

AVISON
YOUNG

3 Claxton Blvd

Toronto, ON

**3-Storey, 19-Unit Walk-Up
Apartment Building**

INVESTMENT SUMMARY | MULTI-RESIDENTIAL GROUP



The Opportunity

The Avison Young Multi-Residential Group is pleased to market for sale **3 Claxton Boulevard, Toronto, ON (the “Property”)**. Located in the the prestigious Bathurst–St. Clair node, steps to St. Clair West subway offering exceptional connectivity and tenant appeal.

- Low maintenance property with no elevator, balconies or underground parking.
- 13 of 19 units are renovated.
- Zoned to add 4 additional basement units
- 30% rental upside upon tenant turnover.

Property Details

Site Area	7,330 sf
Year Built	1945
Units	19 units
Hydro	Separately-metered (13/19)
Heating	Two Raypak Boilers
Hot Water Tank	Two AO Smith Hot Water Tanks (Circa 2020)
Roof	Flat gravel
Construction	Solid brick
Parking	1 outdoor stall
Laundry	Two washers and two dryers (Sparkle)
Financing	Treat Free and Clear



Suite Mix Breakdown

3 Claxton Boulevard (the "Property") includes 13 one-bedrooms and 6 one-bedrooms plus den. The Property features 13 renovated units. The Property is also zoned to add an additional 4 units. The average rent is \$1,663 with 30% gap-to-market.

Unit Type	Units	Average Rent	Market Rent
One Bedroom	13	\$1,709	\$2,100
One Bedroom + Den	6	\$1,562	\$2,300
Total/Average	19	\$1,663	\$2,163



Midtown

3 Claxton Boulevard (the “Property”) is ideally situated in Toronto’s prestigious Cedarvale neighbourhood, one of Midtown Toronto’s most established and sought-after residential communities. The Property benefits from excellent connectivity, with convenient access to Bathurst Street, Eglinton Avenue West, and the nearby St Clair West TTC Station, providing direct transit access throughout the city. The neighbourhood is anchored by numerous parks and recreational amenities, including Cedarvale Park and the Cedarvale Ravine trail system, offering extensive green space, walking trails, and sports facilities. Combined with its strong transit connectivity, family-oriented character, and proximity to top schools and employment nodes, the area remains one of Toronto’s most desirable residential locations.



Winston Churchill Park

Casa Loma



St. Michael's College

St. Clair Ave W

Bathurst St

Lonsdale Rd

Claxton Blvd

Raglan Ave

FOR SALE: 3 CLAXTON BOULEVARD, TORONTO | INVESTMENT SUMMARY

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

Offer Process To Be Announced

For More Information About this Offering:

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