



Investment / User / Live-Work Opportunity
212 & 214 Greenwood Ave.



2 Semi-Detached Mixed-Use Properties

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212 & 214 Greenwood Ave.

BOSLEY
REAL ESTATE



Configuration:	4 x 1 Bdrm Units divided in to: <ul style="list-style-type: none">- 2 x Main Floor & Lower Level apartments currently configured for residential use.- 2 x Second Floor Apartments (each w/ exclusive outdoor space).- 1 upper unit and 1 main & lower unit are vacant allowing an investor to set their
Building size:	3,414 Square Feet (Including finished basement)
Lot Size:	30' x 65.5'
Realty Taxes (2020):	\$5,445.31
Net Income:	\$62,487.19 (Estimated - based on vacant units 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



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.

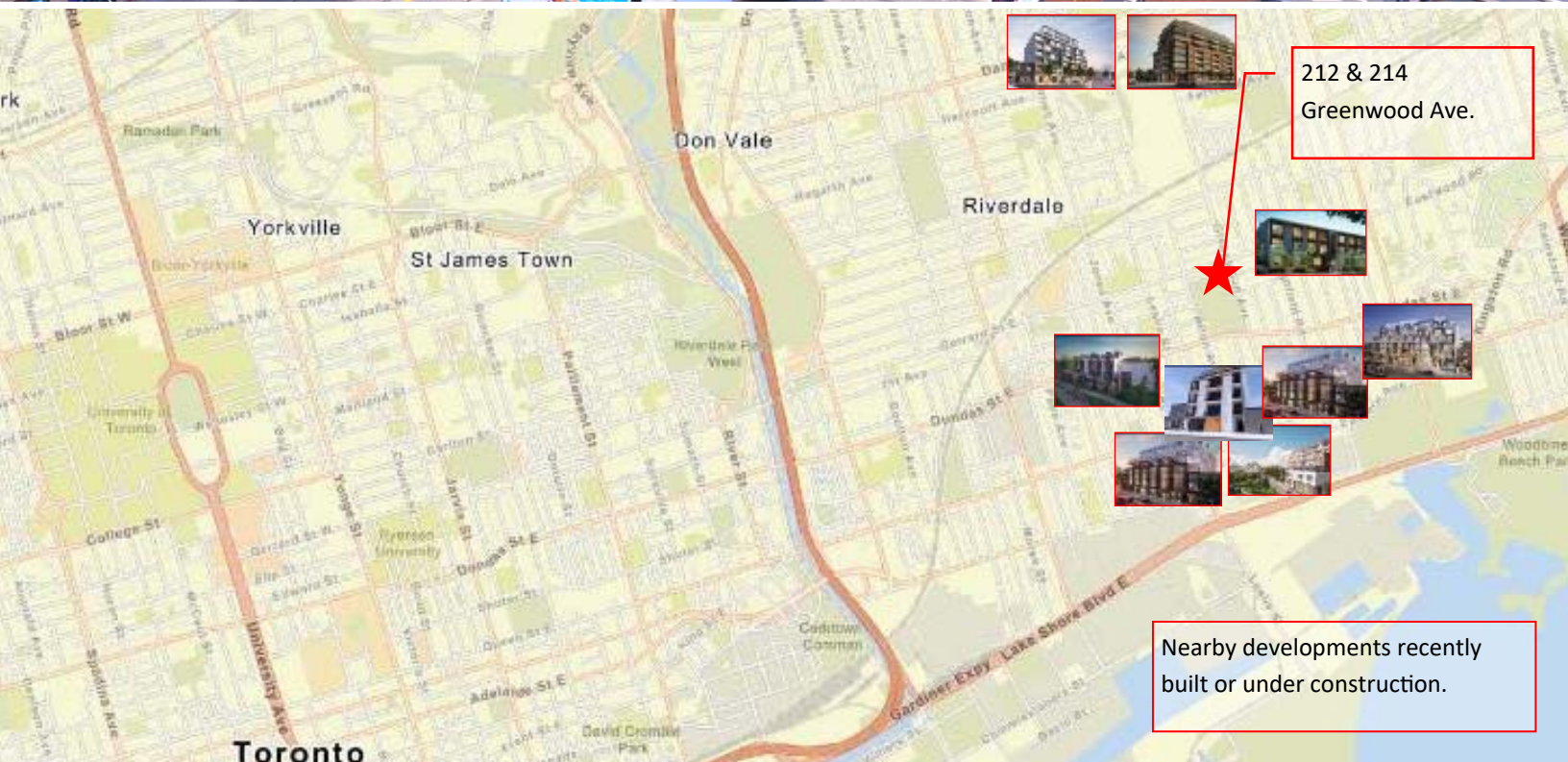
AREA SUMMARY

212 & 214 Greenwood Ave. is the building 1 property south of the of South West corner of Gerard St. East and Greenwood Ave. 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.

BUILDING AND LOT SUMMARY

The properties were substantially remodelled approximately 10 years ago. Improvements include updated kitchens and baths, flooring, roof, laundry rough-in, appliances and more. The rear of the lot contains a shed, locked area for BBQ's, Court yard entrance for the second floor 214 Greenwood Entrance and open space with room for a small car, however, the space is smaller than a legal parking space as deemed by the City of Toronto.

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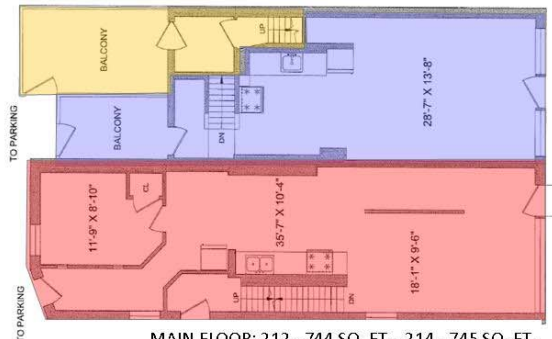


212 - 214 GREENWOD AVE. (3,414 SQ. FT.)

- 212 GREENWOOD - 2ND FLOOR APT. (458 SQ. FT.)
- 214 GREENWOOD - 2ND FLOOR APT. (544 SQ. FT.)
- 212 GREENWOOD - MAIN & LOWER APT. (1,196 SQ. FT.)
- 214 GREENWOOD - MAIN & LOWER APT. (1,216 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.

E.O & E. The information provided including floor plans and income and expenses is from sources deemed to be reliable, however, no warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and is subject to errors, omissions, change of price, rental or other conditions including withdrawal without notice, and is subject to the terms of the exclusive listing agreement.



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

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