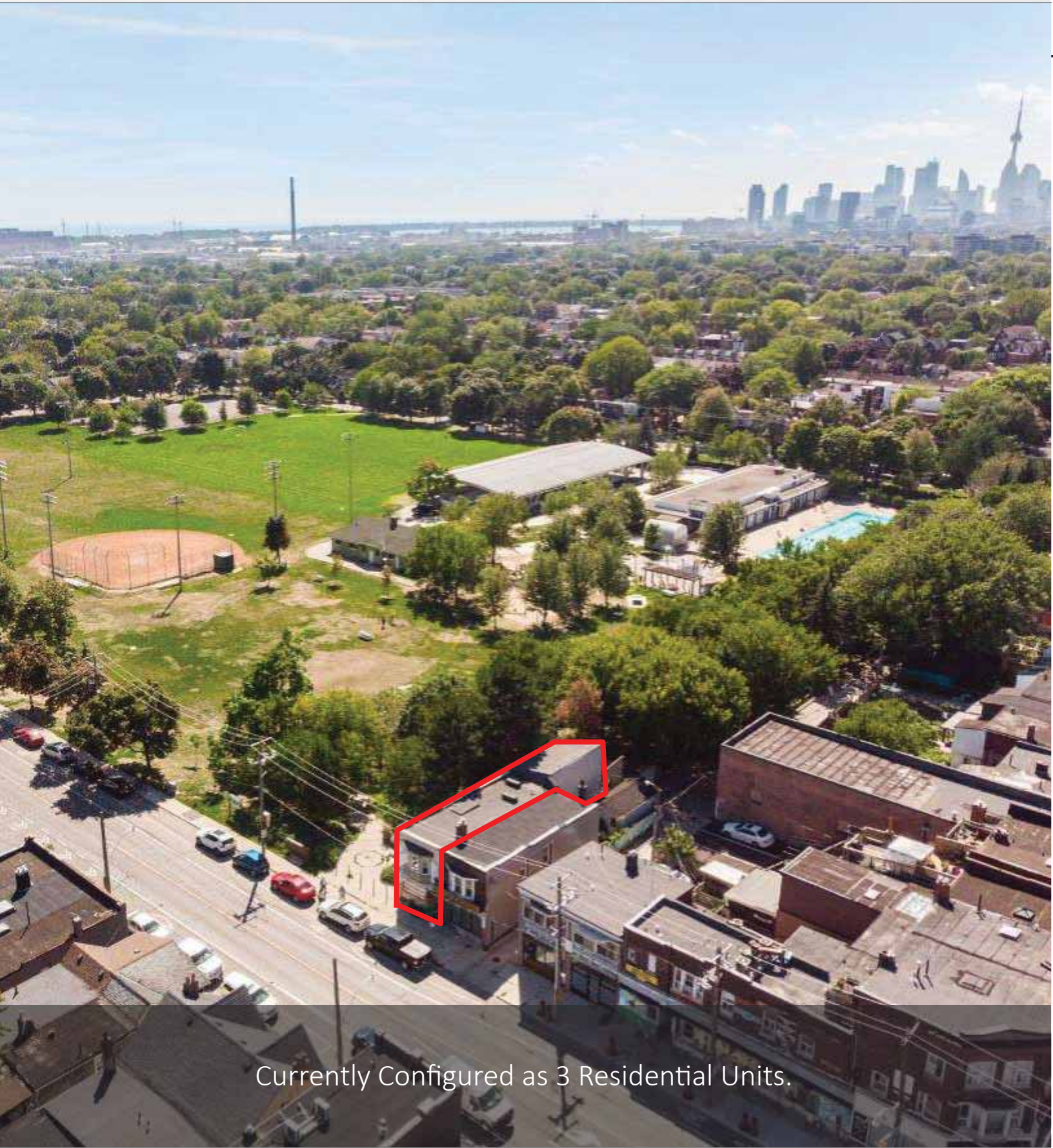




Live-Work/Investment Opportunity
208 Greenwood Ave., Toronto



Currently Configured as 3 Residential Units.



BUILDING DETAILS

Building Size :	2,451 sq. ft. including finished basement.
Zoning:	Although the building is used Residentially the zoning allows for main floor Commercial use: CR 2.0 (c1.0; r2.0) SS2 (x1573)
Lot Size:	18.01 x 100.00 feet
Realty Taxes (2020):	\$5,739.17
Legal Description:	PT LT 47 PL 13E TORONTO AS IN CA749595
Asking Price:	\$1,695,000.00

PROPERTY HIGHLIGHTS

- ◆ Rare Live/Work opportunity or potential to occupy part of the building with supplementary income.
- ◆ Premier location bordering Greenwood Park in an area going through a major transformation with many new developments within close proximity.
- ◆ Configured as 3 units all w/ 3 separate gas meters, 2 separate electric meters in addition to 1 common shared meters & independent furnaces and hot water tanks.
- ◆ All units are leased on a 'month to month' basis.
- ◆ Many mechanical updates with quality finishes throughout.
- ◆ Rent Roll and Income & Expenses available upon request



THE BUILDING Originally built as a mixed-use Commercial/Residential building, 208 Greenwood is presently used (and taxed!) exclusively residentially but retains its mixed-use zoning allowing the main floor to be used as offices, services or retail. The building comprised 2,451 sq. ft. including the basement plus a secluded second floor deck overlooking Greenwood Park. Over the past decade the current owners have built a 2 storey rear addition, updated the mechanical systems and added tasteful finishes. There is a rear yard accessed through a roll up door with Somfy controller that has been used for parking.

OCCUPANCY 208 Greenwood Ave. is currently configured as 3 residential apartments leased on a month to month basis. The main floor front is combined with the front finished basement section creating a large 1 bedroom apartment, featuring an exposed brick wall and sliding doors to a rear office/den or second bedroom. The rear main floor apartment could easily be combined with the front unit and features an efficient layout with separate bedroom. The Second floor unit is beautifully finished with a large open space extending over 25' in the rear addition of the building with lofty ceilings and walk out to a large secluded deck overlooking Greenwood Park. This apartment also features 2 skylights,

AREA SUMMARY The property is situated just south of Gerrard St E. and extends along the north border of Greenwood Park in the Bricktowne area of Toronto just East of Leslieville. The area has experienced substantial gentrification in recent years which is evidenced by the numerous condo and townhouse developments that have recently been built in the immediate area. 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.

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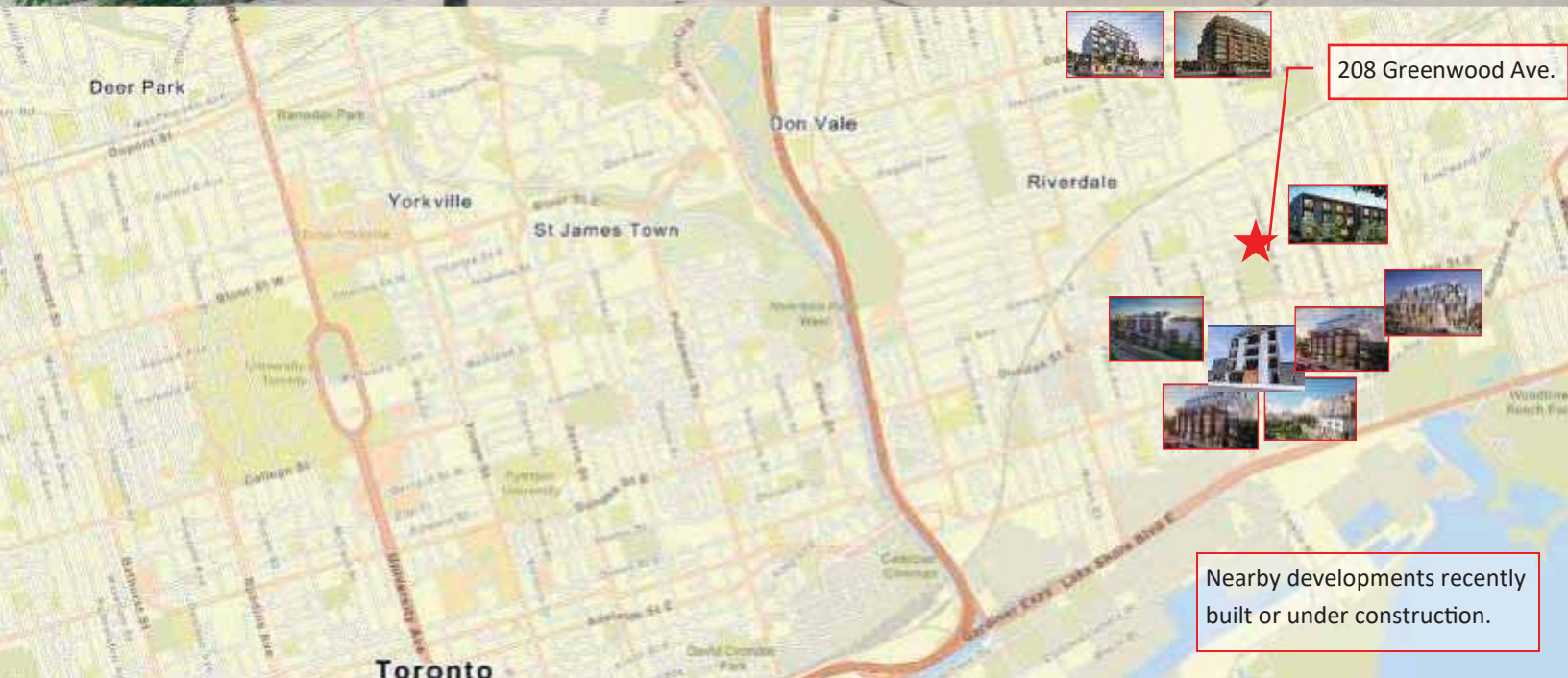
BOSLEY
REAL ESTATE

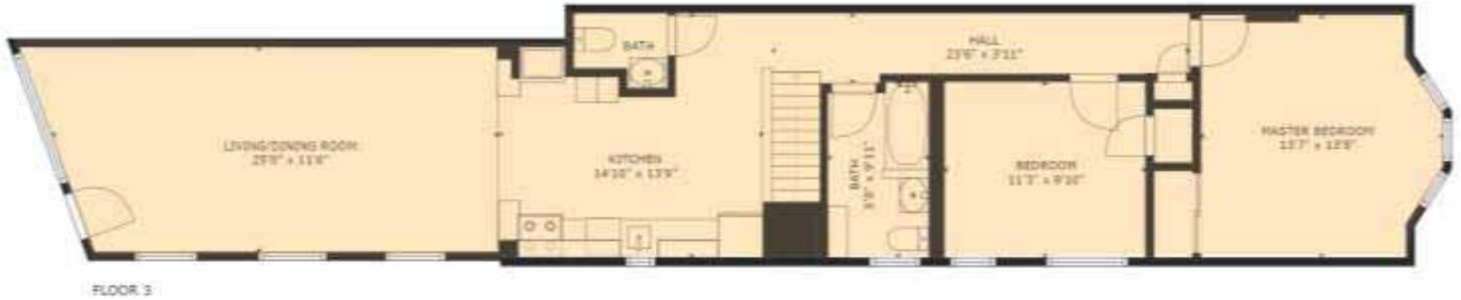


Chattels and Inclusions

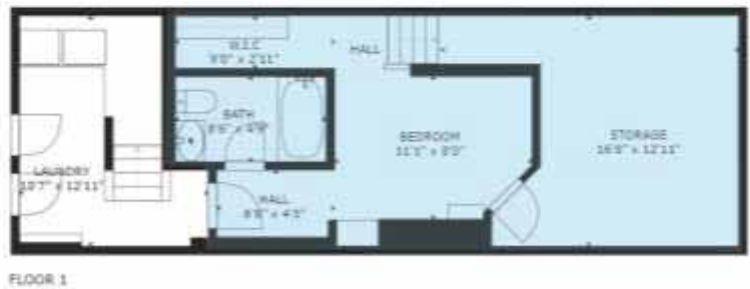
- 3 Gas Furnaces
- 3 Full Sized AC Units
- 3 Owned Gas HWTs
- 3 Fridges
- 3 Stoves
- 2 Dishwashers
- 2 Washing Machines
- 2 Dryers
- 4 Entrances
- 2 Skylights (this is mentioned)
- 1 Roll Up Door with Somfy Controller
- Roof 2010
- Newer Windows throughout, other than preserved characteristic front lead detail

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- SECOND FLOOR UNIT
- MAIN - REAR UNIT
- MAIN - FRONT UNIT



GROSS INTERNAL AREA
FLOOR 1: 512 sq ft. FLOOR 2: 962 sq ft.
FLOOR 3: 977 sq ft.
TOTAL: 2451 sq ft.

NOTES: ALL DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



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

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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.