



Investment/User Opportunity

193 Augusta Avenue, Toronto



Mixed Use - Commercial/Office Property



BUILDING DETAILS

Building Size:	3,921 sq. ft. of gross floor area.
Configuration:	4 Residential Units. Upper Level Apt Vacant of Closing
Lot Size:	15.32 X 111.00 feet
Realty Taxes (2019):	\$5,657.98
Legal Description:	PART LOT 2 PLAN D55 TORONTO AS IN CA506709
Asking Price:	\$1,795,000.00

PROPERTY HIGHLIGHTS

- ◆ Located in the heart of Kensington Market across the street from recently renovated Bellevue Square Park
- ◆ 4 units currently used as residential or live/work, zoning allows for commercial uses.
- ◆ All upper level apartments have large east facing decks. The second floor apt. also features a veranda overlooking the park.
- ◆ Large 'Green P' parking lot within 100 meters of the property.
- ◆ Stable Tenants would like to stay.
- ◆ Estimated Annual Net Operating Income of almost \$80,000 fully leased.



THE BUILDING

This building has been well maintained by its present owners for over 25 years. The property is zoned CR 2.0 (c2.0; r2.0) SS2 (x1865) which allows for the lower and main floors to be used commercially, however the property is presently configured as live/work on the lower level with 3 apartments above which allows the building to be taxed residentially which represents considerable expenses savings for a Buyer.

THE TENANTS

The lower level Tenant's have just under 2 years remaining on their lease. The main and second floor units each contain a large 2 bedroom residential apartment and are rented out to very stable, long-term tenants on a month to month basis. The 3rd and 4th floor contain another 1 bedroom apartment with attic storage/office space which will be vacant on closing. Each upper level apartment features a large rear east facing deck. In addition the second floor apartment has a front deck overlooking the park.

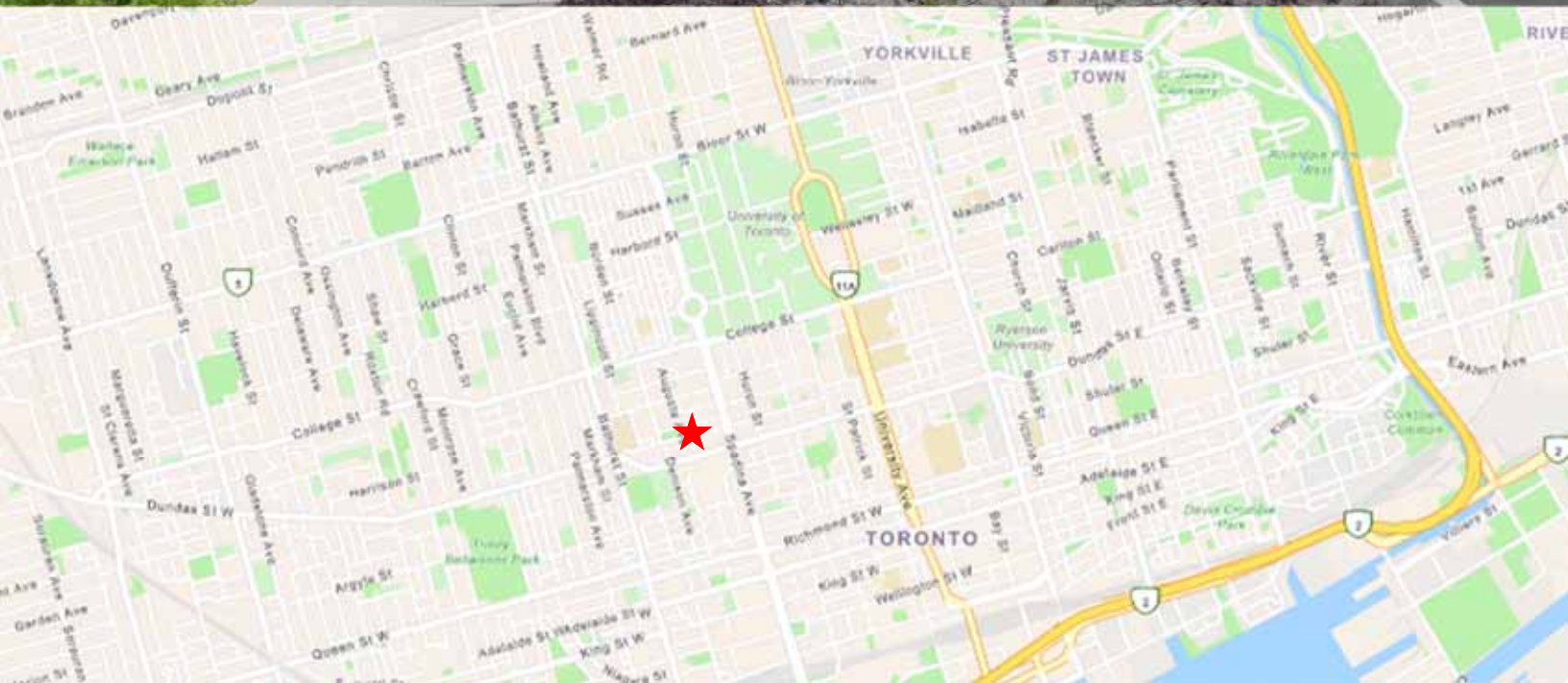
THE AREA

193 Augusta Avenue is located on the main street of the vibrant Kensington Market neighbourhood. The building is situated across from Bellevue Gardens Park with fantastic views of the city skyline at the rear. Kensington Market is not only a fantastic neighbourhood to live and shop but is considered one of Toronto's top tourist destinations. The Alexandra Park development which is currently being constructed just south of the property includes plans to continue Augusta Avenue through from Queen Street West to College.

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REAL ESTATE





193 AUGUSTA AVENUE



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

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