



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 18 Units

104 Bedford Rd.

Licensed Rooming House

Toronto, ON

PROPERTY OVERVIEW

ABOUT TORONTO

Toronto is Canada's largest city and a world leader in such areas as business, finance, technology, entertainment and culture. Toronto has a large and diverse population. It is home to about 2.9 million people and is expected to continue to grow steadily. In 2017, the Province of Ontario projected that the city of Toronto could grow by 500,000 people in the next 25 years. With population constantly growing, the need for housing will continue to rise and multi-residential properties are becoming an increasingly attractive option for residents.

ABOUT THE PROPERTY

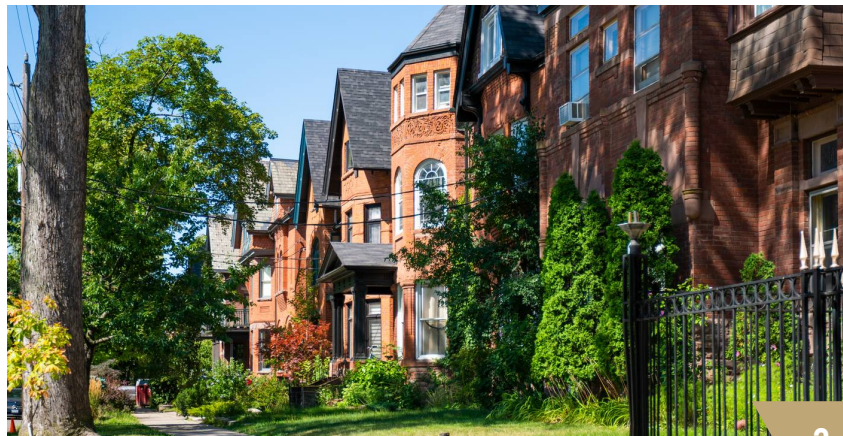
Great property located just outside Yorkville, with direct access to the Bloor-Danforth subway line. Just steps away from Taddle Creek Park. This is a licensed rooming house with 18 units. Coin operated washers & dryers.



Location: Close to Taddle Creek Park, the Royal Ontario Museum, Huron Street Junior Public School, Yorkville Village Shopping Centre, Ramsden Park, and Queens Park.



Public Transportation: Subway stations at both Spadina and Bathurst on the Bloor-Danforth Line and on Dupont St. on the Yonge-University-Spadina line.



PROPERTY DETAILS

Unit Breakdown: 18 (1 x Bach, 4 x 1Bed, 13 x Rooms)

Construction: Stone

Approx. Age: 1902

Number of Storeys: 3

Flooring Type: Carpet & Hardwood

Vacancies: 1

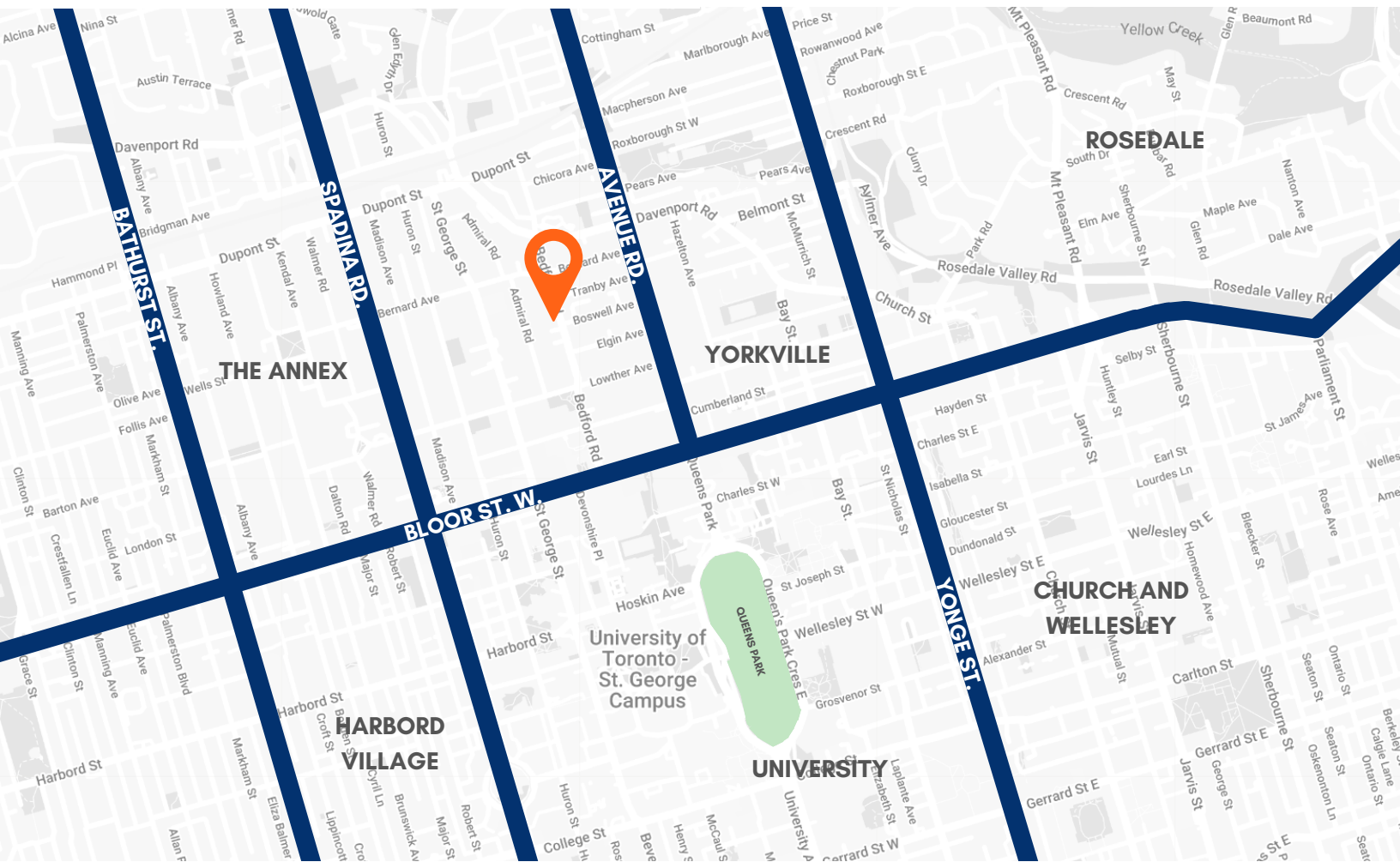
Square Footage of Lot: 4,746.88 ft²

Balconies: 1

Legal Description: PT N1/2 LT 9 CON 3 EYS TWP OF YORK; PT S1/2 LT 9 CON 3 EYS TWP OF YORK PT 1 & 2 64R10417; S/T TB213280; TORONTO (N YORK) , CITY OF TORONTO

TORONTO

THE ANNEX



Nearest Grocery Store
Approx. 600m



Nearest School
Less than 700m

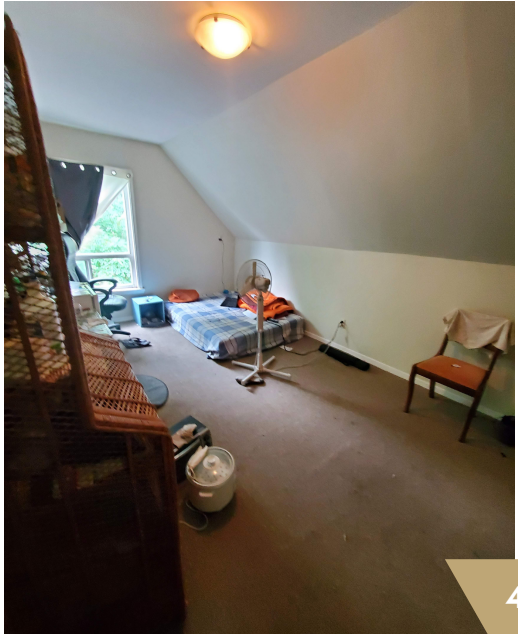
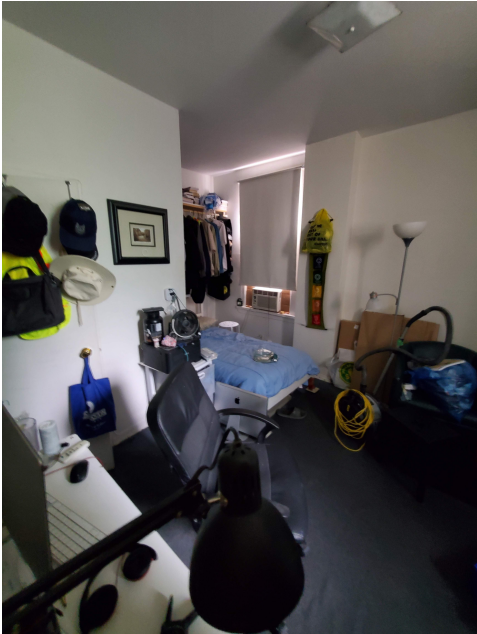


Nearest Park
Approx. 250m

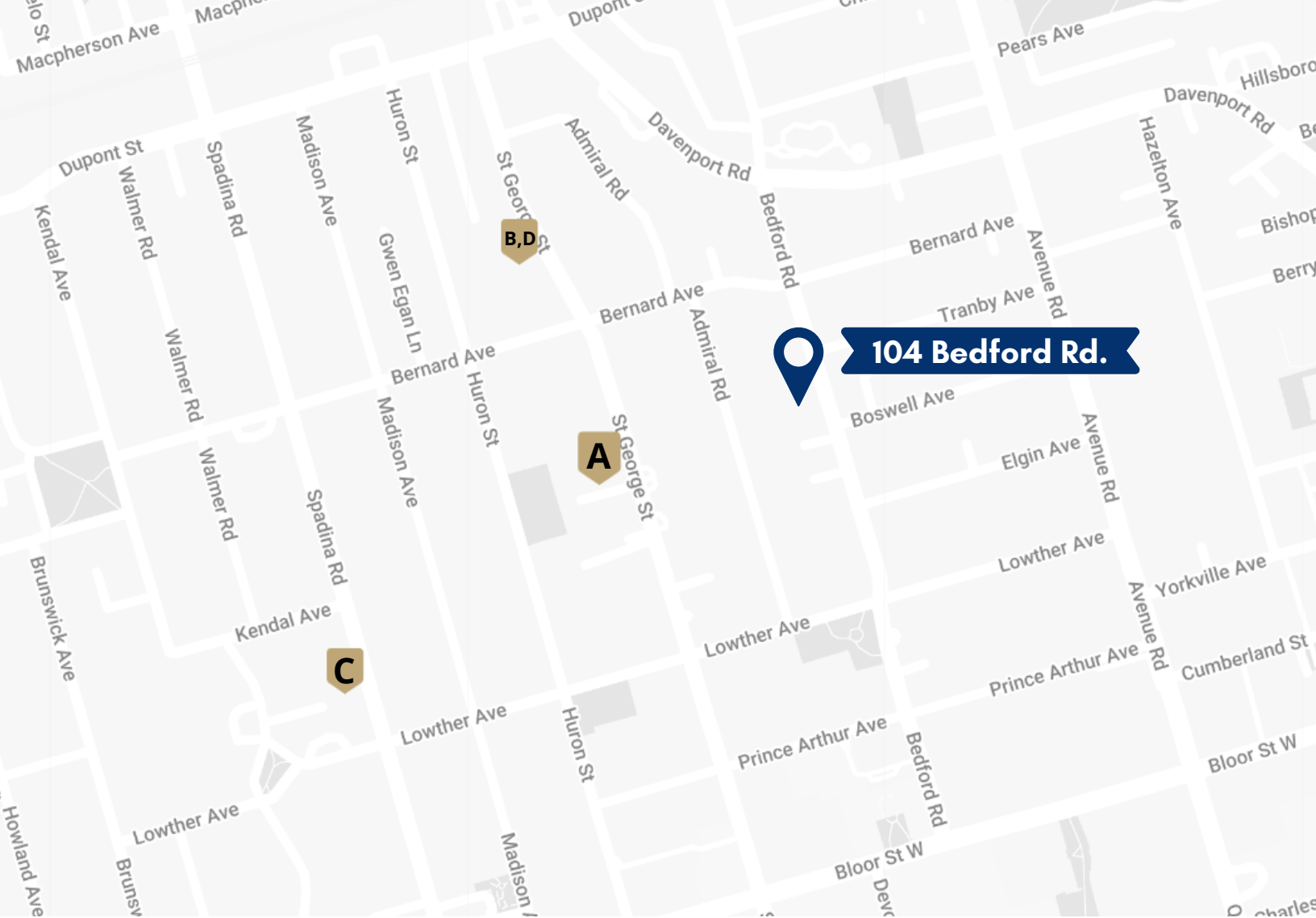
ABOUT THE ANNEX

Successful businesspeople, well-known artists, academics, staff from the University of Toronto, as well as individuals from all walks of life, are among The Annex's inhabitants. This is a lively area that gets its life from the University of Toronto as well as the pubs, eateries, and nightclubs that crowd together along Bloor Street. Bloor Street is home to most of The Annex's shopping. A mishmash of apparel boutiques, bookstores, food markets, restaurants, and outdoor cafes can be found along this stretch of stores.

INTERIOR SUITES



RENTAL ANALYSIS



Map	Address	Size	Price	Distance
A	224 St. George St.	Bach	\$1,900	550 m
B	276 St. George St.	Bach	\$1,895	450 m
C	50 Spadina Rd.	1Bed	\$2,764	800 m
D	276 St. George St.	1Bed	\$2,050	450 m



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To book a tour
please email
reception@mysakrealty.com



JOE MYSAK

Owner, Broker of Record

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