



MYSAK
REALTY INC., – BROKERAGE



FOR SALE | 9 Units

449 Crawford St

Toronto, ON

PROPERTY OVERVIEW

ABOUT TORONTO

Downtown Toronto is the city's cultural and economic hub, located along the shores of Lake Ontario. It is home to major employers in finance, tech, education, and healthcare, as well as top institutions like the University of Toronto. The area blends historic charm with modern living, offering access to vibrant neighborhoods, parks like Trinity Bellwoods, and an extensive transit network. With diverse dining, shopping, and entertainment options, Downtown Toronto continues to be one of Canada's most desirable urban communities.

ABOUT THE PROPERTY

Seller willing to hold VTB first of up to 70% of purchase price. Tenants Pay Hydro, huge upside potential on rents. Clean Environmental 2025. Centrally located in the highly sought after Little Italy neighborhood, just blocks away from University of Toronto, major hospitals, and downtown core. Just 700 m from No Frills and other grocery stores, and 4 min walk from Streetcar routes.



PROPERTY DETAILS

Unit Breakdown: 9 Units
(3 x 2 Bedroom, 6 x 1 Bedroom)

Exterior: Brick

Fridges + Stoves: 9 + 9

Approx. Age: Built in 1914

Number of Storeys: 3

Lot Size: 3,499.96 SF

Legal Description:

449 CRAWFORD ST PLAN 1054 PT LOT 65



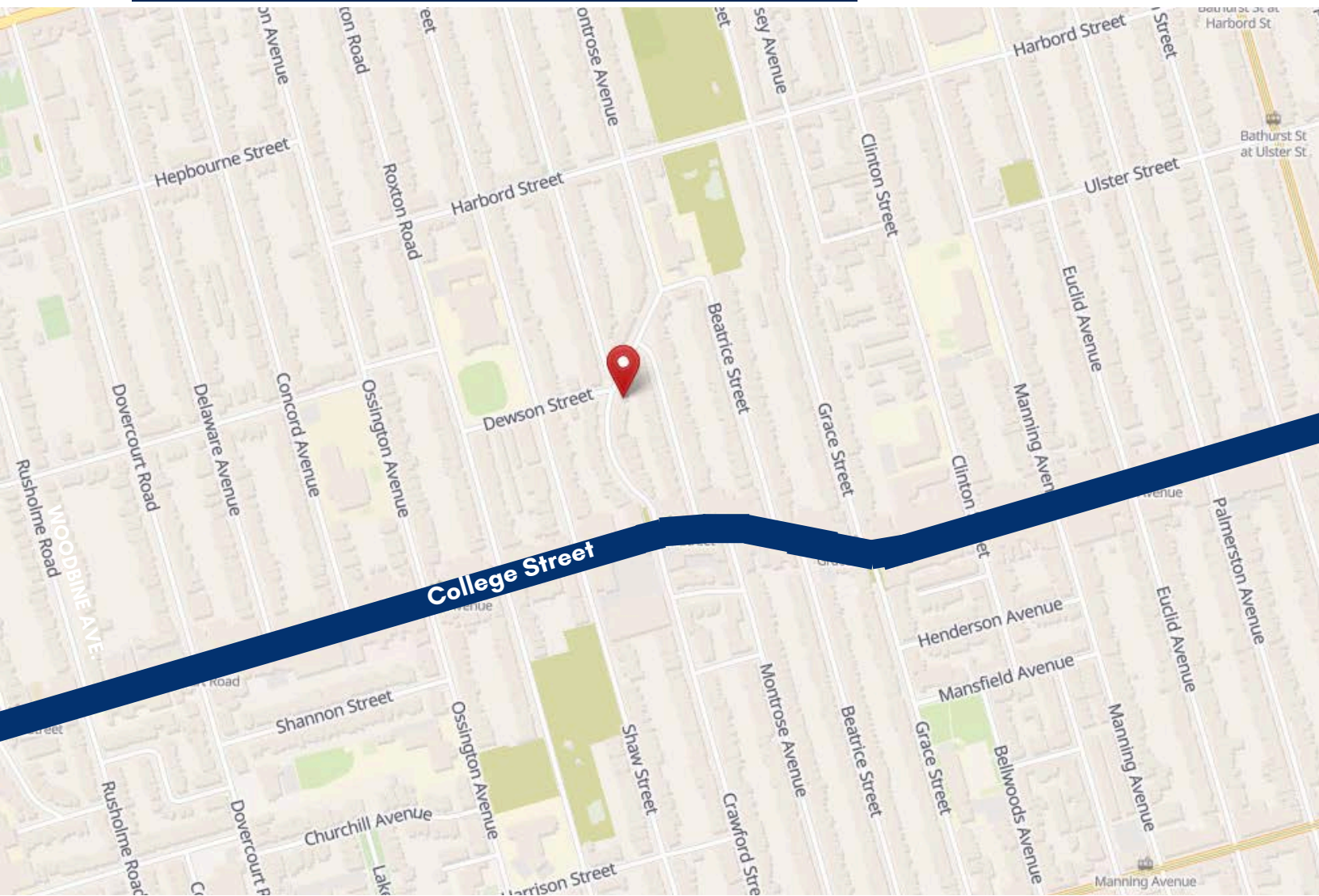
Location: Close to Trinity Bellwood Park and Trinity Community Recreation Centre, Metro, Shoppers Drugmart, T&T Supermarket, F45 Trinity Bellwoods and many more amenities. Close to Gardiner Expressway/Don Valley Parkway.



Public Transportation: Convenient access to multiple transit options — just minutes from Christie Subway Station, with nearby streetcar and bus routes for easy city-wide connectivity.

TORONTO

LITTLE ITALY



Nearest Grocery Store

Approx. 400 m



Nearest School

Less than 280 m



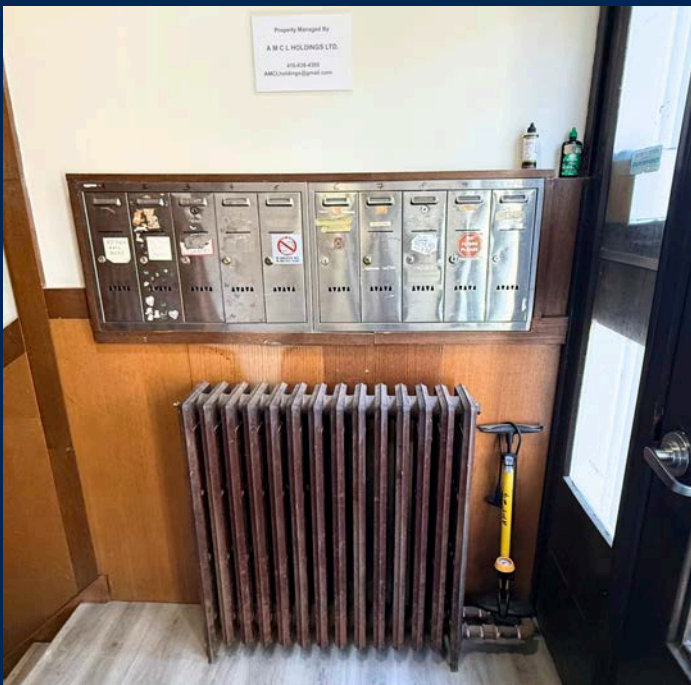
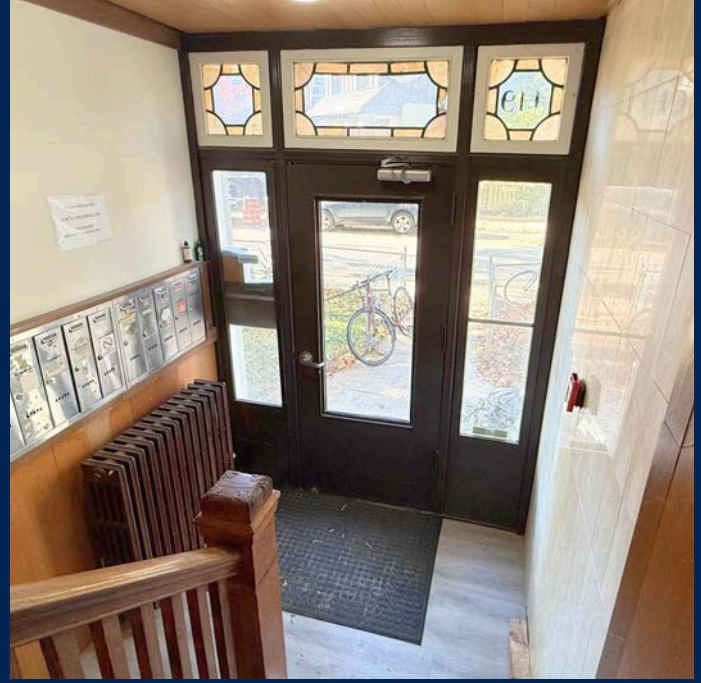
Nearest Park

Approx. 300 m

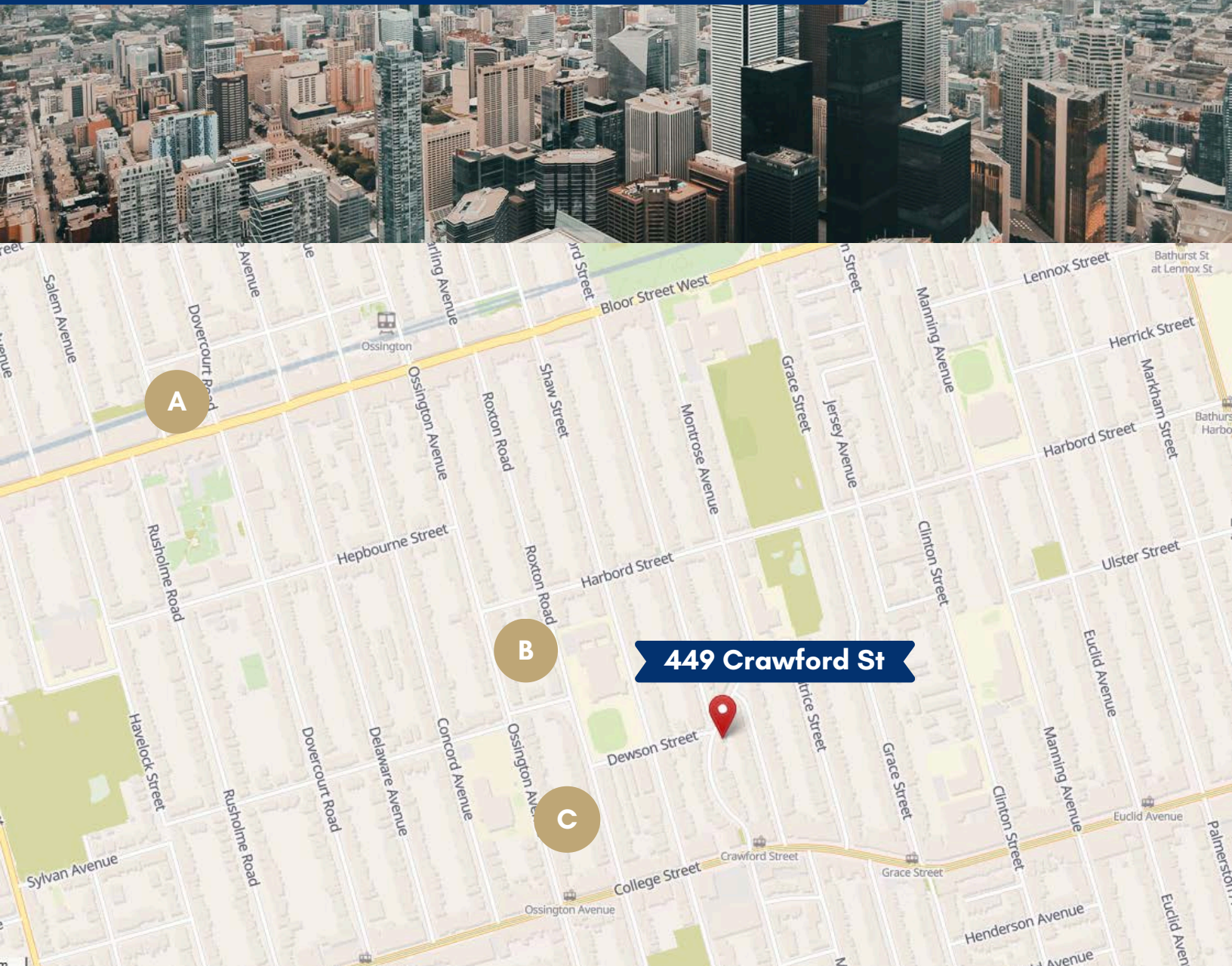
ABOUT THE PALMERSTON-LITTLE ITALY NEIGHBORHOOD

Palmerston-Little Italy is a vibrant Toronto neighborhood celebrated for its lively cafés, restaurants, and unique boutiques along College Street. The area offers easy access to green spaces like Trinity Bellwoods Park and Christie Pits, as well as essential amenities including grocery stores, fitness studios, and the Palmerston Library. With excellent transit connections and a strong sense of community, it's a highly sought-after and walkable neighborhood.

PHOTO GALLERY



RENTAL ANALYSIS



| Comparable | Address | Size | Price | Distance |
|------------|-------------------|-------|---------|----------|
| A | 998 Bloor St W | 1 Bed | \$2,150 | 1.4 km |
| B | 573 Ossington Ave | 1 Bed | \$1,900 | 550 m |
| B | 573 Ossington Ave | 2 Bed | \$2,400 | 550 m |
| C | 475 Ossington Ave | 2 Bed | \$3,450 | 550 m |



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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