



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 12 Units

90 Blackfriar Ave.

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

Beautiful 12 unit investment property North-West of Downtown Toronto. Steps away from Blackfriar Park. Coin operated washers and dryers for additional income. 25 parking spaces. New roof as of 2020.



PROPERTY DETAILS

Unit Breakdown: 12 Units (8 x 2Bed, 4 x 3Bed)

Construction: Concrete Block

Approx. Age: 1967

Number of Storeys: 2

Flooring Type: Concrete, Wood, & Tile

Vacancies: None

Square Footage of Lot: 17,880 ft²

Balconies: 8

Elevator: None

Intercom: Yes

Heat Type: Boiler & Water

HWT Style: HWG (O)

Washer/Dryer: 3+3 (C)

Fridges + Stoves: 12+12

Parking In + Out: 0+25

Leases: 1st Year

Cable & Hydro Paid: Tenants Pay Cable, Owner Pays Hydro

Roof: New, 2020

Furnace: Delta, 5 Years

Windows: Aluminum

Environmental: 2017/2018

Fire Compliance: Detectors, Alarms, Hose, Extinguishers

Legal Description: PARCEL 44 1, SECTION M828 LT 44 PLAN M828 S/T B46766 ETOBICOKE, CITY OF TORONTO PARCEL 45 1 SECTION M828 LT 45 PLAN M828 S/T B46766 ETOBICOKE, CITY OF TORONTO



Location: Close to Blackfriar Park, Dixon Park, Kingsview Park, Weston Golf & Country Club, Martingrove Gardens Park, Alex Marchetti Park, Kingsview Village Public School, and CareFree Pre-School.

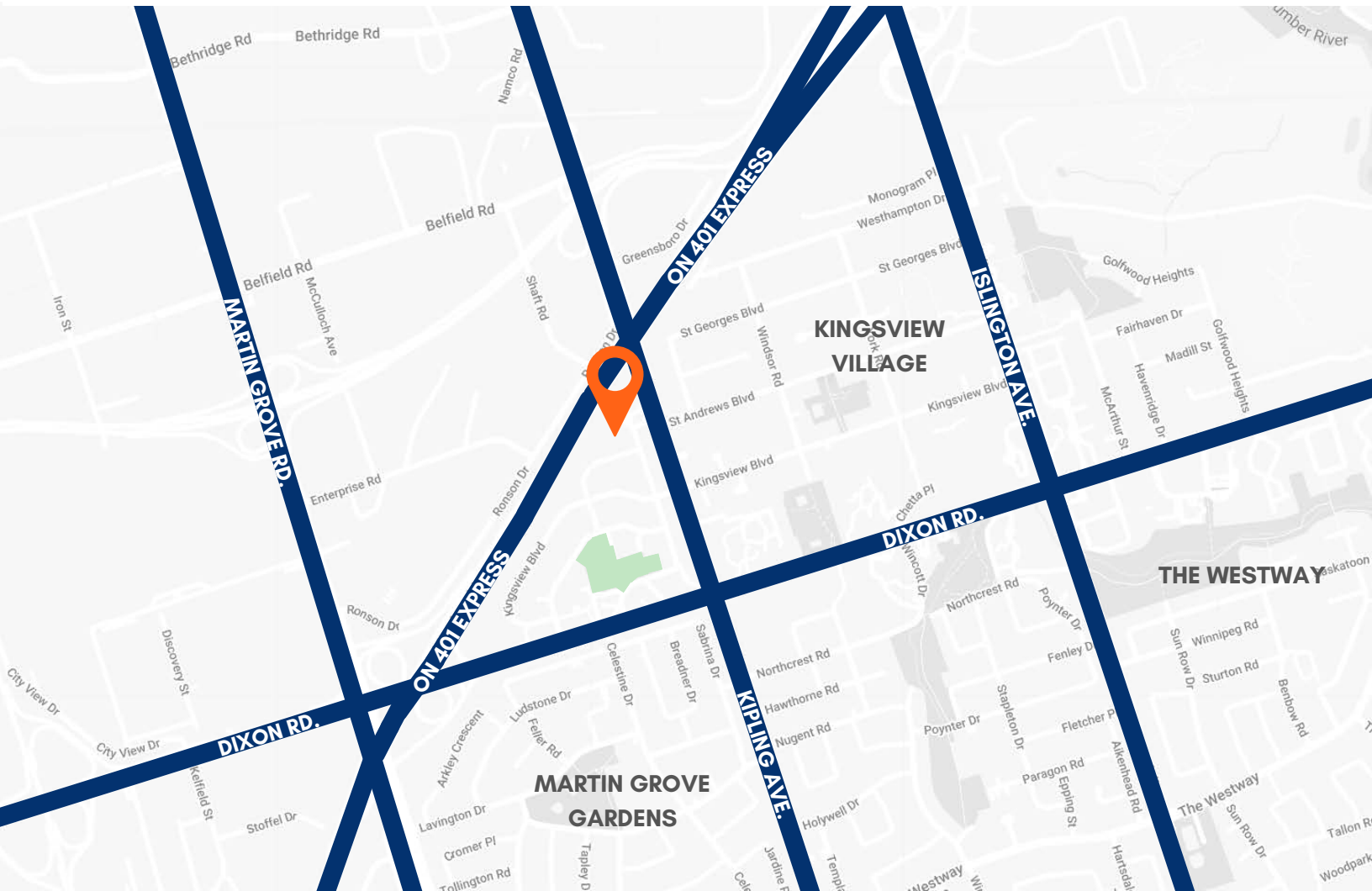


Public Transportation: Dixon Rd, Islington Ave, & Kipling Ave buses bring passengers to stations on the Bloor-Danforth line. Kipling station is part of the GO Transit system.



TORONTO

KINGSVIEW VILLAGE



Walk Score

57

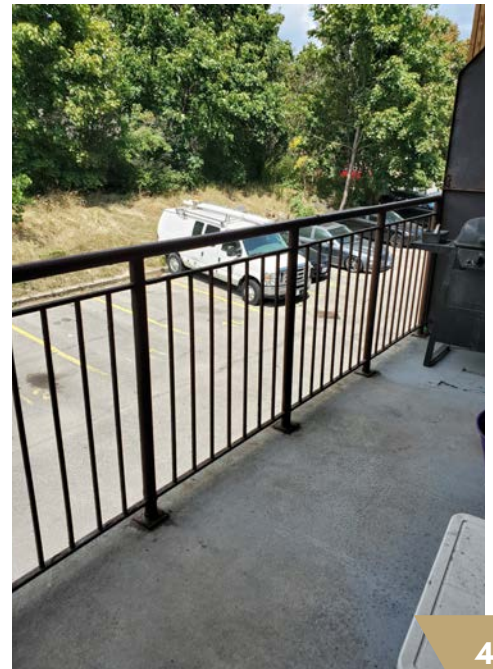
Transit

65

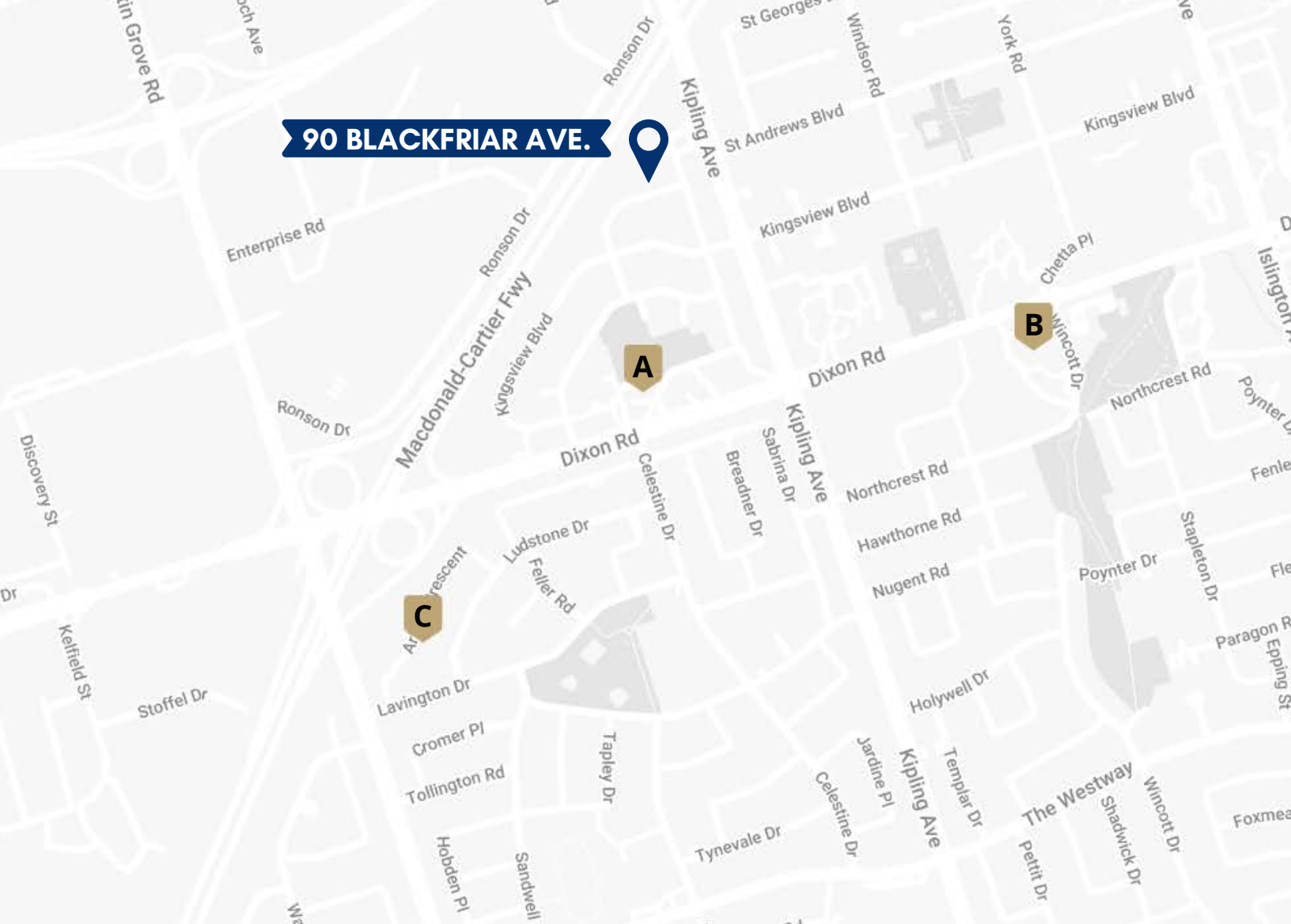
ABOUT KINGSVIEW VILLAGE

With its own community school and recreational centre, Kingsview Village is a solid, family-oriented neighbourhood. In the middle of this neighbourhood, there is also a park and a neighbourhood church. People from many backgrounds and socioeconomic levels live in the single-family homes that make up this neighborhood's core. In addition to several bus stations, drivers are only a short distance from the Highway 401 on-ramps.

INTERIOR SUITES



RENTAL ANALYSIS



Map	Address	Size	Price	Distance
A	10 Blackfriar Ave.	2Bed	\$2,270	700m
B	301 Dixon Rd.	2Bed	\$2,480	1.2km
C	17 Arkley Cres	3Bed	\$2,500	1.6km

For Sale

80 Blackfriar Ave. & 90 Blackfriar Ave

Buildings can be purchased together or separately

Pricing and Offering Process

The properties are being offered for sale on an unpriced basis.

All expressions of interest may be submitted in the form of a Letter of Intent or an Agreement of Purchase and Sale and should include the following:

- Address & 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

Offers to be reviewed on an **"as come basis"**

To book a tour

please email

reception@mysakrealty.com

All information regarding the subject property, properties sold, for sale and expired, is from sources deemed reliable, but no warranty or representation is made as to its accuracy and same is submitted subject to errors and omissions.



JOE MYSAK

Owner, Broker of Record

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