



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 11 Units**

**11 Units near High Park**

**Toronto, ON**



# PROPERTY OVERVIEW

## ABOUT TORONTO

Toronto is the capital city of the province of Ontario in Canada. It's the largest city in Canada by population and is one of the most culturally diverse cities in the world, with a vibrant mix of cultures, languages, and cuisines. Toronto is known for its iconic skyline, which includes the CN Tower, a major tourist attraction and a symbol of the city. Culturally, Toronto has a thriving arts scene, with numerous museums, galleries, and theaters. Toronto is a business and financial hub, with a strong economy driven by industries such as finance, technology, and healthcare. It's also known for its high quality of life, with excellent healthcare, education, and infrastructure. 500 meters from beautiful High Park.

## ABOUT THE PROPERTY

Prestigious High Park Blvd building including an owner suite roughly 3,000 sq.ft. Units below market and a short walk to High Park and the excitement of Roncesvalles. Approx. Gross Annual Income of \$192,148.



## PROPERTY DETAILS

**Unit Breakdown:** 11 Units  
(8 x Bachelor, 2 x 1 Bedroom, 1 x 3 Bedroom)

**Construction:** Wood Frame

**Fridges + Stoves:** 11 + 11

**Approx. Age:** 1910

**Number of Storeys:** 3

**Lot Size Area:** 9,569.11 ft<sup>2</sup>

**Environmental:** Yes

**Legal Description:** PT LT K PL 1193 TORONTO AS IN CA96072 EXCEPT THE EASEMENT RE: EAVES THEREIN; CITY OF TORONTO



**Location:** Garden Avenue Junior Public School, St. Vincent de Paul Catholic School, Fern Avenue Public School, Sorauren Park, Sir Casimir Gzowski Park, High Park, St. Josephs Hospital, Toronto General Hospital, Toronto Western Hospital.



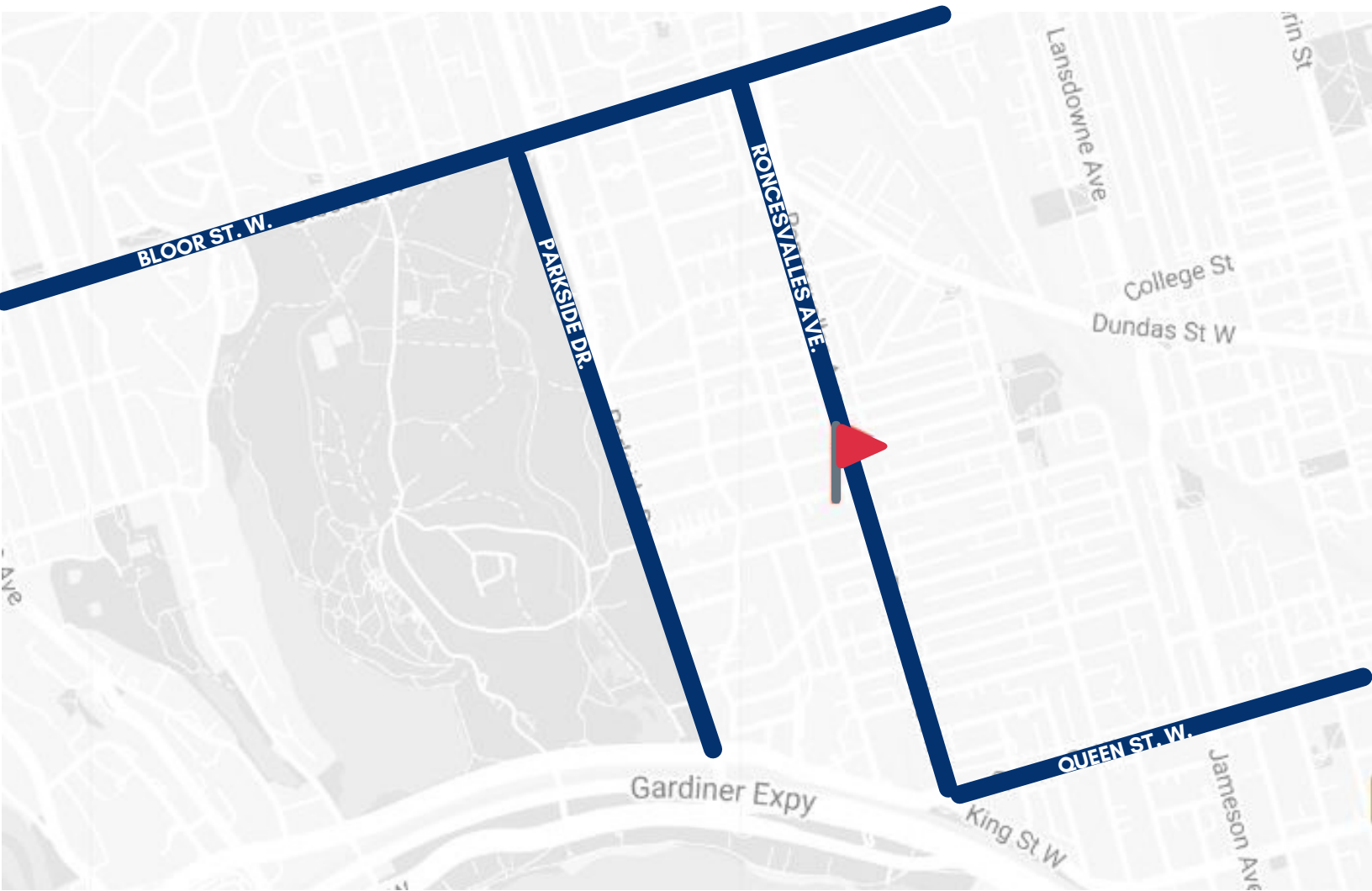
**Public Transportation:** Toronto Transportation includes buses, streetcars, subways, and commuter trains, operated by the Toronto Transit Commission and GO Transit. The TTC operates buses and streetcars & GO Transit operates commuter trains and buses.



# TORONTO

# SUNNYSIDE

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## Nearest Grocery Store

Approx. 220 m



## Nearest School

Less than 180 m



## Nearest Park

Approx. 500 m

## ABOUT SUNNYSIDE

Sunnyside is a historic neighborhood in Toronto located along the shores of Lake Ontario. It was originally developed in the early 20th century as a popular recreational area, featuring an amusement park, beach, and boardwalk. Sunnyside is also home to several cultural attractions, including the Palais Royale, a historic event venue with stunning views of the lake, and the Sunnyside Pavilion, a historic building that hosts events and functions.

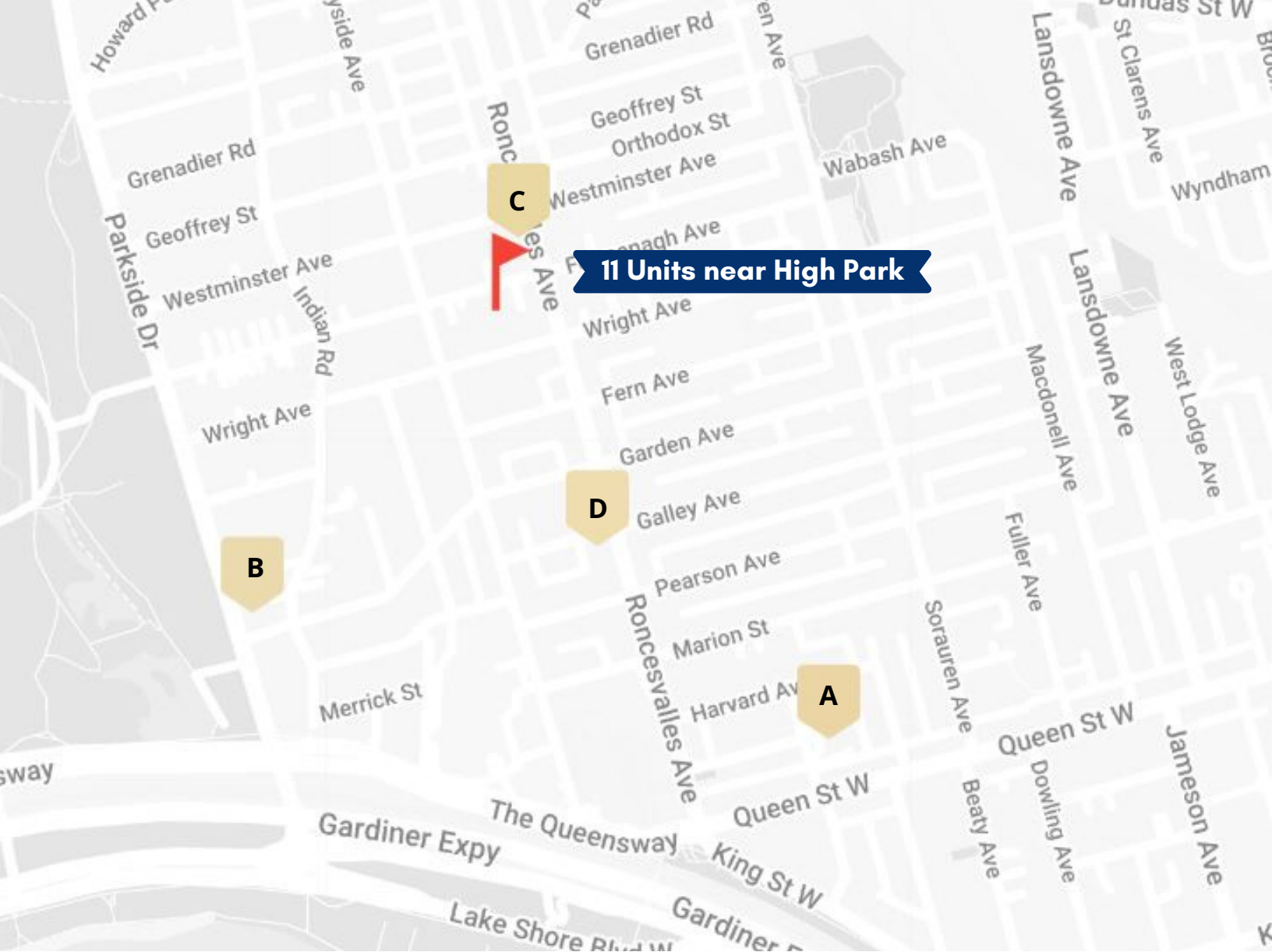


# INTERIOR SUITES





# RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	55 Triller Ave.	Bach	\$1,875	1.1 km
B	95 Parkside Dr.	1 Bed	\$2,500	850 m
C	262 Roncesvalles Ave.	1 Bed	\$2,500	110 m
D	118 Roncesvalles Ave.	Bach	\$1,775	500 m



To book a tour  
please email  
[reception@mysakrealty.com](mailto: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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