



**MYSAK**  
REALTY INC., – BROKERAGE



**FOR SALE | 46 Units**

**80 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. The Leaside neighborhood is known for its green spaces, including parks like Leaside Memorial Community Gardens, which offers recreational facilities.

## ABOUT THE PROPERTY

Remarkable building with major cap ex completed. 20 parking spots indoors and 36 parking spots outdoors. Clean environmental 2017. \$260,761 price per suite. Cable and Hydro paid by tenants.



**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.



## PROPERTY DETAILS

**Unit Breakdown:** 46 Units  
(17 x 1 Bedroom, 29 x 2 Bedrooms)

**Construction:** Concrete Block

**Fridges + Stoves:** 46 + 46

**Approx. Age:** 1962

**Number of Storeys:** 3

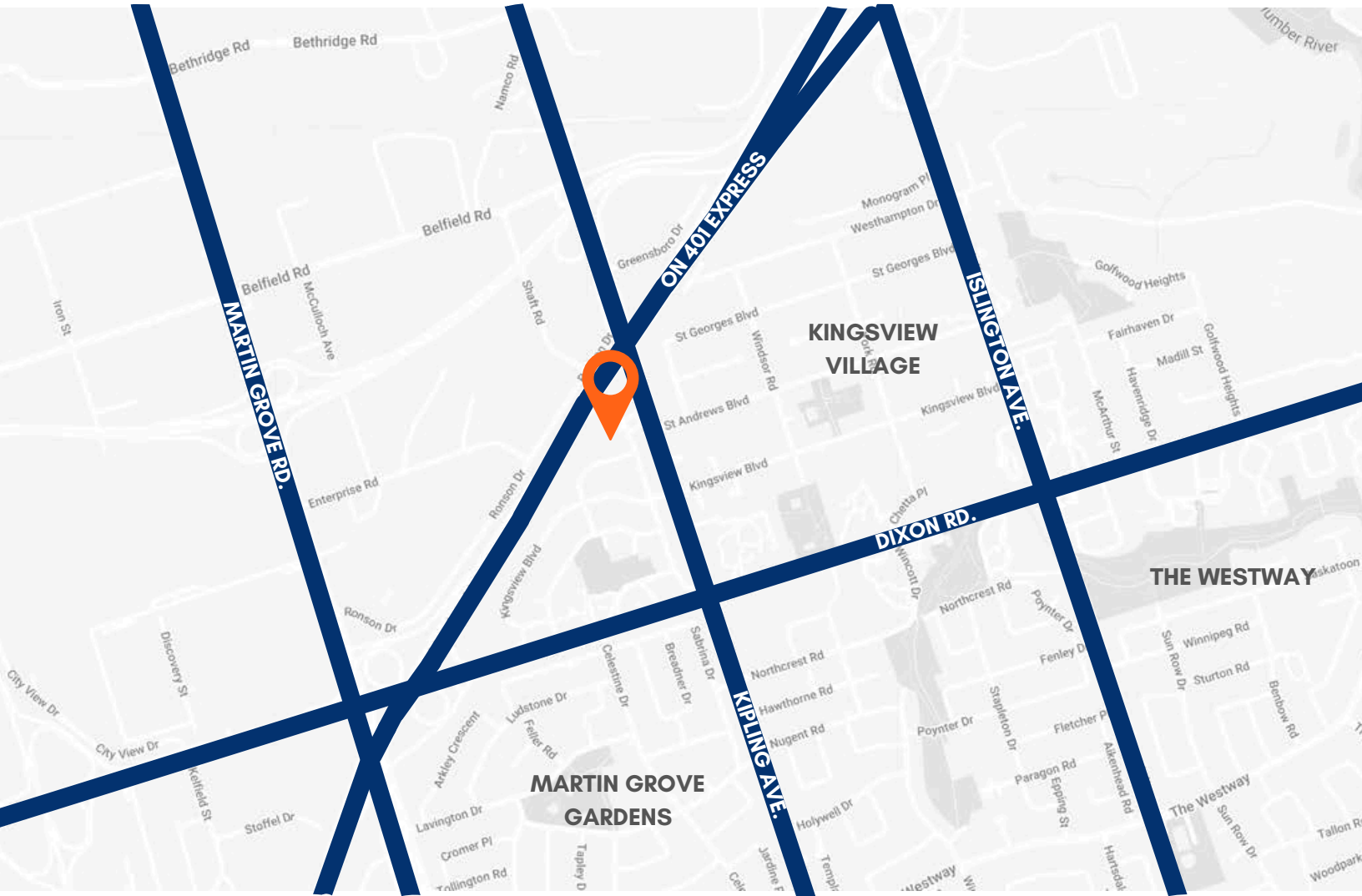
**Square Footage of Lot:** 1.51 ac

### Legal Description:

PARCEL B-1, SECTION M828 BLK B PLAN M828 S/T B46766, A50951; ETOBICOKE, CITY OF TORONTO

# TORONTO

## KINGSVIEW VILLAGE



**Nearest Grocery Store**  
Approx. 800 m



**Nearest School**  
Less than 1.1 km



**Nearest Park**  
Approx. 550 m

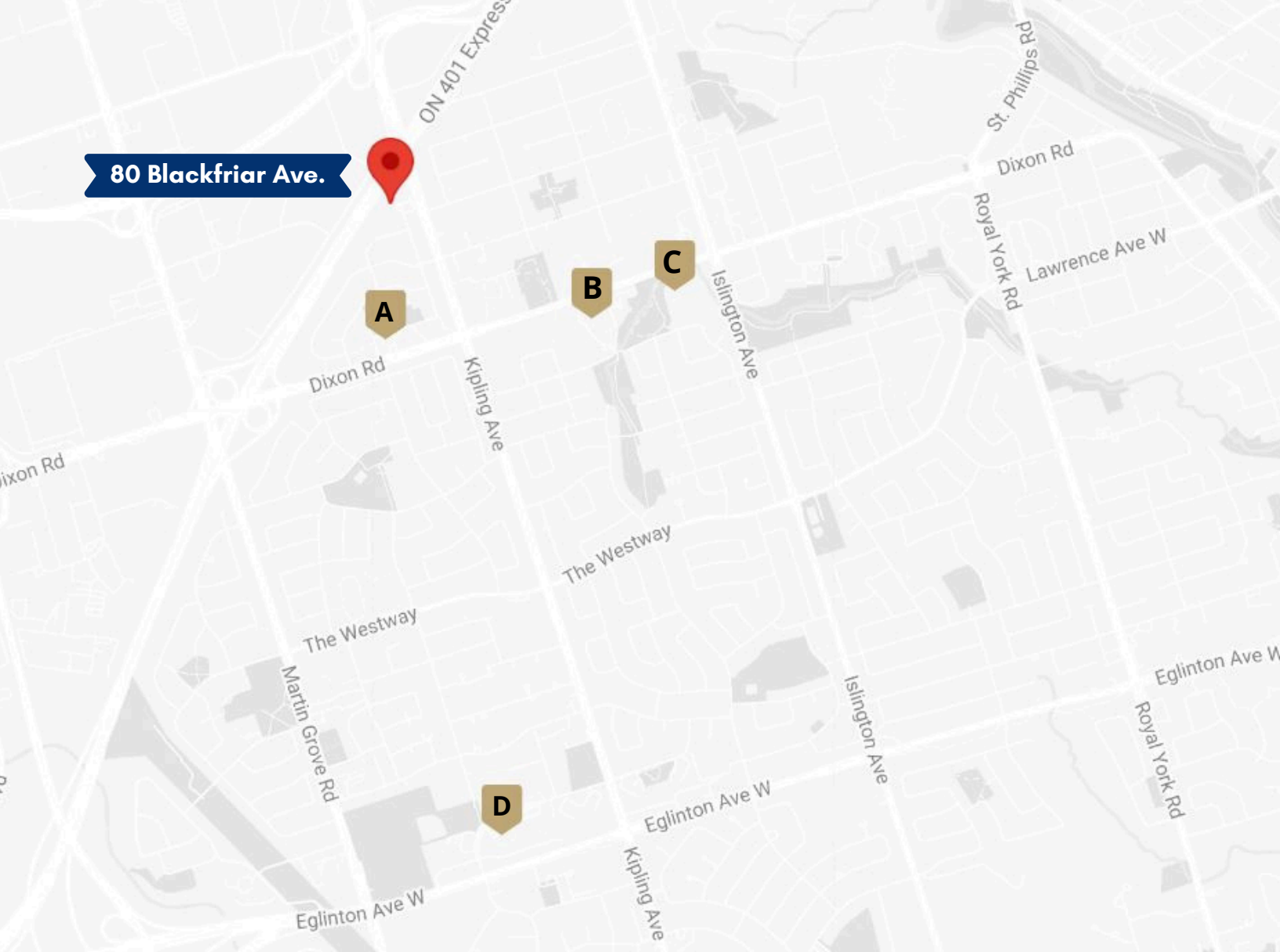
### ABOUT KINGSVIEW VILLAGE

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



Maps	Address	Size	Price	Distance
A	10 Blackfriar Ave.	2 Bed	\$2,735	700 m
B	301 Dixon Rd.	2 Bed	\$2,749	1.2 km
C	265 Dixon Rd.	3 Bed	\$3,000	1.6 km
D	73 Widdicombe Hill Blvd.	3 Bed	\$3,450	3.0 km



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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