



AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP Broker/Realtor

FOR SALE

INVESTMENT

MLS# C13517600

781 St. Clair Avenue W, Toronto, ON M6C 1B7

Wychwood, Toronto · M6C 1B7

C\$ 8,499,000

0	0	10,384	—	51-99	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

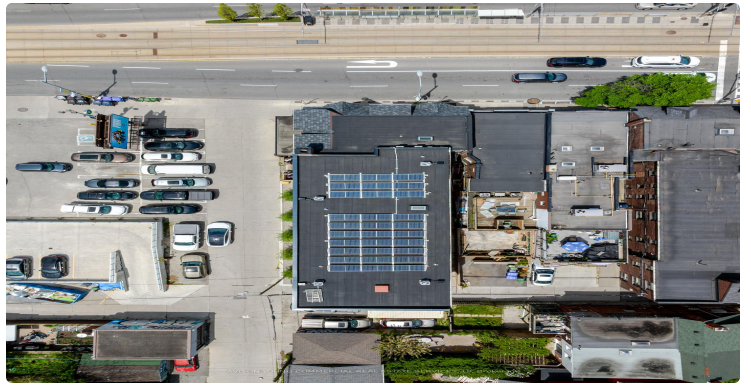
Located in the heart of St. Clair West, this is an exceptional opportunity for investors to buy a substantially renovated apartment building featuring 20 residential units and 2 ground floor commercial units. Over \$2.7M in capital expenditures have been completed recently with new building mechanicals offering large reductions in utility expenses. A third floor addition with 4 units was completed in 2021with 10' ceilings and air conditioning. 95% of units have been renovated. Ground floor commercial tenants are on triple net leases with annual escalations providing easy management and additional income. The Property is in close proximity to the St. Clair West TTC Station offering exceptional connectivity to downtown Toronto and tenant appeal.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
AGE	51-99 years
ANNUAL TAX	\$40,697
POSTAL CODE	M6C 1B7
NEIGHBOURHOOD	Wychwood

GALLERY





LISTING AGENT

Pavel Shaganenko

AVISON YOUNG COMMERCIAL REAL ESTATE SERVICES, LP

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