

**AVISON
YOUNG**

For Sale: 871 Sheppard Avenue West, Toronto

7 Rental Replacement Units



- 7 contiguous rental units in the recently completed Greenwich Village townhouse condos
- Short walk to Sheppard West TTC Station

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Property Overview

871 Sheppard Avenue West

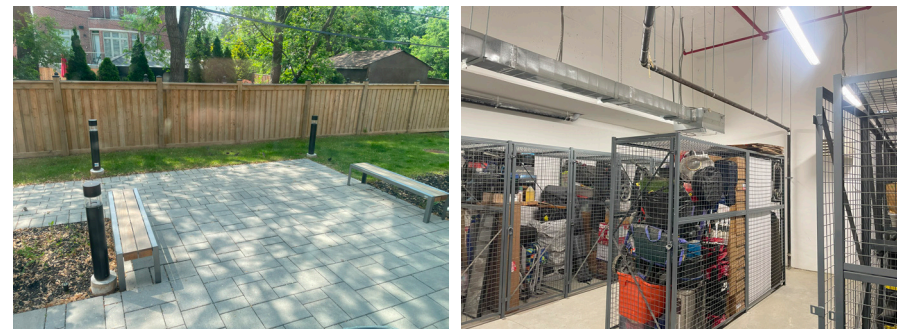
Avison Young has been appointed to advise and manage the sale of 871 Sheppard Avenue West, Toronto. This is an exceptional opportunity to acquire newly constructed rental replacement units at an attractive price per square foot in the recently completed Greenwich Village Condos.

- Attractive suite mix with spacious units
- New construction, low-maintenance units
- Full kitchen, laundry, and central A/C in each unit
- Potential to convert rents to market upon expiry of the secured rent term and turnover of in-place tenants



Existing Building Details

Rentable Area	5,236 sf
Year Built	Circa 2023
Current Use	7 rental stacked townhome units
Suite Mix	1 Bedroom: 3 2 Bedroom: 4
Hydro	Separately Metered
Heat	Separately Metered. Each unit has its own furnace.
Domestic Hot Water	Separately Metered. Each unit has its own hot water tank.
Property Taxes	\$14,520 (2024 Final)
Laundry	In-suite laundry
Parking	4 parking stalls
Financing	Treat as free and clear



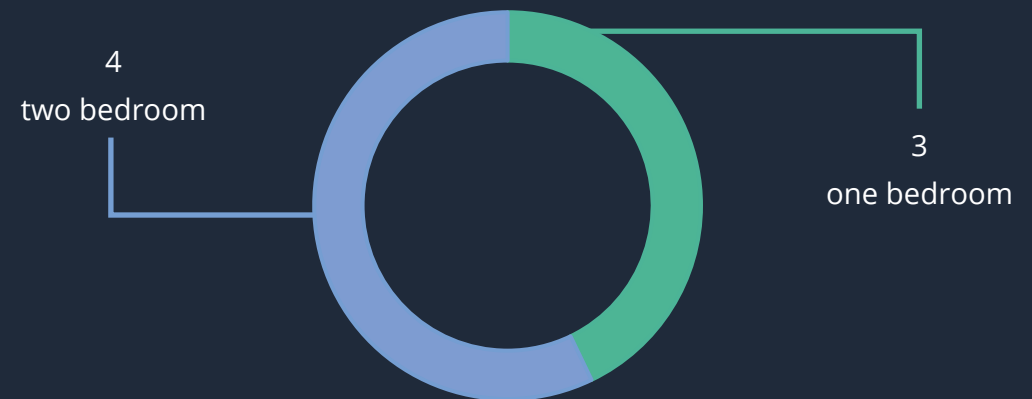
Property Overview

Suite Breakdown



The offering is comprised of 7 units, a mix of one bedrooms and two bedrooms. The average in-place rent is \$1,801.

Type	Units	Avg. Rent	Avg. Size
1 Bed	3	\$1,960	620
2 Bed	4	\$1,682	844
Total/Average	7	\$1,801	748



Financial Overview

Year One Proforma

Year 1 Income Statement		AY Projection
<i>Rental revenue</i>		
Total Rental Revenue	\$155,093	April 2025 rent roll, inflated by 2.50%
Vacancy Allowance (2.00%)	(\$3,102)	Assumption
Adjusted Rental Revenue	\$151,991	
<i>Miscellaneous revenue</i>		
Parking	\$9,600	Projection of \$200/stall/month
Total Revenue	\$161,591	April 2025 rent roll, inflated by 2.5%
<i>Operating expenses</i>		
Property Taxes	\$14,956	Estimate of \$2,150/unit
Insurance	\$5,250	Estimate of \$750/unit
R&M	\$6,300	Estimate of \$900/unit
Condominium Fees	\$17,765	May 2025 Condo Budget, held flat
Utilities	\$0	Units separately metered for utilities. Common area utilities included in Condo Fees
Management Fee	\$6,399	3.5% of Revenue + HST
Total Operating Expenses	\$50,670	
NET OPERATING INCOME	\$110,921	

North York

871 Sheppard Avenue West is located in Toronto's Clanton Park neighbourhood at the nearest major intersection of Sheppard Avenue West and Allen Road. Transit access is exceptional, with Sheppard West Subway Station just a 5-minute walk away, providing direct access to the Yonge-University Line. Additionally, several bus routes serve the area, enhancing connectivity. The neighbourhood is also known to be home to York University and Yorkville University. For shopping, Yorkdale Mall, Yorkgate Mall, and Jane and Finch Mall offer a range of retail stores and services.



Subject Property

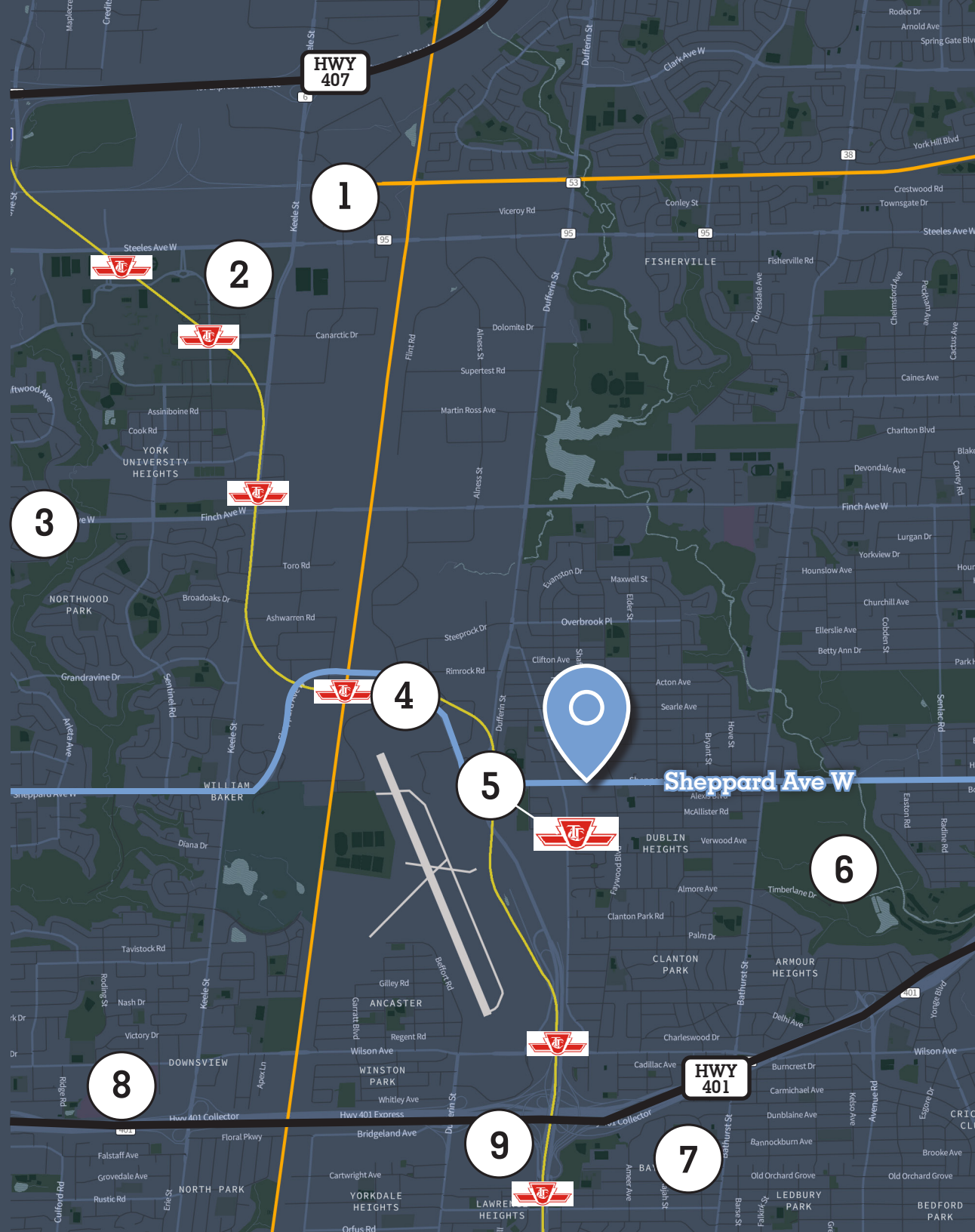


VIA Rail



Yonge-University TTC Line

1. Yorkville University
2. York University
3. Jane & Finch Mall
4. Downsviews GO/VIA Rail Stations
5. Sheppard West Station
6. Earl Bales Park
7. Baycrest Rehabilitation Centre
8. Humber River Hospital
9. Yorkdale Mall



For Sale

871 Sheppard Avenue West, Toronto Units 1-7

Pricing and offering process:

The Property is being offered for sale for \$2,650,000.

All expressions of interest may be submitted in the form of a Letter of Intent or 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

Offers to be reviewed on an, "as come basis."

For More Information About this Offering:

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