



FOR SALE

SEMI-DETACHED

MLS# C14122556

153 Strachan Avenue, Toronto, ON M6J 2S8

Niagara, Toronto · M6J 2S8

C\$ 1,975,000

1	1	600	2	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Unicorn development site -- 18m (59) height limit -- Up to 8,500 buildable square feet -- Up to 5 storeys plus raised lower level -- That's SIX 1,300SF levels and a laneway house -- A Spectacular site with three (3) options -- 1. A 6,500SF bespoke home of your custom design and 5 levels each with 12-foot ceilings and 24-foot ceilings in living room -- 2. A 6 level multi-family or investment home with 2 storey owner's home plus 4 floors for family or rentals -- 3. A Six-plex with six full floor 1,300SF luxury suites commanding premium rents -- Any of these options also include a laneway suite with covered parking for 4 cars -- One set of building permits have already been approved and revisions submitted -- Can start construction quickly -- Construction management, sub-contractors and trades are in place so construction can be completed with a year -- Features include: wide 24 x 120 lot with wide lane access, laneway house over 4 car parking and private access to main house, superior steel and concrete construction, custom glass elevator, grand scale and ceiling heights, unmatched views & exceptional architecture -- Located in downtown's best Trinity-Bellwoods, Ossington, King/Queen West, Financial District, Lake location and next door to to some of downtowns most expensive townhomes.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Semi-Detached
LISTING STATUS	For Sale
STYLE	Bungalow
PROPERTY TYPE	Semi-Detached
BASEMENT	Other
FACING	East
AREA RANGE	< 700 sqft
PARKING	2 spaces
ANNUAL TAX	\$7,405
POSTAL CODE	M6J 2S8
NEIGHBOURHOOD	Niagara



153 STRACHAN AVENUE

SIX FLOORS - 8,500 SQ FT - 59-FOOT HEIGHT

153 Strachan is a unicorn site, with an exceptionally rare 18-meter (59-foot) height limit. This unique property allows up to six - 1,300 sq ft floors and a Lanehouse. The total build can be up to 8,500 sq ft with an additional 4-car parking.

A BLANK CANVAS WITH THREE OPTIONS

1 - 6,500-FOOT CUSTOM DREAM HOME

This is your opportunity to design and build an extraordinary home on a unicorn building site.

- 59-foot height allowance
- Over 6,500 of living area
- 12" ceilings on four floors
- Approx \$800 / foot completed
- 1,000 foot rooftop terrace
- Private glass elevator
- 24'8" living room ceiling
- Lanehouse and parking

2 - SIX FLOOR LUXURY MULTI PLEX - WITH FAMILY AND INCOME SUITES

Design your custom 2,600-foot penthouse on the top two floors, with 10'6" ceilings and a 300-foot city view terrace. The other four floors can be, full-floor, 1,300-ft, family suites or executive rentals.

As executive rental suites your projected income is up to \$300,000 / yr.

3 - TORONTO'S MOST EXCLUSIVE 6 PLEX - SIX FULL FLOOR LUXURY SUITES

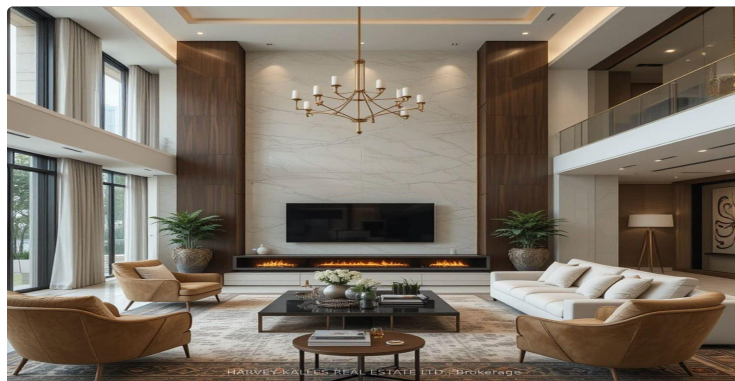
Six full floor executive suites designed for professionals and affluent couples seeking style and luxury.

- \$450,000+ / year projected income
- 1,300-foot suites with 9'6" ceilings
- Plus a Lanehouse and parking
- 21% ROI with 85% CMHC mortgage
- Private elevator access to each suite
- Gourmet kitchens and premium fixtures

With any of the above options, we have first round plans for you to use, redesign or draw inspiration from. It is an exceptional combination of luxury residence, family suites and investment property.

LIVE IN LUXURY WHILE BUILDING GENERATIONAL WEALTH

HARVEY KALLES REAL ESTATE LTD., Brokerage



6,500-FOOT CUSTOM DREAM HOME

WHY BUY SOMEONE ELSE'S DREAM WHEN YOU CAN BUILD YOUR OWN!

This is your opportunity to design/build an extraordinary home on an extraordinary building site.

An experienced partner and contractors are in place... start within 2-4 months!

Total build will come in around \$800 / foot... half the price of Yorkville.

153 Strachan is an absolute unicorn of a site, with an unheard of height limit of 59-feet!

INCREDIBLE FEATURES

- 59-foot height allowance
- Over 6,500 of living area
- Private glass elevator
- 11'8" ceilings on four floors
- 24'8" living room ceiling
- 3 floors, 1,300 sq ft each
- Mezzanine over Living Room
- Large 24' x 120' lot
- 1,000 sq ft Rooftop Deck
- Concrete and steel construction
- Jaw dropping curb appeal
- Lanehouse for living or studio
- Next to \$7,000,000 homes
- 4-car parking
- Hip Trinity Bellwoods

YOUR DESIGN... YOUR DREAMS... WE'LL HELP!

We have an awesome set of plans to start your vision and modify to meet your dreams.

Anything is possible across 5 floors and a lanehouse:

- Chef's kitchen
- Formal Dining
- Wine cellar
- Art or music studio
- Theatre room
- Games area
- Gym or Yoga studio
- Indoor pool
- Spa or sauna
- Office or library
- Extended family suite
- Rental suite

If you're serious, let's meet, and we'll help with sample floor plans for you!

It's your blank slate to design/build your five floor, 6500-foot, home in the coolest hood in the city.

MORE THAN A LUXURY RESIDENCE... YOUR SANCTUARY... YOUR LIFESTYLE... YOUR LEGACY!

HARVEY KALLES REAL ESTATE LTD., Brokerage



SIX FLOOR LUXURY MULTI PLEX FOR FAMILY AND INCOME

Your luxury Penthouse PLUS extended family suites PLUS investment income.

Introducing a rare, pre-construction multi-plex opportunity in downtown Toronto.

An exceedingly rare height limit of 18-meters allows six 1300-foot floors with 9'6" ceilings.

The top two floors offer a bespoke 2600-foot owners residence with 10'6" ceilings.

The lower four floors offer extended family suites or executive rentals.

Instead of buying a single family home, consider this luxury multi-plex.

A single family home ties up your money, puts you in debt and makes no income.

Live in a luxury multi-plex while making substantial income for you and future generations.

PROPERTY FEATURES

- Large 24' x 120' building lot
- Exceedingly rare 18-meter height allowance
- Approximately 8,500 buildable feet
- Up to 4-car parking
- 700-foot Lanehouse and parking
- Glass elevator access to each suite
- Able to build six 1300 sq ft floors
- 9'6" to 10'6" ceiling heights
- Top-tier steel and concrete construction
- Private balconies or back yard

BUILDING FEATURES

- \$275,000+ yearly income (if owner occupied)
- 2% rent increase, increases property value \$50,000 / year
- 85% low interest long term CMHC financing
- Your bespoke design for luxury living
- 2,600 sq ft on 2 floors, 10'6" ceilings
- 300 sq ft city view terrace

PENTHOUSE SUITE FEATURES

- Private elevator access to your suite
- Up to 4-car parking

FAMILY OR RENTAL SUITE FEATURES

- Private elevator access to each suite
- Private balconies or backyard
- 9'6"-ceiling heights

YOUR FINANCIAL BENEFITS

- Rents pay down mortgage \$50,000 to \$100,000 a year
- Total land and build to be approx \$6,000,000
- Capitalize on lucrative government programs

LIVE IN LUXURY WHILE BUILDING GENERATIONAL WEALTH

HARVEY KALLES REAL ESTATE LTD., Brokerage



TORONTO'S MOST EXCLUSIVE SIX-PLEX!

SIX FLOORS - SIX SUITES

153 Strachan is a unicorn site, with an exceptionally rare 59-foot height limit!

This rare development site is approved for an 18-meter multi-plex in the heart of Trinity Bellwoods.

The project is designed as full floor luxury suites receiving institutional grade rental income.

The facade is as striking as the interiors with stone cladding and a central glass elevator column.

This is an exceptional opportunity to create a trophy asset and family legacy.

INVESTMENT HIGHLIGHTS

- Exceedingly rare 59-foot height limit
- Up to \$490,000 / year rental income
- Large 24' x 120' lot with rear lane
- 20%+ return on equity investment
- Approx 8,500 to 9,200 buildable feet
- 90% CMHC financing available
- Full-floor suites with private balconies
- Private elevator access to each suite
- Six 1,300-foot floors with 9'6" ceilings
- Experienced partner and trades in place
- High demand Trinity Bellwoods area
- Lanehouse for rental and parking

SIX EXCLUSIVE RENTALS TARGETED AT PROFESSIONALS

Executive suites designed specifically for professionals and affluent couples seeking style and luxury.

Each suite covers a full floor and is accessed by private secure elevator.

Suites are two bedroom, 1,300-foot suites, with balconies, city views, and 9'6" ceilings.

For a professional couple - we have a luxurious master with walk-in closet and ensuite... and a second bedroom / office.

For two professionals sharing - we have two identical spacious masters with walk-in closets and ensembles.

Located in the heart of Trinity Bellwoods - One of Canada's most desirable urban neighbourhoods.

THIS CAN BECOME THE TALLEST AND MOST LUXURIOUS SIX-PLEX IN DOWNTOWN TORONTO

HARVEY KALLES REAL ESTATE LTD., Brokerage



LISTING AGENT

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