

AVISON
YOUNG

781 St. Clair Avenue West

Toronto, ON

INVESTMENT SUMMARY | MULTI-RESIDENTIAL GROUP

Three-Storey Boutique Apartment Building Located Along St. Clair Avenue West

- 20 Apartment Units + 2 Commercial Units
- Third floor addition completed in 2021 featuring four brand new units
- Excellent location along the St. Clair West corridor - steps to premium retail and proximity to St. Clair West Station



The Opportunity

The Avison Young Multi-Residential Group is pleased to market for sale **781 St. Clair Ave W, Toronto, ON (The “Property”)**.

- Located in the prestigious St. Clair West node, proximity to St. Clair West TTC Station offering exceptional connectivity and tenant appeal
- Well-capitalized building – over \$2.7M completed in capital expenditures with new building mechanicals offering large reductions in utility costs
- Third floor addition – four brand new units completed in 2021 with 10” ceilings and air conditioning
- 95% renovated units
- Krave Coffee & Krave Juice both expiring in 2035
- Both commercial tenants include \$1/PSF annual rent escalations
- Attractive assumable financing

Property Details

Current Use	Three-storey, mixed-use building
Site Area	5,597 sf
Year Built	Circa 1920
Units	20 Residential 2 Commercial
Hydro	Separately metered Solar panels provide energy rebate
Heating	2 NTI Boilers (2024 – new boilers are projecting a 25% reduction in gas bills) for original building 1 Johnson Controls Vertical Blower Coil Unit for Addition (2021)
Hot Water Tank	NTI 120 Gallon Storage Tank (2024) for original building 119 Gallon Storage Tank (2021) for addition
Roof	2021
Construction	Wood-frame
Laundry	2 washers, 2 dryers (owned)



Suite Mix Breakdown

781 St. Clair Avenue West features two commercial units on the ground floor. The residential component includes 1 bachelor, 17 one bedrooms, 1 one bedroom plus den and 1 two bedroom. The average rent is \$1,871 with vacating units leased at market rents.

Residential

Type	Units	Average Rent	Avg. Market Rent
Bachelor	1	\$1,136	\$1,700
1 Bedroom - Junior	3	\$1,522	\$1,900
1 Bedroom	14	\$1,938	\$2,000
1 Bedroom + Den	1	\$2,255	\$2,300
2 Bedroom	1	\$2,322	\$2,500
Total/Average	20	\$1,871*	\$2,030

*with vacating units leased at market rents

Commercial

Tenant	Size (sf)	Rent PSF	Annual Rent
Krave Coffee	870	\$40	\$34,800
Krave Juice	325	\$40	\$13,000



Midtown | Toronto

781 St. Clair Avenue West (the "Property") is well-located in Midtown along St Clair Avenue West, one of the cities most affluent nodes. The area has wide, pedestrian-friendly sidewalks, wide bike lanes and an easily accessible location by either subway or car. The neighbourhood features some of Toronto's most exclusive restaurants and retail. 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 which offers acres of running trails as well as a cricket field, and tennis courts. There is also an abundance of public and private school options available, making it the ideal location for families and individuals alike.



15-min walk
St. Clair West Station

97
Walk
Score

82
Transit
Score

FOR SALE: 781 St. Clair Ave W | 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:

Jonathan Hittner

Principal
Multi-Residential Group
416 436 4417
jonathan.hittner@avisonyoung.com

David Lieberman, MBA

Principal
Multi-Residential Group
416 230 0477
david.lieberman@avisonyoung.com

Neil Musselwhite

Principal
Multi-Residential Group
289 795 4430
neil.musselwhite@avisonyoung.com

Eamonn McConnell

Vice President
Multi-Residential Group
416 574 4890
eamonn.mccconnell@avisonyoung.com

Jonny Shaw

Senior Associate
Multi-Residential Group
905 510 7973
jonny.shaw@avisonyoung.com

Daniel Cassese

Associate
Multi-Residential Group
647 330 4663
daniel.cassese@avisonyoung.com

Visit us online
avisonyoung.ca