

**AVISON  
YOUNG**

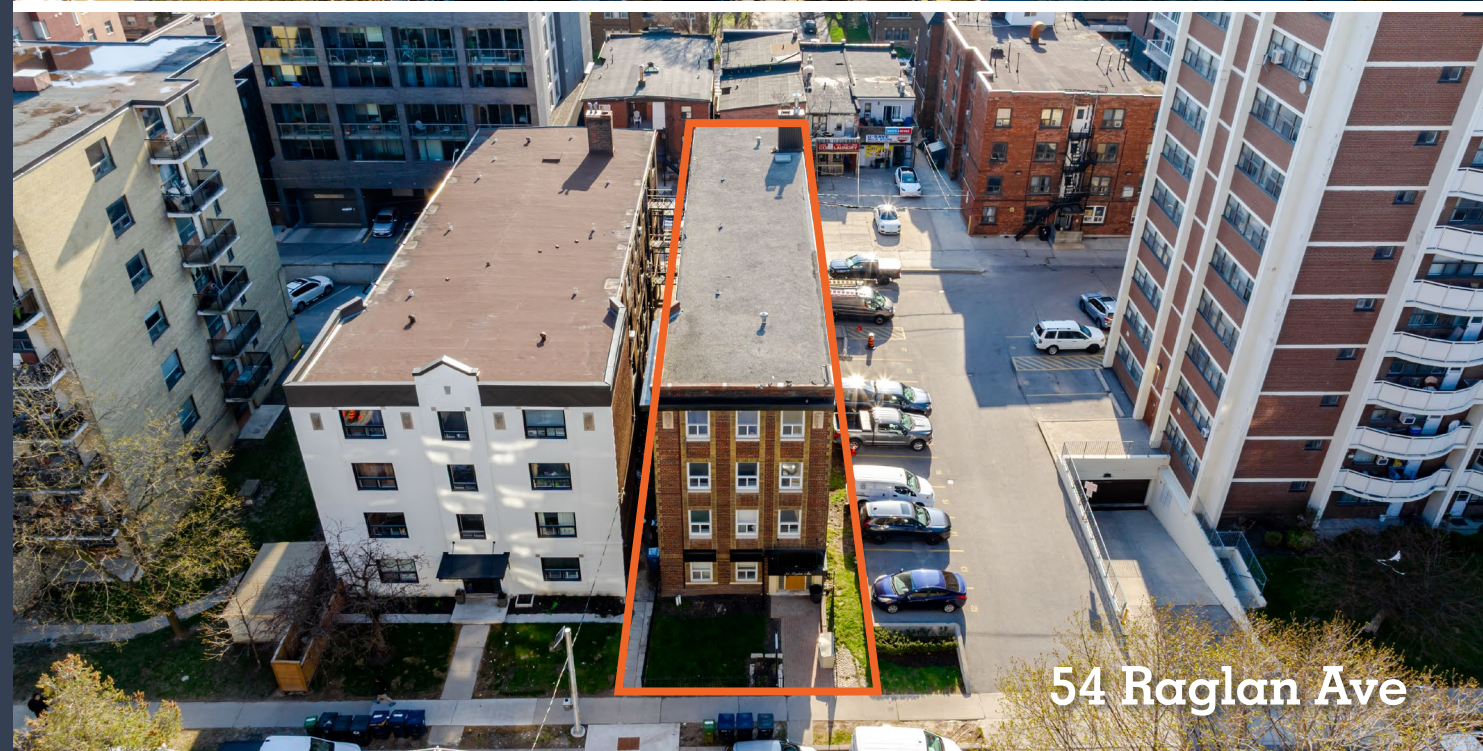
**17, 21 & 54** Raglan Avenue

Toronto, ON

INVESTMENT SUMMARY | MULTI-RESIDENTIAL GROUP

**Three, Low-Rise Apartment Buildings  
Totaling 44-Units**

- Prime location at Bathurst St. & St Clair Ave W.
- ~ 75% renovated units
- Can be purchased together or separately
- Long term development optionality



# 17 & 21 Raglan Ave – 28 Units

- Located in the prestigious Bathurst–St. Clair node, steps to St. Clair West subway offering exceptional connectivity and tenant appeal
- Well-capitalized assets with ~\$1.3M invested in capital improvements over the past five years, minimizing near term capital requirements
- Value-add program underway with ~65% of suites renovated

## Property Details

	17 Raglan Ave	21 Raglan Ave
<b>Current Use</b>	4-storey walk up apartment building	4-storey walk up apartment building
<b>Site Area</b>	10,350 sf (combined area)	10,350 sf (combined area)
<b>Year Built</b>	Circa 1931	Circa 1927
<b>Units</b>	16	12
<b>Hydro</b>	Bulk metered	Bulk metered
<b>Heating</b>	2 Natural gas fired boilers, which feed hydronic radiators.	2 Natural gas fired boilers, which feed hydronic radiators.
<b>Hot Water Tank</b>	1 DHW Tank	1 DHW Tank
<b>Roof</b>	Modified bitumen membrane	Modified bitumen membrane
<b>Construction</b>	Brick and wood frame	Brick and wood frame



# 54 Raglan Ave – 16 Units

- Located in the prestigious Bathurst–St. Clair node, steps to St. Clair West subway offering exceptional connectivity and tenant appeal
- Well-capitalized assets with ~\$940K invested in capital improvements over the past five years, minimizing near term capital requirements
- Value-add program underway with ~90% of suites renovated

## Property Details

54 Raglan Ave	
<b>Current Use</b>	4-storey walk up apartment building
<b>Site Area</b>	3,615 sf
<b>Year Built</b>	Circa 1933
<b>Units</b>	16
<b>Hydro</b>	Bulk metered
<b>Heating</b>	1 Natural gas fired boiler, which feeds hydronic radiators.
<b>Hot Water Tank</b>	1 DHW Tank
<b>Roof</b>	Built-Up Asphalt Roof
<b>Construction</b>	Brick and wood frame
<b>Laundry</b>	2 washers, 2 dryers (coinmatic)



# Suite Mix Breakdown

## 17 & 21 Raglan Ave

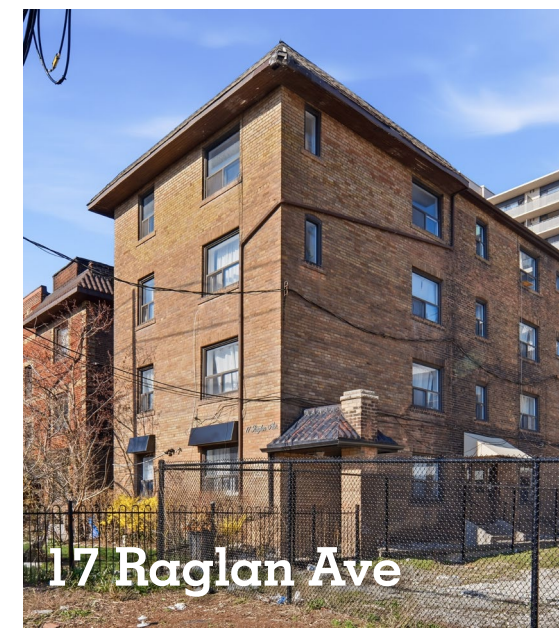
Type	Units	Avg. In-Place Rent	Avg. Suite Size (sf)
1 Bedroom	8	\$1,513	612
2 Bedroom	20	\$2,125	687
<b>Total/Average</b>	<b>28</b>	<b>\$1,950*</b>	<b>669</b>

*\*As of May 1, 2026, based on occupied units*

## 54 Raglan Ave

Type	Units	Avg. In-Place Rent	Average Suite Size (sf)
Bachelor	6	\$1,718	371
1 Bedroom	6	\$1,542	330
2 Bedroom	4	\$2,342	581
<b>Total/Average</b>	<b>16</b>	<b>\$1,808*</b>	<b>408</b>

*\*As of May 1, 2026, based on occupied units*



# Midtown | Toronto

17, 21 & 54 Raglan Ave (the "Property") is located at the nearest intersection of Bathurst Street & St. Clair Avenue West. The Property is well situated in Midtown Toronto, one of Toronto's most desirable nodes. The location benefits from its proximity to St. Clair West Station, providing tenants connectivity to Downtown Toronto. Nearby amenities include shops and retail along St. Clair Avenue, and a variety of public and private schools.



The Beaches

Downtown Toronto

Central Tech

Yorkville

Casa Loma

Winston Churchill Park



St. Michael's College

St. Clair Ave W

Bathurst St

17 & 21 Raglan Ave

St. Clair Ave W

54 Raglan Ave

Vaughan Rd

Bathurst St

## FOR SALE: 17, 21 & 54 RAGLAN AVENUE | INVESTMENT SUMMARY

The Property is being offered for sale, "UNPRICED."

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

**Offer process to be announced**

For More Information About this Offering:

**Jonathan Hittner**

Principal  
Multi-Residential Group  
416 436 4417  
jonathan.hittner@avisonyoung.com

**Neil Musselwhite**

Principal  
Multi-Residential Group  
289 795 4430  
neil.musselwhite@avisonyoung.com

**Eamonn McConnell**

Vice President  
Multi-Residential Group  
416 574 4890  
eamonn.mccconnell@avisonyoung.com

**Jonny Shaw**

Senior Associate  
Multi-Residential Group  
905 510 7973  
jonny.shaw@avisonyoung.com

**David Lieberman, MBA**

Principal  
Multi-Residential Group  
416 230 0477  
david.lieberman@avisonyoung.com

Visit us online  
[avisonyoung.ca](http://avisonyoung.ca)