



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 7 Units

10 Ivy Ave.

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.

ABOUT THE PROPERTY

Located in Leslieville. This building has large apartments with significant upside on rents. Incredible location.



PROPERTY DETAILS

Unit Breakdown: 7 Units

(1 x 1 Bedroom, 5 x 2 Bedroom 1 x 3 Bedroom)

Construction: Wood Frame, Concrete foundation

Fridges + Stoves: 7 + 7

Approx. Age: 1980's

Number of Storeys: 3.5

Lot Size Area: 6,286.12 ft²

Environmental: Yes 2013

Legal Description:

LT 68 PL 702 CITY EAST; CITY OF TORONTO



Location: Wilkinson Junior Public School, Leslieville Junior Public School, St. Joseph Catholic School, Greenwood Park, Kempton Howard Park, Matty Eckler Playground, Michael Garron Hospital, Toronto General Hospital, Toronto Western Hospital.

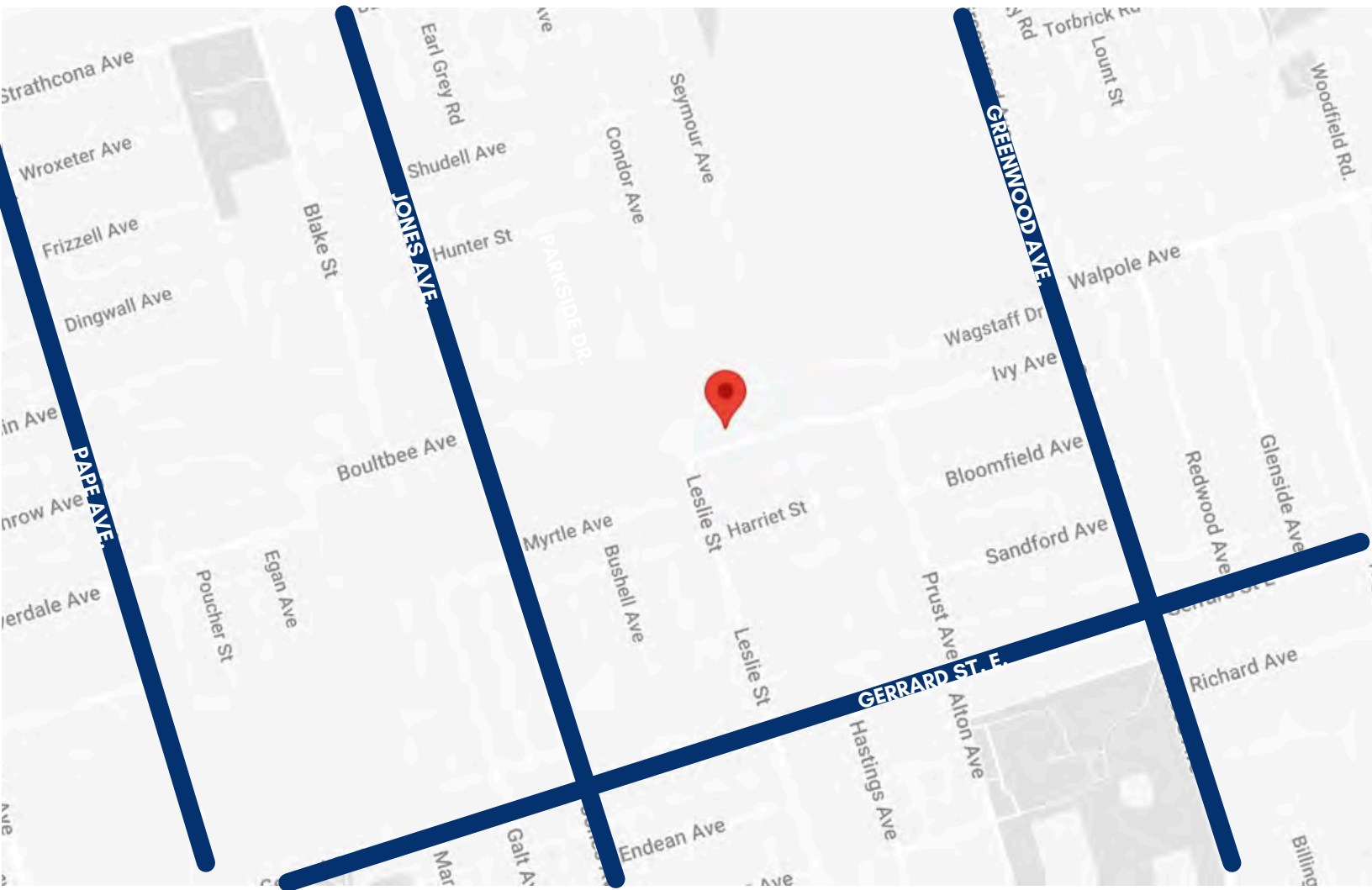


Public Transportation: Toronto Transportation includes buses, streetcars, subways, and commuter trains, operated by the Toronto Transit Commission and GO Transit. The TTC operates buses and streetcars & GO Transit operates commuter trains and buses.



TORONTO

LESLIEVILLE



Nearest Grocery Store
Approx. 1.0 km



Nearest School
Less than 550 m

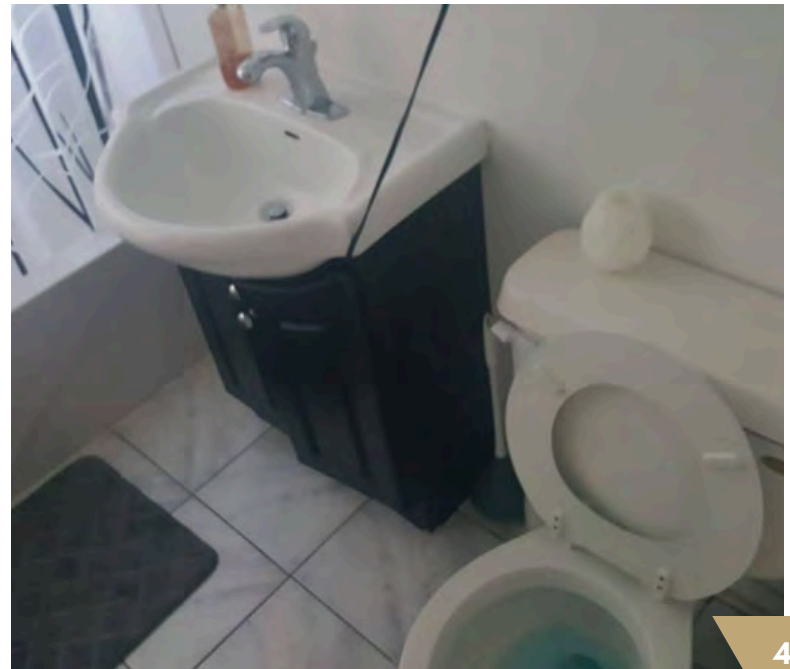
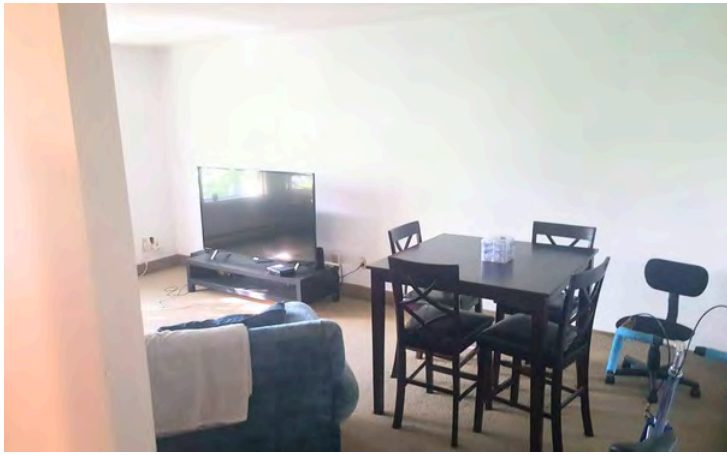


Nearest Park
Approx. 550 m

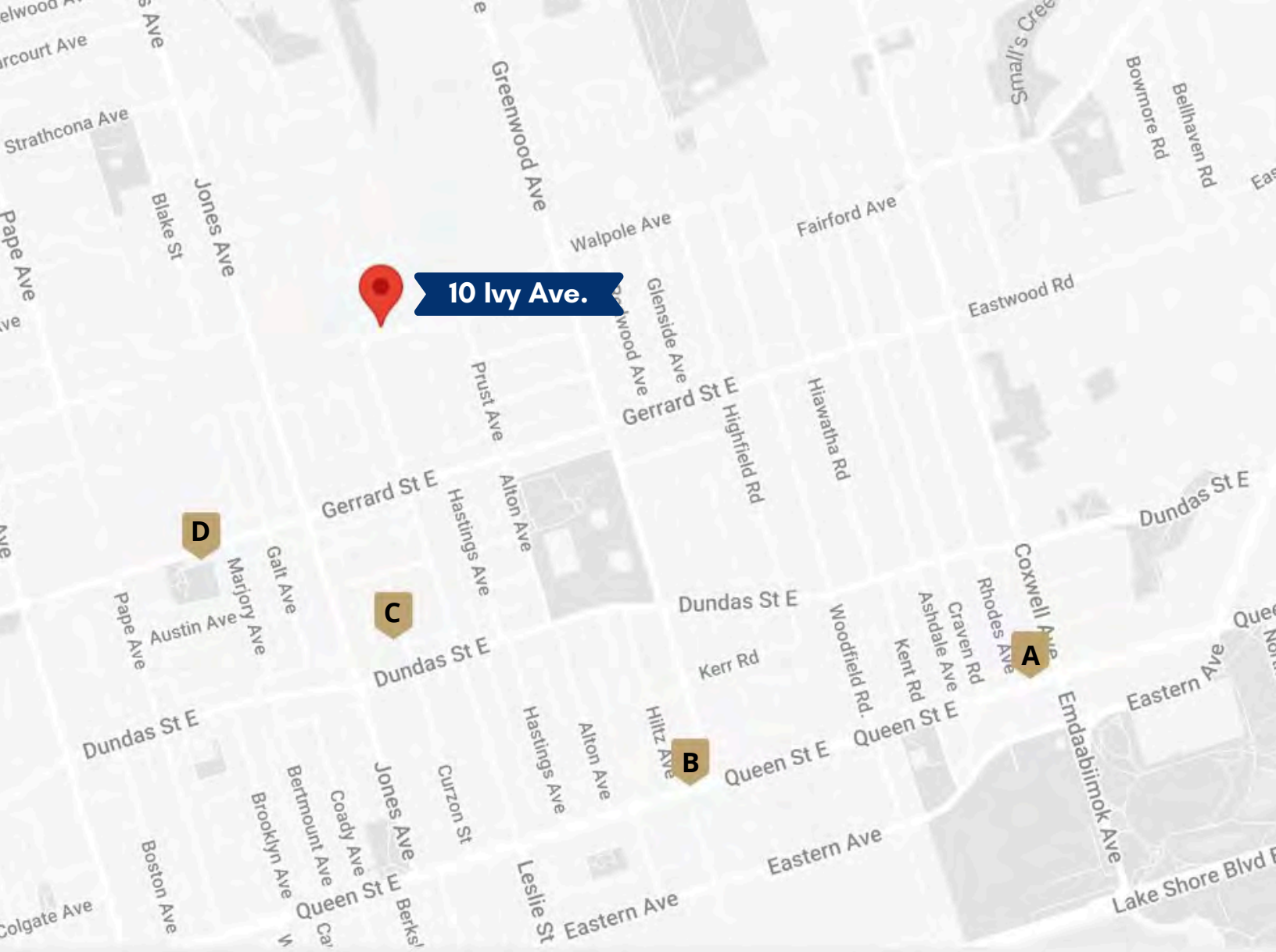
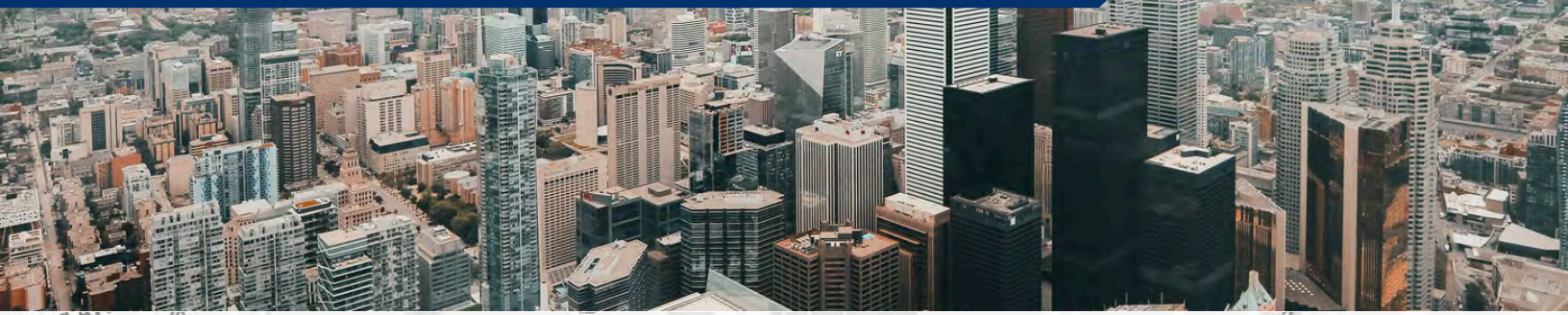
ABOUT LESLIEVILLE

Leslieville has a rich history, with many of its buildings dating back to the late 19th and early 20th centuries. Over the past couple of decades, Leslieville has become a thriving arts scene, with galleries, studios, and cultural spaces contributing to its creative atmosphere. Leslieville has a strong sense of community and is known for its friendly, neighborhood feel. There are often local events, farmers' markets, and community gatherings that foster a close-knit atmosphere.

INTERIOR SUITES



RENTAL ANALYSIS



Maps	Address	Size	Price	Distance
A	1598 Queen St. E.	2 Bed	\$2,900	2.1 km
B	1356 Queen St. E.	1 Bed	\$1,900	1.5 km
C	138 Curzon St.	2 Bed	\$3,295	750 m
D	993 Gerrard St. E.	2 Bed	\$2,800	1.1 km



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



MYSAK REALTY INC., BROKERAGE

2358A Bloor St W

Toronto, ON M6S 1P3

Office: 416-767-5500 x22

Fax: 416-760-7878

Email: Joe@MysakRealty.com