

Investment/User Opportunity  
207 & 207A Cowan Avenue, Toronto



19, 547 sq. ft. multi-residential or live/work property



### 207 Cowan Ave.

Configuration	- House form building fronting on Cowan with 3 above grade units and 3 basement apartments. - 2 units have soaring ceilings over 17' in height. - 2,150 sq. ft. will be vacant on closing.
Building size:	6,336 Square Feet (Including finished basement w/ high ceilings)
Lot Size:	45' x 171.83'

### 207A Cowan Ave.

	- Brick & Beam building w/ 5 levels behind 207 Cowan. - 4 multi-level loft units each 2,000 to 3,200 sq. ft. above grade most w/ sections of 16' ceilings. Basement artist studios. - 3,120 sq. ft. unit will be vacant on closing.
	13,411 Square Feet (Incl. partially finished basement with high ceilings)

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Realty Taxes (2021):	\$19,008.61
Zoning:	R (d1.0 (x324)
Legal Description:	Plan 418 Block A Lot 9 Parkdale; City of Toronto
<b>Asking Price:</b>	<b>\$6,995,000.00</b>

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The Parkdale Telephone Exchange Building was designed by Montreal architect W. J. Carmichael in 1899, 207A Cowan Avenue was originally built for Bell Telephone Co. as a warehouse. 207 Cowan Avenue was added as a major addition in 1912 to accommodate switchboard operators. In the 1980's the building was purchased by a group of artists who adapted into its present configuration featuring 6 large loft-style residences ranging in size from 1,750 square feet to over 3,100 square feet in size. All units have abundant natural light and most units feature ceiling heights of over 15 feet with mezzanine levels looking down on to the main level. In addition, the lower level of the building features has full ceiling height, is less than 3' below grade. 207 Cowan has 3 apartment in the lower level and 207A Cowan, lower level is used as artist studios.

### OCCUPANCY

Two owner suites will be vacant on closing, the units fronting on Cowan Ave., units 1 & 2 in 207 Cowan Ave., comprising of 2,200 sq. ft., and unit 10, the upper/south unit at 207A Cowan Ave. All the interior photos in this presentation are of the two owner suites. 3D modeling of the tenanted units are available upon request. All tenanted units in the building are leased on a 'month to month' basis.

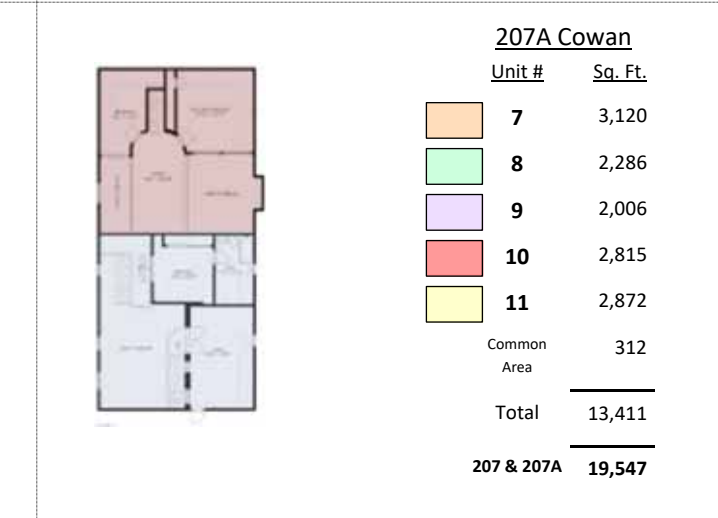
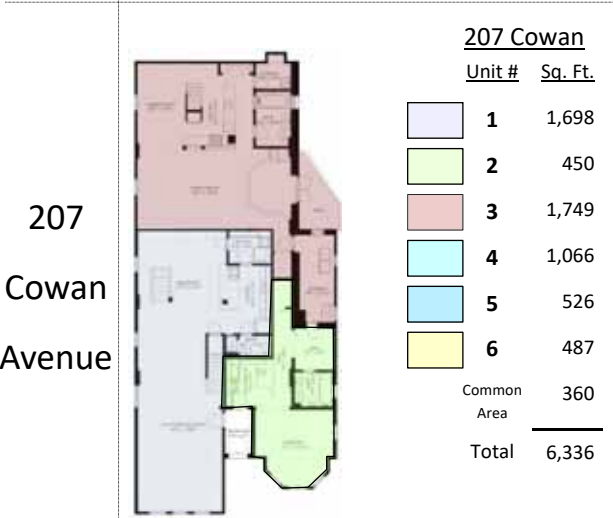
### AREA SUMMARY

The property is located in the Parkdale region of the city just south of vibrant Queen West and 3 blocks west of Dufferin. There has been over 10,000 condominium units added within a kilometer of the property. There are 3 condominium developments in various stages of development within 3 blocks of the site.

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Full floor plans, 3D modelling of the entire property, incomes & expenses and rent roll available upon request.

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