

User/Investment/Live-Work Opportunity
278 Jane Street, Toronto



Mixed - Use Office-Residential Property



PROPERTY DETAILS

Building size:	2,976 Square Feet (plus basement.)
Parking:	4 Cars off lane in rear.
Lot Size:	16.67 feet x 117.71 feet
Realty Taxes (2019):	\$11,761.17
Income:	Estimated \$85,000.00 Net when fully leased at market rates.
Zoning:	Cr 2.5 (C1.0; R2.0) Ss2
Legal Description:	Pt Lt 5 Pl 1352
Asking Price:	\$1,875,000.00

PROPERTY HIGHLIGHTS

- ◆ Own A Beautifully Updated Mixed Use Bldg In Sought After Baby Point Just North Of Bloor West Village.
- ◆ 2 - 2 Bdrm owner-occupied apartments are 2 Story Lofts W/ large windows, refinished hardwood floors, ductless A/C & reno'd kitchen and baths.
- ◆ Main floor retail tenant is month to month and is beautifully remodelled with exposed ducting, and double drywall ceiling.
- ◆ Dry unfinished basement accessible to both apartments and store, currently used as laundry and storage by owners.
- ◆ 4 car parking off rear lane.
- ◆ Good quality renovation throughout including new roof 2016, separate meters and hot water tanks for all units, new upper windows and much more.



BUILDING OCCUPANCY AND USE

The 2 x 2 level apartment on the upper levels of 278 Jane Street are currently owner occupied allowing a Buyer the opportunity to set their own rents or use one or both of the apartments for their own use. The owners have also kept possession of the entire basement area which contains a 2 pc. Washroom, the mechanicals for the building and abundant storage space. This basement could easily be divided allowing the main floor and apartments to each have private access to the space. The retail area is currently leased. There is a written agreement in place allowing the Landlord or Tenant to terminate the tenancy with 4 months written notice.

BUILDING SUMMARY

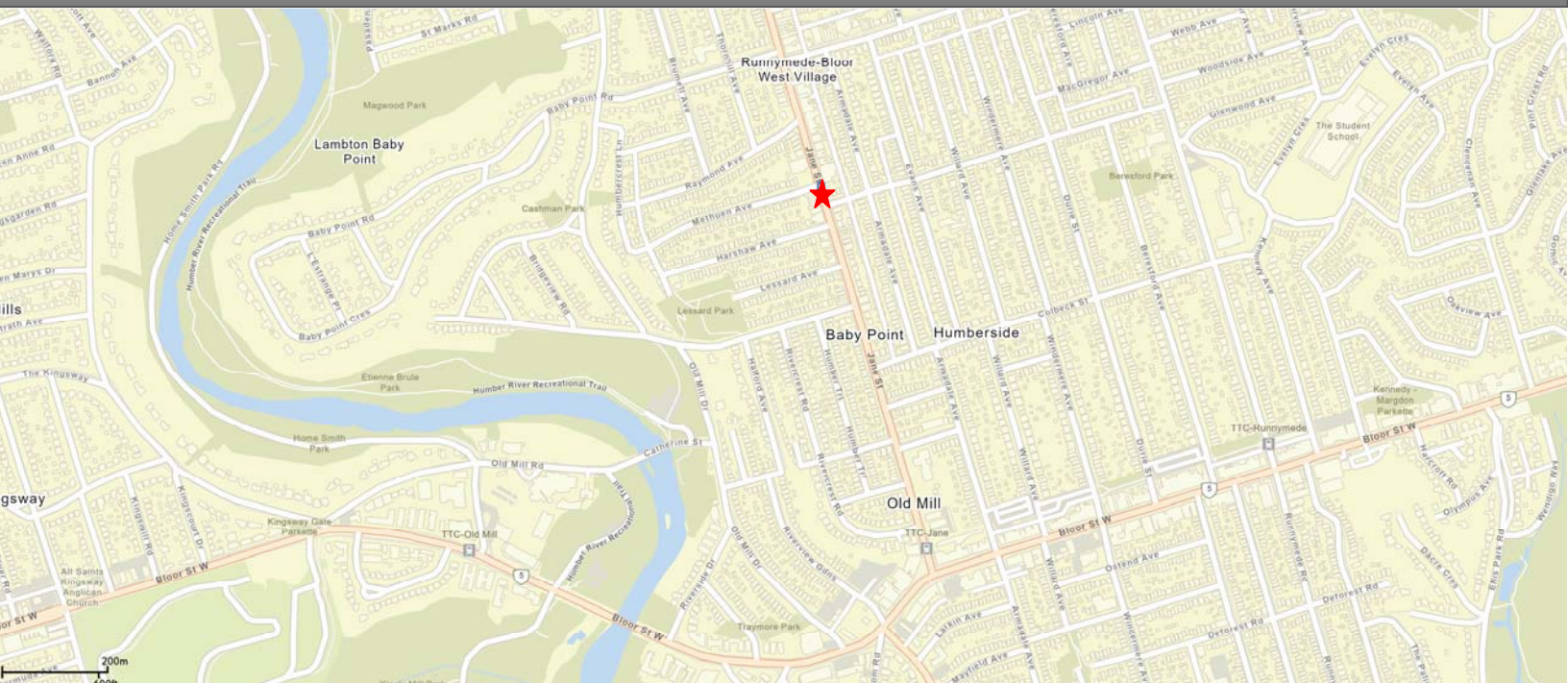
The building has been extensively renovated by the current owners. Both apartments have been completely remodeled including new kitchens and baths, ductless cooling system, refinished floors and new windows. The apartment has also been transformed with a new fire-rated double drywall ceiling, separate HVAC system with exposed ducts, new bath and flooring. The building systems have mostly been replaced with a roof in 2016, 3 owned hot water tanks, new drain system, and extensive electrical work.

AREA SUMMARY

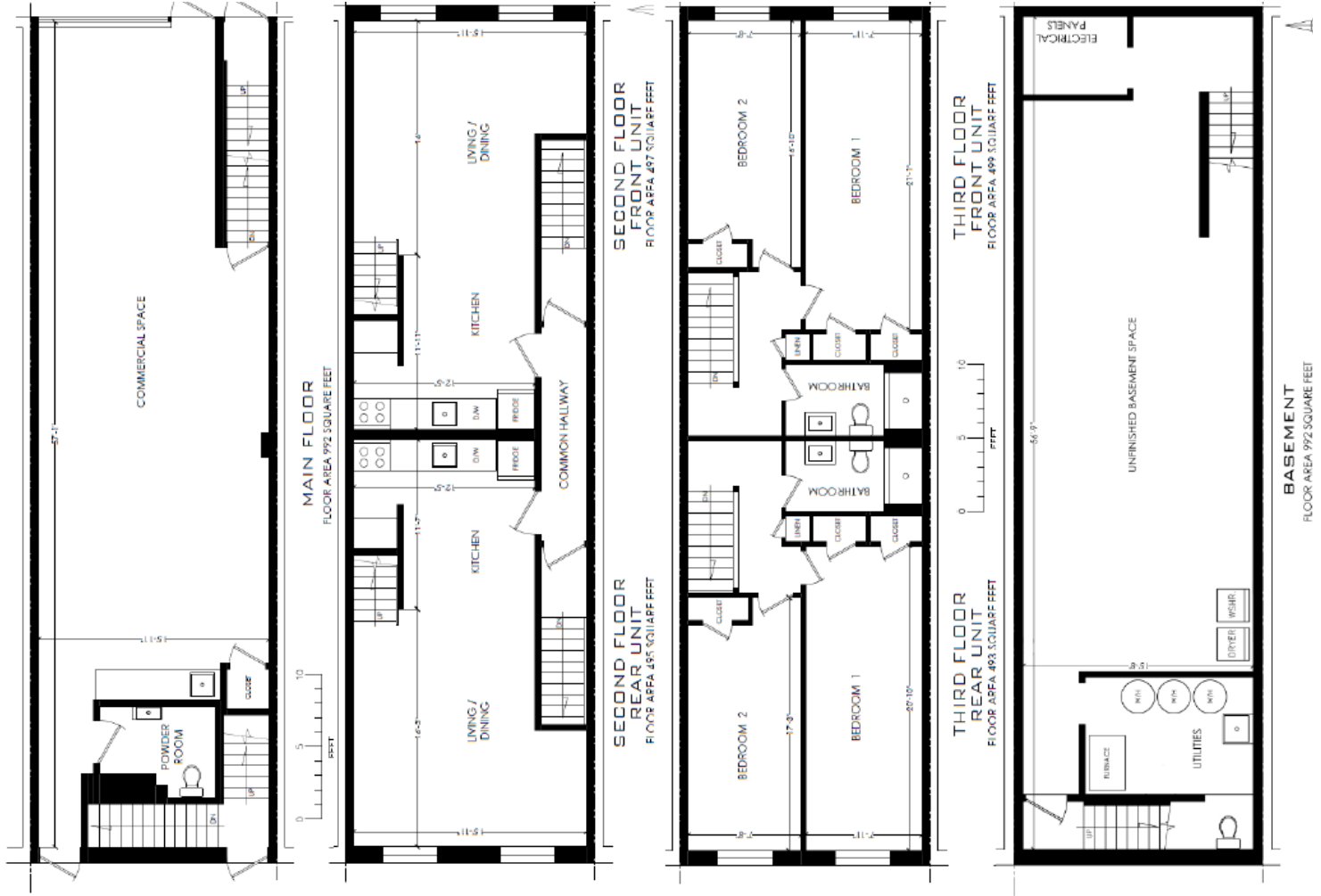
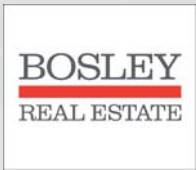
The property is located in the sought after Baby Point neighbourhood just to the north of Bloor West Village and a short walk to the Jane Street subway station, parks, shops restaurants and many other amenities.

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Don Mulholland, CCIM
 Sales Representative
 Vice-President - Commercial Division
 Direct: 416-569-2785
 dmulholland@ccim.net

Bosley Real Estate Ltd., Brokerage
 1108 Queen St. West
 Toronto ON M5S 2K3
 Office: 416-530-1100

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