





PROPERTY DETAILS

Building size:	11,589 Square Feet (Including finished basement.)
Parking:	6 Cars off wide lane in rear. (12 Cars if parked tandem.)
Lot Size:	52.00 feet x 140.00 feet
Realty Taxes (2019):	\$52,642.00
Income:	6,000 sf owner-occupied plus \$100K/annum from Tenant's.
Zoning:	CR 1.5 (C1.0; R1.0) SS2 (x1745)
Legal Description:	187: PT LT 2 S/S CARLETON ST,BLK 1 PL D2 TORONTO PT 1 189: PT LT 3 S/S CARLETON ST,BLK 1 PL D2 TORONTO PT 2
Asking Price:	\$5,600,000.00

PROPERTY HIGHLIGHTS

- ◆ Renovated Mixed-Use Building w/ almost 7,000 sq. ft. of Office Space and 4 large 2 bedroom apartments.
- ◆ Each Apartment has separately metered gas/hydro , deck, fireplace, laundry and HVAC w/ month to month tenancies.
- ◆ Office space is mostly owner occupied w/ 1 mth to mth tenant. Suitable to be used as is or easily divided in to multiple units.
- ◆ Basement has full ceiling height, large bay windows and separate entrances
- ◆ Streetcar at door. Minutes to downtown core.
- ◆ 187 & 189 Carlton Streets are owner by two separate entities allowing a Buyer to obtain vacant possession. (Speak to listing agent for details).



BUILDING OCCUPANCY AND USE

Both 187 and 189 Carlton are 2 joined semi – detached Victorians acquired by the existing owner in the 1980's in their current configuration. Each property is owned under separate title allowing the buildings to be sold separately. The main floor and most of the lower level are owner occupied and will be vacant on closing. The front section of the basement of 187 Carlton and the 4 apartments on the second and third floor are Tenanted on a month to month basis. Please contact the listing agent for more details on income and expenses.

BUILDING SUMMARY

Since their purchase both buildings have been regularly updated including roof, windows, heating, cooling and other mechanical systems. There is approximately 7,000 sq. ft. of office space on the main floor and lower levels. The lower level features two separate front entrances and private staircases, large bay windows and full ceilings throughout. The front of the upper 2 levels of the building contain 2 x 2 bedroom units with separate den and are 1,279 sq. ft. of rentable area each. The rear of the second floor contain another 2 x 2 bedroom units of 1,053 sq. ft. each. All 4 apartments feature fireplaces, private decks, laundry, air-conditioning and separately metered hydro and gas.

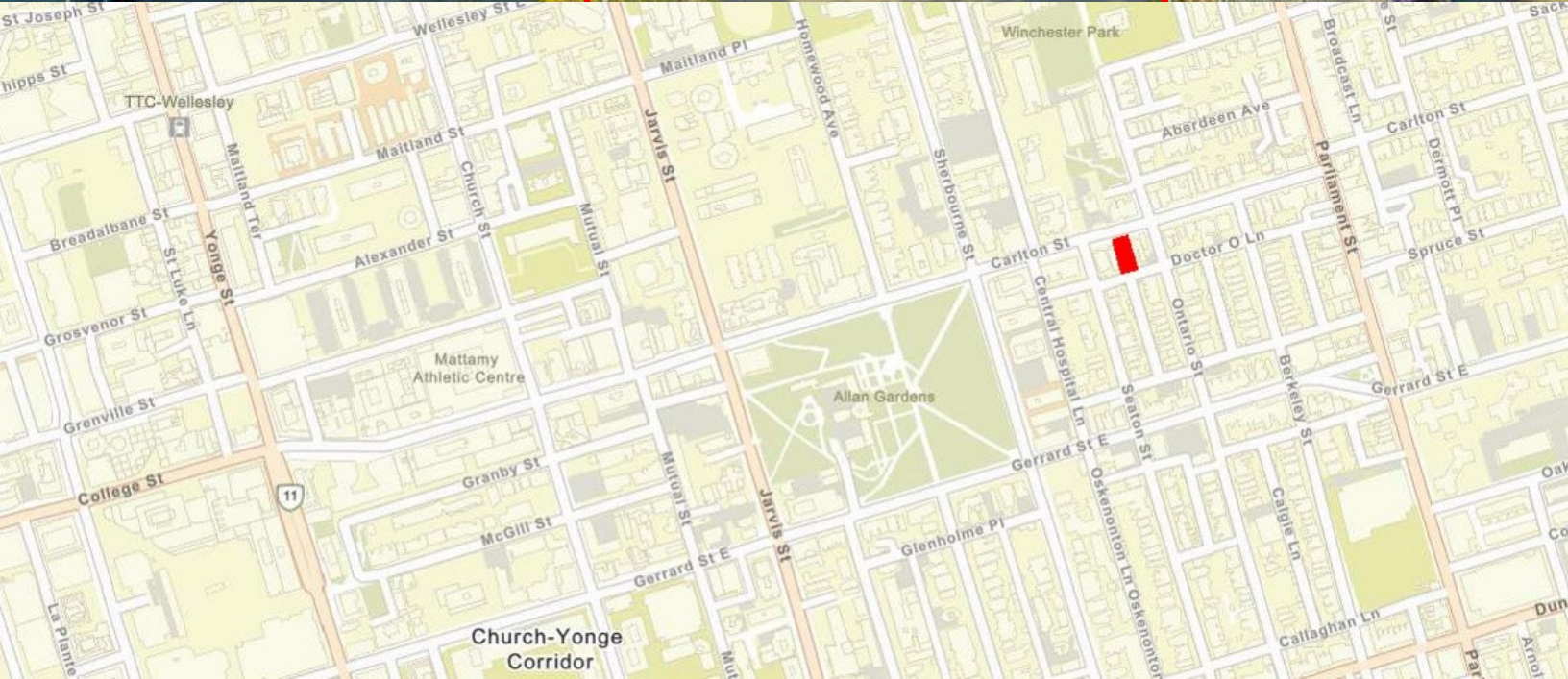
AREA SUMMARY

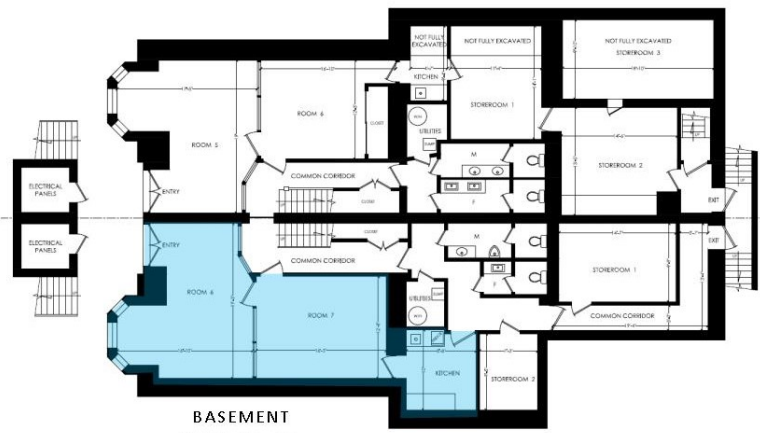
The property is located in vibrant Cabbagetown just east of the downtown core and within easy walking distance to some wonderful restaurants, shopping and the subway. The Carlton streetcar stops within 100' of the front entrances.

User/Investment Opportunity

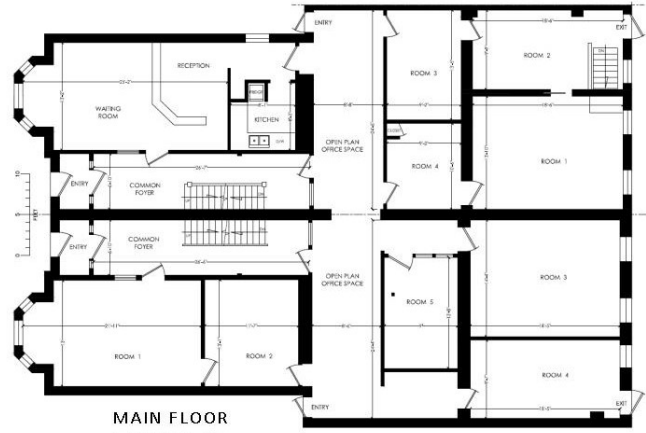
187 - 189 Carlton Street, Toronto

BOSLEY
REAL ESTATE

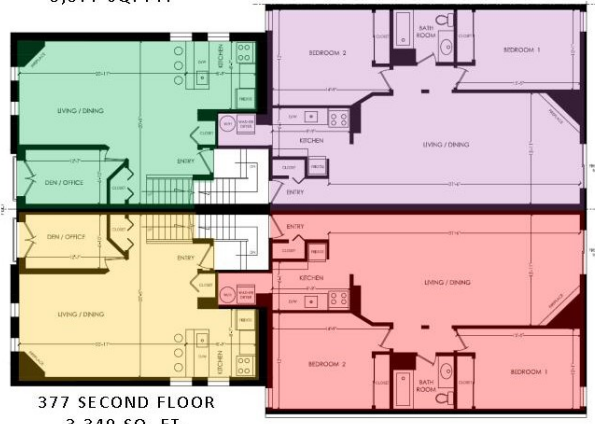




BASEMENT
3,377 SQ. FT.



MAIN FLOOR
3,548 SQ. FT.



377 SECOND FLOOR
3,340 SQ. FT.



THIRD FLOOR
1,324 SQ. FT.

- OWNER OCCUPIED
- 187 CARLTON ST - UNIT #1
- 187 CARLTON ST - UNIT #2
- 189 CARLTON ST - UNIT #1
- 189 CARLTON ST - UNIT #2
- BASEMENT COMMERCIAL UNIT

GROSS FLOOR AREA: 11,589 SQ. FT. (INCLUDING FINISHED BASEMENT)

Please note: Measurements may not be 100% accurate. Floor plans are provided as a convenience and to be used as a guideline only.



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