

# HIGH-INCOME OPPORTUNITY

## A THREE STOREY MIXED USE BUILDING IN DUFERIN GROVE

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**ASKING \$1,999,999.00**



**CHirealestate.ca**

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# Property Information

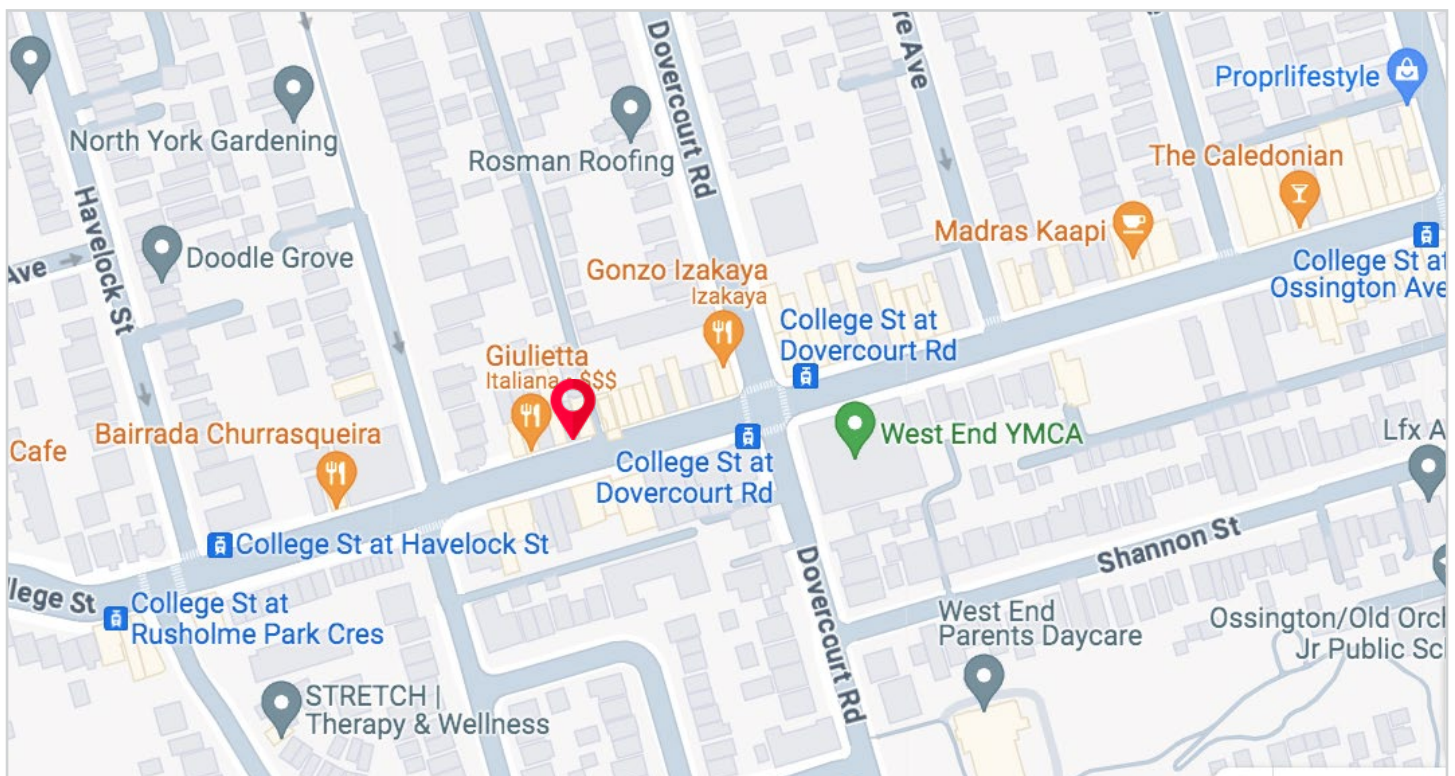
Amazing opportunity for end users or investors in Dufferin Grove. Ground floor vacant retail unit has undergone renovations and is currently for lease. Renovated second-floor 2-bedroom apartment with top-of-the-line finishes. The 3rd floor apartment is currently tenanted. Retail space ideal for your own business or ready for tenants. Owner has invested approximately \$100,000 in renovations. Don't miss out on this opportunity to become an investor or own and operate your own business in your own building.

The main level commercial space consists of 850 sq ft retail space, exceptionally renovated, excellent signage and street exposure along with a direct access to a partially finished lower level.

The residential apartments consist of two large apartments, one 2-bed and one 3-bedroom. Rear parking is available up to 6 cars.

Rear parking is available up to 6 cars.

**Dufferin Grove is a popular family-oriented neighbourhood located in downtown Toronto. This neighbourhood has excellent amenities including a popular community park, excellent schools and convenient access to public transit.**



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# Property Information

## BUILDING ATTRIBUTES

LOT SIZE: 18.35' X 137.36'

ZONING: Cr2.5 (C1.0; R2.0)

3 STOREY DETACHED

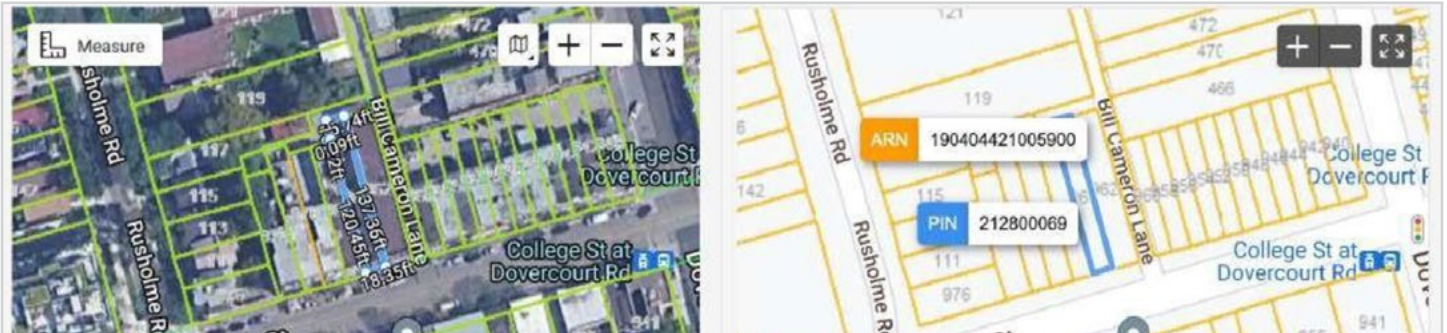
1 850 SQ FT COMMERCIAL UNIT + BASEMENT

1 LARGE NEWLY RENOVATED 2-BEDROOM RESIDENTIAL APARTMENTS

1 3-BEDROOM RESIDENTIAL APARTMENT

REAR PARKING FOR UP TO 6 CARS

## SITE & STRUCTURE



## LOT SIZE

AREA: 2,454.17 ft2 (0.056 ac)

PERIMETER: 308.40 ft

MEASUREMENTS: 16.74 ft x 16.72 ft x 0.09 ft x 120.45 ft x 18.35 ft x 137.36 ft

LOT MEASUREMENT ACCURACY: **LOW**



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# Building Upgrades

## TO DATE:

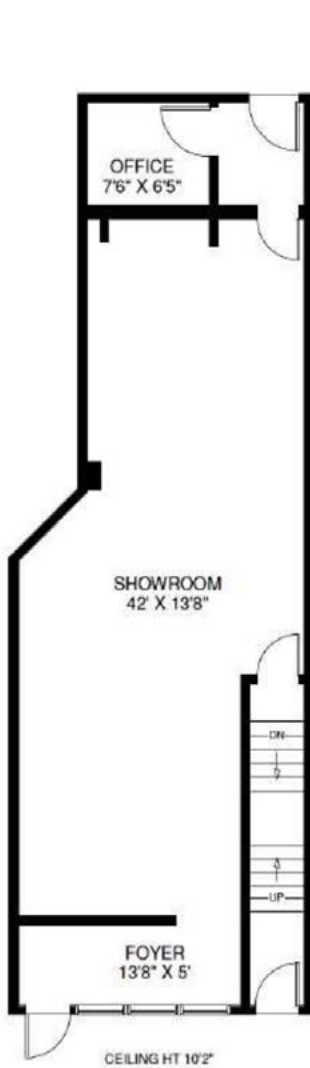
STORE FRONT WINDOWS	\$16,000.00
2ND FLOOR WINDOWS	\$12,000.00
2ND FLOOR PLUMBING	\$4,000.00
2ND FLOOR ELECTRICAL	\$4,000.00
INSULATION, DRYWALL & PLASTER	\$11,000.00
APARTMENT PAINTING	\$2,500.00
HARDWOOD FLOORING SUPPLY & INSTALL	\$6,000.00
TILE INSTALL & SHOWER	\$4,000.00
TILES	\$4,000.00
DEMO MAIN FLOOR	\$5,000.00
DEMO 2ND FLOOR	\$3,000.00
ROOF REPAIRS	\$3,000.00
BASEBOARDS, TRIM & DOORS & INSTALL	\$7,500.00
APARTMENT FRAMING	\$6,000.00
REAR PARKING GRAVEL AND GRADING	\$2,000.00
STUCCO EXTERIOR REAR WINDOWS	\$2,000.00
GENERAL BUILDING CLEAN UP	\$1,000.00
TOTAL:	\$93,000.00



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# Floor Plans



MAIN FLOOR  
APPROXIMATELY 850 SQ. FT



SECOND FLOOR  
APPROXIMATELY 825 SQ. FT



THIRD FLOOR  
APPROXIMATELY 825 SQ. FT



LOWER FLOOR  
APPROXIMATELY 825 SQ. FT



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# Commercial Unit



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## Second Floor – 2 Bedroom Apartment



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## Third floor – 3 Bedroom Apartment



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