



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 6 Units

9 Allenby Avenue

Etobicoke, ON

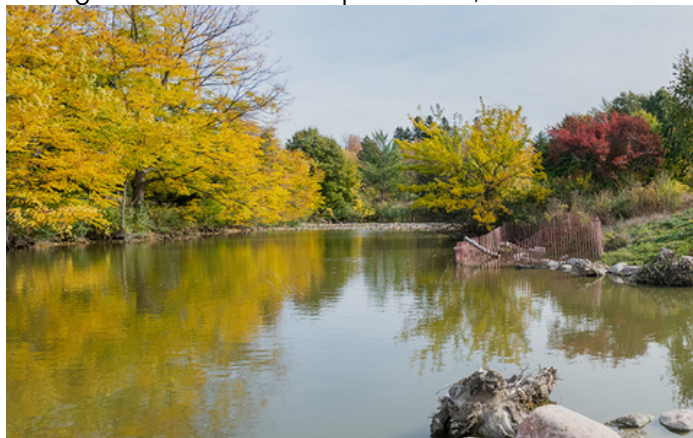
PROPERTY OVERVIEW

ABOUT ETOBICOKE

Etobicoke is a former city and currently one of the westernmost districts in Toronto, Ontario, Canada. It was merged with several other municipalities to form the present-day city of Toronto in 1998. Etobicoke is known for its diverse communities, suburban character, and a mix of residential, commercial, and industrial areas. The district comprises a variety of housing types, including single-family homes, townhouses, condominiums, and apartment buildings. Some neighborhoods are characterized by large, leafy suburban streets, while others have a more urban feel. A significant portion of Etobicoke's southern border is along Lake Ontario's waterfront, offering residents and visitors access to beautiful lakefront parks, trails, and scenic views.

ABOUT THE PROPERTY

AAA Location. 1 unit is presently Vacant, Owner occupies 1 unit and will move out shortly after closing. Huge upside potential of 41%. Seller willing to hold a VTB of up to \$500,000.



PROPERTY DETAILS

Unit Breakdown: 6 residential units (1 x Bachelor, 5 x 2 Bed).

Construction: Poured Concrete

Number of Storeys: 3

Flooring Type: Hardwood & Ceramic Flooring

Square Footage of Area: 6,436.81 ft²

Legal Description: PT BLK A PLAN 4106 AS IN TB508842
ETOBICOKE , CITY OF TORONTO



Location: Close to Elms Park, Rowntree Mills Park, Emery Village Park, Pine Point Park, Elmlea Junior Park, The Elms Middle School, St. Stephen Catholic School, Humber River Hospital, Toronto General Hospital.

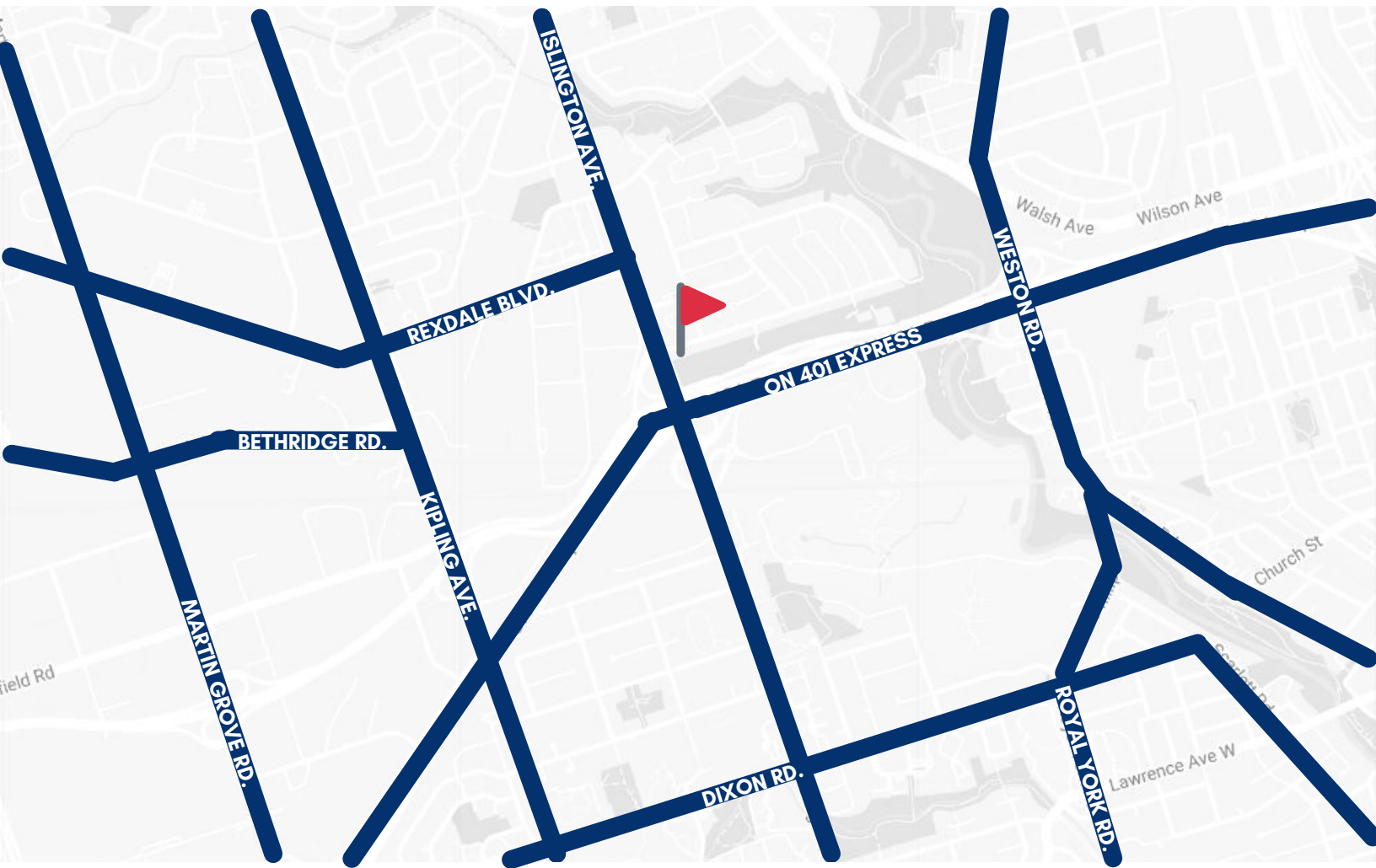


Public Transportation: The neighborhood is well-connected by public transportation, with several bus routes serving the area. Additionally, Highway 401 and Highway 27 provide convenient access for residents who drive.



ETOBICOKE

ELMS-OLD REXDALE



Nearest Grocery Store
Approx. 750 m



Nearest School
Approx. 750 m

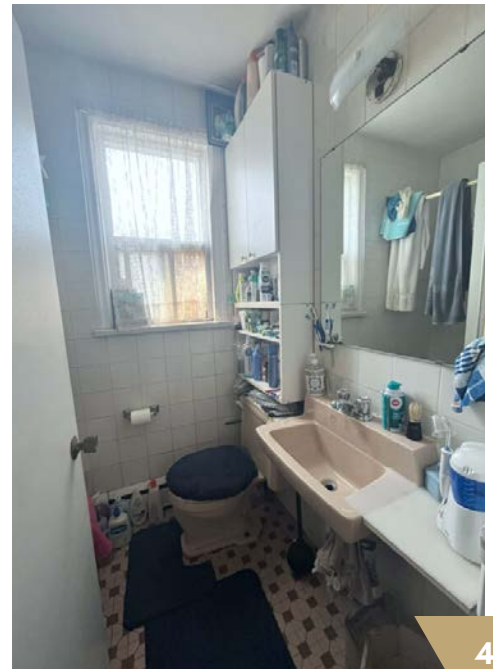


Nearest Park
Approx. 350 m

ABOUT ELMS-OLD REXDALE

The village has a wide range of amenities for the entire family, such as curling clubs, tennis courts, baseball fields, library, daycare, Royal Canadian Legion, Women's Own Resource Centre, and a seniors drop-in center. The village is also home to The South River Brewing Company. Discover recreation, art, culture, learning entertainment, and much more.

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	70 Rexdale Blvd.	2 Bed	\$2,706	1.0 km
B	30 Torbolton Dr.	2 Bed	\$2,750	1.3 km
C	2450 Weston Rd.	2 Bed	\$2,742	2.5 km
D	265 Dixon Rd.	2 Bed	\$2,625	2.1 km



To book a tour
please email
reception@mysakrealty.com

ASHLEY LAPIER
Real Estate Broker



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