

2 Mixed-Use Properties (can be purchased together or separately)



1289 GERRARD STREET EAST

Configuration	Main floor licensed restaurant w/ prep area in basement. apartments on 2nd and 3rd Floors with laundry and storage in basement.
Building size:	4,073 Square Feet (Including finished basement)
Lot Size:	16.29' x 80' (south-west corner at Greenwood)
Realty Taxes (2019):	\$11,901.00
Net Income:	\$86,519.00 (Fully Tenanted)
Zoning:	CR 2.0 (C1.0; R2.0) SS2 X 1573
Legal Description:	PT LT 24 PL13E TORONTO AS IN CT629147
Asking Price:	
\$3,345,000.00 (together)	\$1,895,000.00

212 & 214 GREENWOOD AVENUE

Configuration	4 Units divided in to 2 Main & Lower apartment suitable for live-work and 2 upper units. 1 upper unit and 1 main & lower are vacant allowing an investor to set their own rents or for a user.
Building size:	3,414 Square Feet (Including finished basement)
Lot Size:	30' x 65.5'
Realty Taxes (2019):	\$4,916.53
Net Income:	\$62,487.19 (Estimated) (leased at market rents)
Zoning:	CR 2.0 (C1.0; R2.0) SS2 X 1573
Legal Description:	PT LT24-25 PL 13E TORONTO AS IN CT580867
Asking Price:	
	\$1,485,000.00



1289 GERRARD STREET EAST

Corner property with licensed restaurant on main floor and apartments above all with updated washrooms and kitchens and modern, chic finishes including bamboo floors and exposed brick walls. Separately metered with heat, hydro, hot water tanks and AC. Updated windows and roof. Recent Environmentals and Fire/Safety Reports completed. Separate laundry/storage room with coin operated machines. The residential units are all occupied. Vacant possession of the main floor will be delivered on closing.

212 & 214 GREENWOOD AVENUE

2 semi-detached mixed use building with stylish façade, beautiful finishes included updated kitchens and baths and lots of natural light. Configured as 4 units with 2 x 1 bedroom upper apartments and 2 x 2 level units on the main and lower levels suitable for commercial, residential or live-work. The upper unit at 212 Greenwood and the main & lower unit at 214 Greenwood have been left vacant to allow a Buyer a wonderful live-work opportunity or an investor to set their own rents and uses.

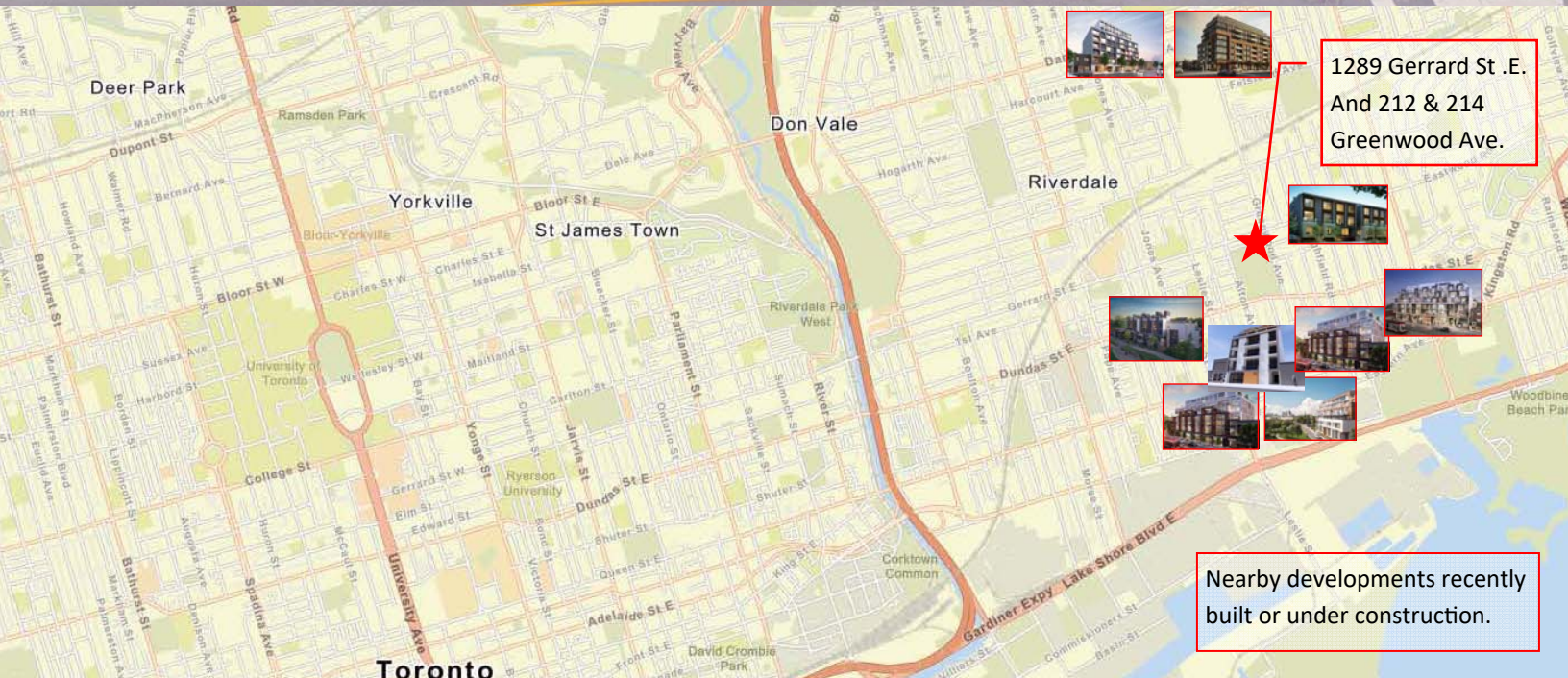
AREA SUMMARY

1289 Gerrard St. E is located on the South West Corner of Gerrard and Greenwood and 212 & 214 Greenwood Ave. is the adjacent building to the south. The properties are located in the Bricktowne area of Toronto just East of Leslieville in an area which has experienced substantial gentrification in recent years. The property is easy commuting distance to downtown by car, bike or public transportation with line 2 of the subway system along the Danforth and the 501 streetcar along Queen W both less than a kilometer away. The property is adjacent to Greenwood Park, one of the largest green spaces in the area. The park has recently gone through a major remodeling.

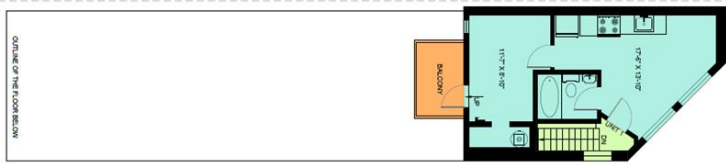
Investment/User Opportunity

1289 Gerrard St. E and 212 & 214 Greenwood Ave.

BOSLEY
REAL ESTATE



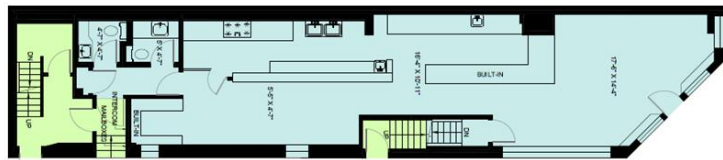
1289 GERRARD ST. EAST (4,073 SQ. FT.)



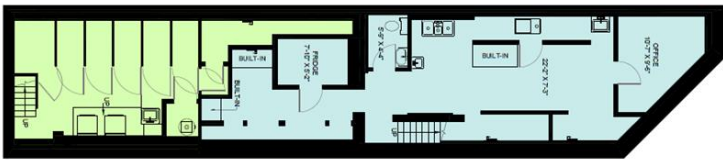
3RD FLOOR - 410 SQ. FT.



2ND FLOOR - 1,227 SQ. FT.



MAIN FLOOR 1,218 SQ. FT.



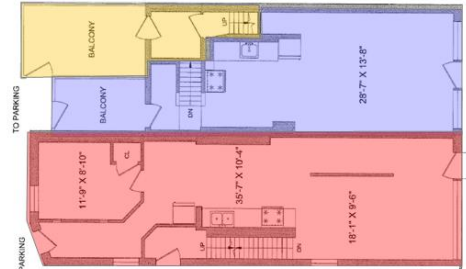
BASEMENT 1,218 SQ. FT.

- COMMON AREA (772 SQ. FT.)
- COMMERCIAL (1,845 SQ. FT.)
- UNIT 1 (369 SQ. FT.)
- UNIT 2 (431 SQ. FT.)
- UNIT 3 (412 SQ. FT.)
- UNIT 4 (244 SQ. FT.)

212 - 214 GREENWOOD AVE. (3,414 SQ. FT.)



2ND FLOOR: 212 - 544 SQ. FT., 214 - 458 SQ. FT.

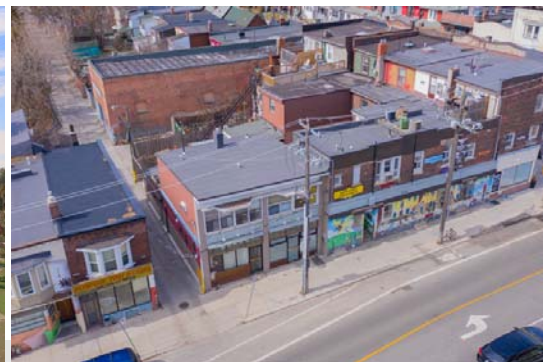


MAIN FLOOR: 212 - 744 SQ. FT., 214 - 745 SQ. FT.



BASEMENT: 212 - 452 SQ. FT., 214 - 471 SQ. FT.

- 212 GREENWOOD - 2ND FLOOR APT. (458 SQ. FT.)
- 214 GREENWOOD - 2ND FLOOR APT. (458 SQ. FT.)
- 212 GREENWOOD - MAIN & LOWER APT. (1,196 SQ. FT.)
- 214 GREENWOOD - MAIN & LOWER APT. (1,216 SQ. FT.)



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Full floor plans, incomes & expenses and rent roll available upon request.