

# RETAIL UNITS & APARTMENTS

# FOR SALE

## 1608-1610 GERRARD ST. E., TORONTO

FOR MORE  
INFORMATION  
PLEASE CONTACT:

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Sales Representative  
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**BUILDING AREA:**

10,966 Sq. Ft.

**RETAIL AREA:**

5,516 Sq. Ft.

**RESIDENTIAL AREA:**

5,450 Sq. Ft.

**ASKING PRICE:**

\$1,929,000.00

**COMMENTS:**

- \*3 Large retail units, 4 spacious residential
- luxurious 3 bedroom apartments
- \* Renovated top to bottom; newer roof, 8 skylights hardwood floors etc.
- \* Near Downtown and Beaches
- \* All units have 2 washrooms, separate furnaces, H.W. tanks, A/C and hydro metres
- \* Full finished basements with high ceilings
- \* All tenants pay own heat & hydro
- \* Retail tenants pay property taxes
- \* Plans approved for third floor
- \* Wide range of uses in vibrant area near beaches



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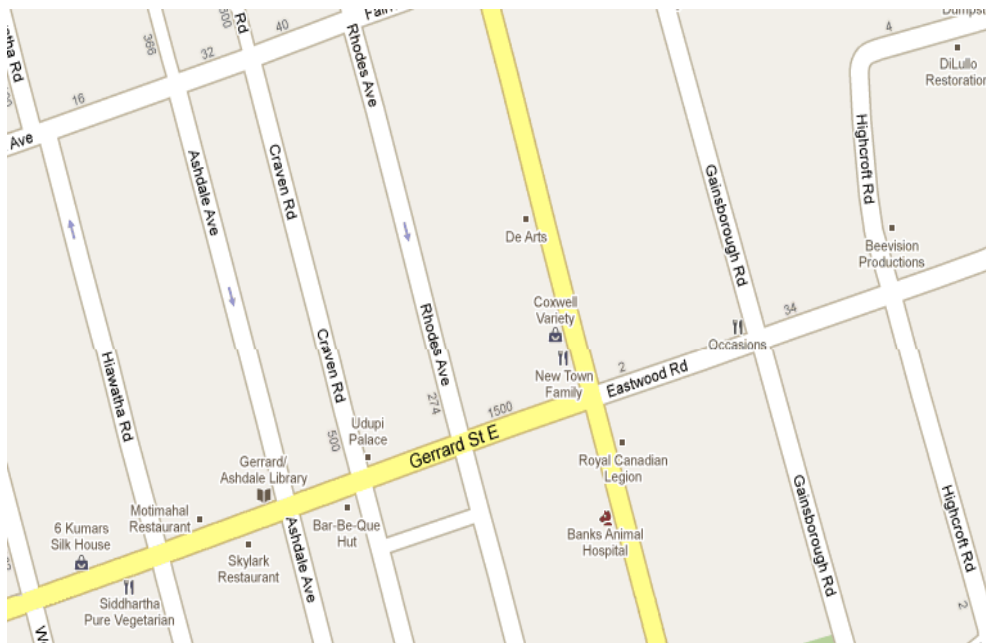
# 1608-1610 GERRARD ST. E., TORONTO

## AERIAL VIEW



# 1608-1610 GERRARD ST. E., TORONTO

## MICRO LOCATION MAP

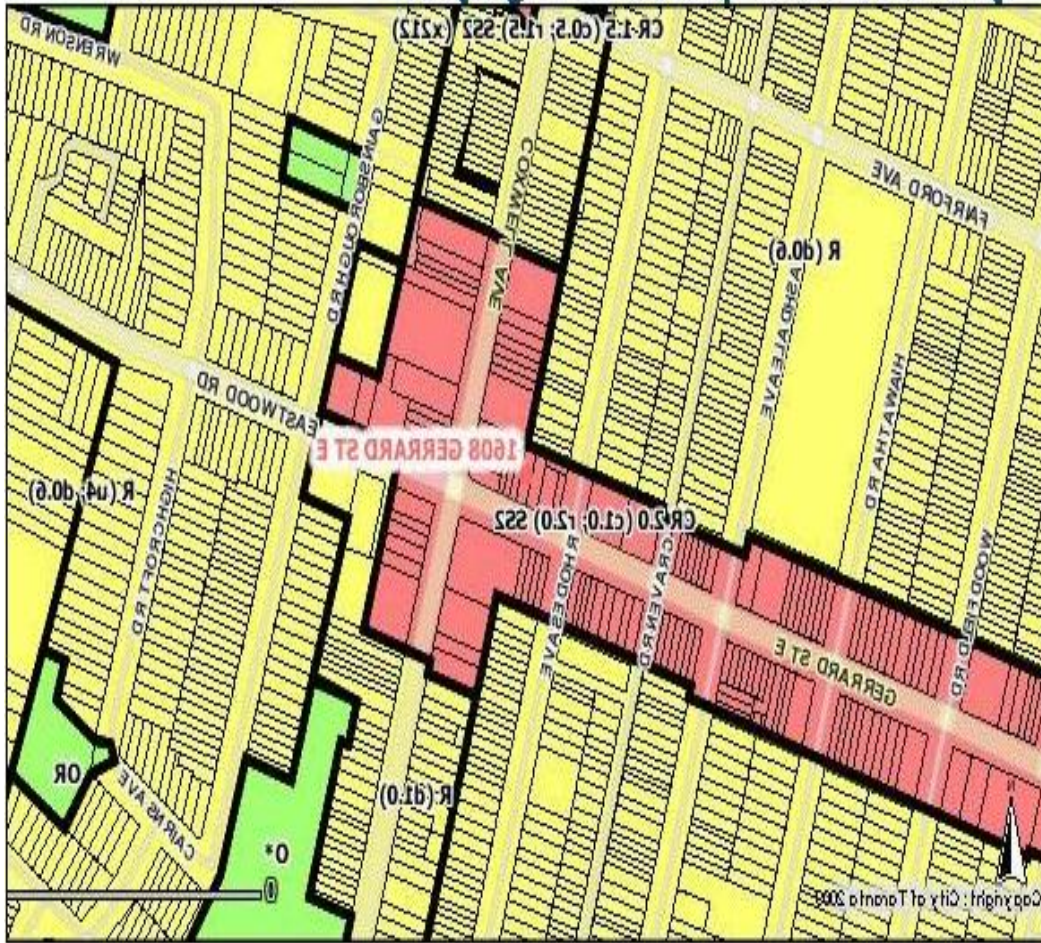


## MACRO LOCATION MAP



# 1608-1610 GERRARD ST. E., TORONTO

## ZONING MAP



### Legend

- Parks and Open Space
- Residential
- Utility / Transportation
- Property Boundaries

### Zoning

- Commercial / Mixed Use
  - CRE - Commercial Residential Employment
  - Employment
  - Institutional
- (cont.)

# 1608-1610 GERRARD ST. E., TORONTO

## 1608 Gerrard Street

3 Bedroom Apartment \$1850.00 / month + + + 1,400 Sq. Ft., 2 Washrooms, Ensuite Laundry

2 Bedroom Apartment \$900.00 / month + + + 1,300 Sq. Ft., 2 Washrooms, Ensuite Laundry

Retail Store 1 - \$2,500.00 + + + plus 60% property taxes with finished basement 2,700 Sq. Ft. divided by 2, 2 Washrooms

Retail Store 2 - \$2,500 + + + plus 60% property taxes

All units have separate entrance, furnace, AC and meters

Tenants pay own heat & hydro

Renovated top to bottom with 4 skylights, new hardwood floors, newer roof and other upgrades.

3<sup>rd</sup> floor possible have plans approved

VTB possible for qualified buyers

Asking Price                      \$1,079,000

### Expenses

40% property tax                \$750.00

Insurance                         \$160.00

Water                                \$ 80.00

Net Income                        \$81,120

Cap Rate                            7.51%

\* Buyer to verify all information

# 1608-1610 GERRARD ST. E., TORONTO

## 1610 Gerrard Street

3 bedroom apartment \$1,375.00 +++ over 1,400 sq. ft., 2 washrooms and ensuite laundry

3 bedroom apartment \$1,500.00 +++ over 1,400 sq. ft., 2 washrooms and ensuite laundry

Retail store \$3,500 +++ plus 60% property taxes over 2,800 sq. ft., 2 washrooms and full finished basement

All units have separate entrance, furnace, AC and meters

Tenants pay own heat & hydro

Renovated top to bottom with 4 skylights, new hardwood floors, newer roof and many other upgrades.

3<sup>rd</sup> floor possible have plans approved

VTB possible for qualified buyers

Asking Price            \$949,000

### Expenses

40% property tax      \$750.00

Insurance              \$160.00

Water                    \$ 80.00

Net Income            \$64,620

Cap Rate                6.85%

\*Buyer to verify all information

# 1608-1610 GERRARD ST. E., TORONTO

## 1608 – 1610 Gerrard Street Combined

3 bedroom apartment \$1,850.00 + + +  
1,400 sq. ft., 2 washrooms, ensuite laundry

3 bedroom apartment \$1,375.00 + + +  
1,300 sq. ft., 2 washrooms, ensuite laundry

3 bedroom apartment \$1,500.00 + + +  
over 1,400 sq. ft., 2 washrooms and ensuite laundry

2 bedroom apartment \$900.00 + + +  
over 1,400 sq. ft., 2 washrooms and ensuite laundry

1 Retail Store \$2,500 + + + plus 60% taxes  
1,350 sq. ft., finished basement and 1 washroom

1 Retail Store \$2,500 + + + plus 60% property taxes and 1  
washroom 1,350 sq. ft.

1 Retail Store \$3,500 + + + plus 60% taxes  
over 2,800 sq. ft., full finished basement and 2 washrooms

All units have separate entrance, furnace, A/C metres

Tenants pay own heat and hydro

Renovated top to bottom – includes 8 skylights, newer  
roof, new hardwood floors & many other upgrades

3<sup>rd</sup> floor possible – have plans approved

VTB possible for qualified buyers

Asking Price                      \$1,929,000

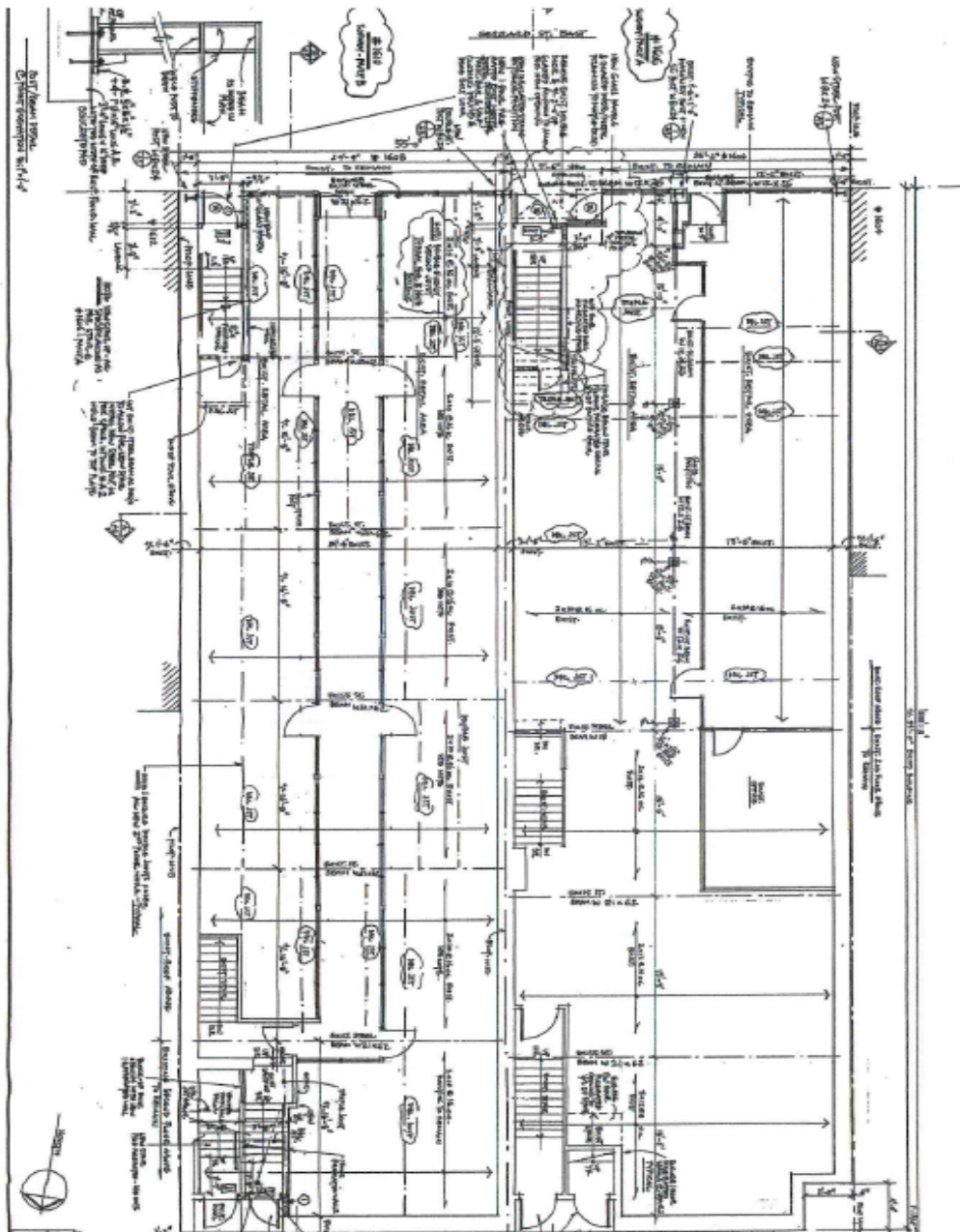
### Expenses

40% property tax	\$1,500
Insurance	\$330
Water	\$165
Net Income	\$145,740
Cap Rate	7.5%

\*Buyer to verify all information

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## FLOOR PLAN





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