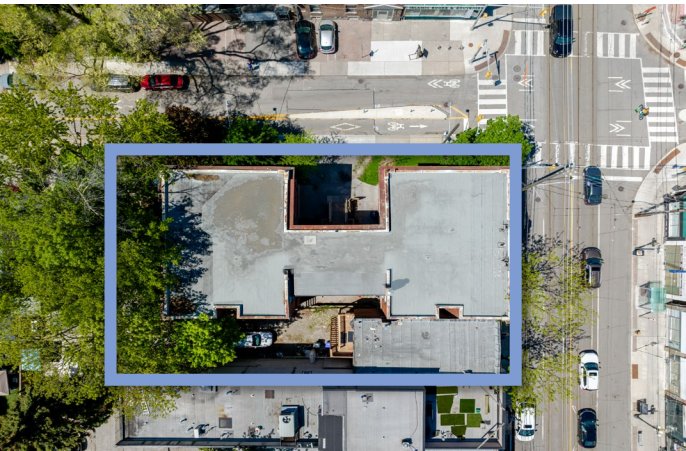


# Suite Mix Breakdown

**279 Woodfield Road, Toronto (the “Property”)** contains 43 bachelor units with a total average rent of \$1,170.

| Type     | Units | Average Rent | Market Rent |
|----------|-------|--------------|-------------|
| Bachelor | 43    | \$1,170*     | \$1,500     |

*\*with vacant units leased at market rent*





# The Beaches

**279 Woodfield Road (the “Property”)** is prominently located in the Toronto Beaches node, one of the city’s most desirable neighbourhoods. The Property is ideally located at the intersection of Gerrard Street East and Woodfield Road. Its proximity to Downtown Toronto, make it an in-demand neighbourhood for families and young professionals. The Property enjoys easy access to Lake Ontario and the four beaches that make up its shoreline. The beachfront spans nearly three kilometres, from Woodbine Beach in the west to Silver Birch Beach in the east. The area is complete with shops, restaurants, public parks, and tennis courts.





## FOR SALE: 279 Woodfield Road, Toronto | INVESTMENT SUMMARY

The Property is being offered for sale at \$8,750,000.

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

**Offer process to be announced**

For More Information About this Offering:

**Jonathan Hittner**  
Principal  
Multi-Residential Group  
416 436 4417  
[jonathan.hittner@avisonyoung.com](mailto:jonathan.hittner@avisonyoung.com)

**Neil Musselwhite**  
Principal  
Multi-Residential Group  
289 795 4430  
[neil.musselwhite@avisonyoung.com](mailto:neil.musselwhite@avisonyoung.com)

**Eamonn McConnell**  
Vice President  
Multi-Residential Group  
416 574 4890  
[eamonn.mccconnell@avisonyoung.com](mailto:eamonn.mccconnell@avisonyoung.com)

**Jonny Shaw**  
Senior Associate  
Multi-Residential Group  
905 510 7973  
[jonny.shaw@avisonyoung.com](mailto:jonny.shaw@avisonyoung.com)

**David Lieberman, MBA**  
Principal  
Multi-Residential Group  
416 230 0477  
[david.lieberman@avisonyoung.com](mailto:david.lieberman@avisonyoung.com)

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[avisonyoung.ca](https://avisonyoung.ca)