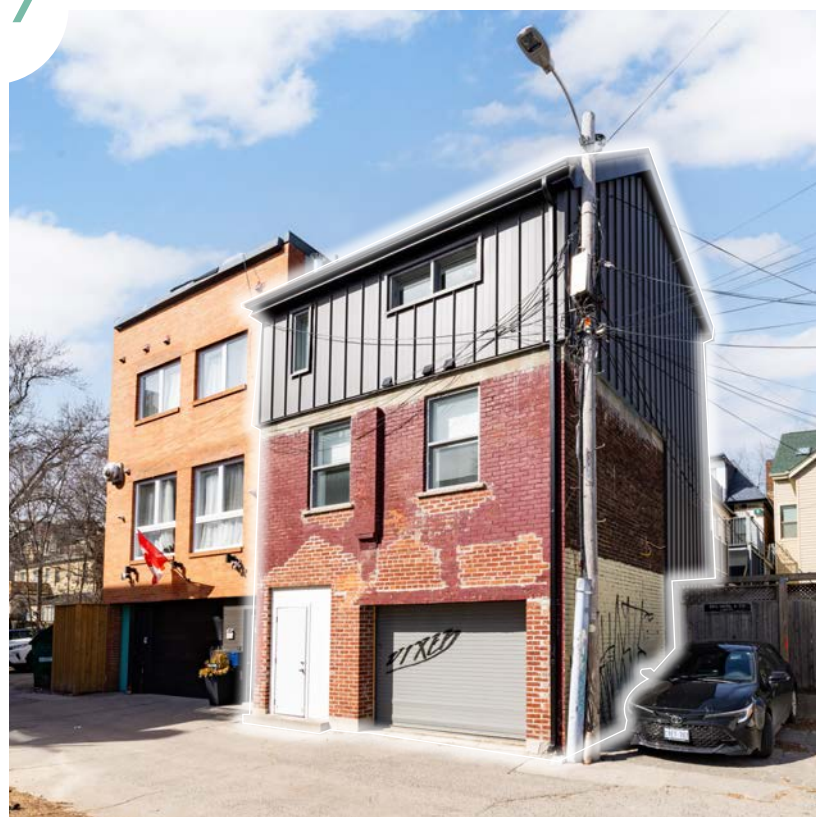
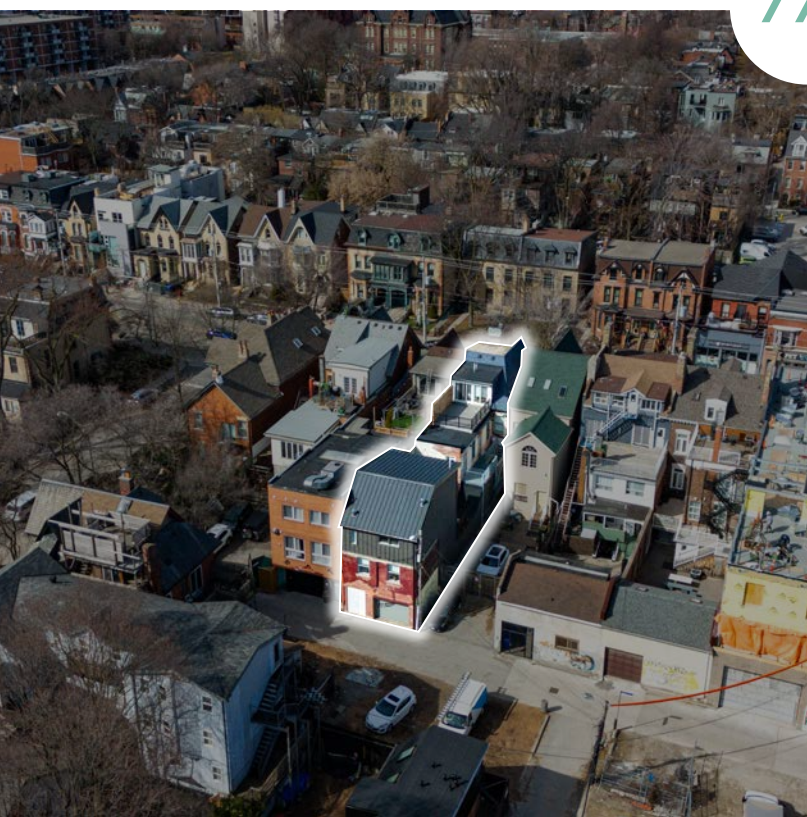




CUSHMAN &
WAKEFIELD



Cabbagetown Multifamily Investment Opportunity

FOR SALE: 225 CARLTON STREET, TORONTO, ON



PROPERTY OVERVIEW

PROPERTY DETAILS

Address	225 Carlton Street, Toronto
Frontage	21.27 ft along Carlton Street
Depth	132.67 ft
Land Size	2,788 sf
Building Size	5,786 sf
Unit Breakdown	3rd Floor: Unit 3 2nd Floor: Unit 3 Ground Floor: Unit 1, Part of Unit 2 Lower Level: Unit 2 - Vacant as of July 1, 2024 Carriage House: Unit 4 (ground, 2nd & 3rd)
Parking	1 with carriage house
Zoning	CR 1.5 (c1.0; r1.0) SS2 (x1913)
Land Use	Mixed Use Areas
PIN	210880215
Legal Description	PT LT 22-23 BLK D PL D138 TORONTO AS IN CA590487; CITY OF TORONTO
Total Renovation Budget	\$2.76 Million
Projected Stabilized NOI	\$147,081
Asking Price	\$2,795,000 \$2,300,000

INVESTMENT HIGHLIGHTS



Irreplaceable Location

Located in the Cabbagetown neighbourhood of Toronto, the Property fronts onto Carlton Street, positioned between Parliament and Sherbourne along Carlton, offering an unparalleled urban living experience. Its irreplaceable location is enhanced by proximity to an array of shops and restaurants, reflecting the local charm and urban convenience of one of Toronto’s most established neighborhoods. Just 1.2km east of College Station and 1.4km south of Sherbourne Station, it boasts exceptional connectivity to the city’s transit network, particularly with the TTC bus route along Parliament Street. The surrounding area is rich in retail and service amenities, alongside junior and post-secondary educational institutions. This, coupled with easy access to the downtown core, ensures a seamless work commute and a lifestyle steeped in the dynamic pulse of Toronto, marking it as an ideal choice for those seeking a sophisticated urban living experience.



Rare Downtown Multifamily Opportunity

This property presents an exceptional opportunity to acquire a fully turnkey, recently modernized, multifamily asset located in the heart of downtown Toronto. Highlighting the rarity of such investments within this asset class, it’s noteworthy that in both the downtown and midtown markets, there have been merely three transactions year-to-date involving properties with fewer than 14 units. This scarcity underlines the unique nature of this offering, making it a highly coveted option for those looking to invest in Toronto’s bustling urban core.



High Quality Asset

The building has benefited from a proactive approach to property management, with a complete top to bottom retrofit resulting in a high-quality asset that reflects significant pride of ownership. All four units have received enhancements, with a special mention of the fourth unit: a newly constructed three-story coach house with cathedral ceilings. This particular unit stands out, offering both a garage and ample storage space, and exemplifies the careful attention to detail and commitment to excellence that have been invested into the property.



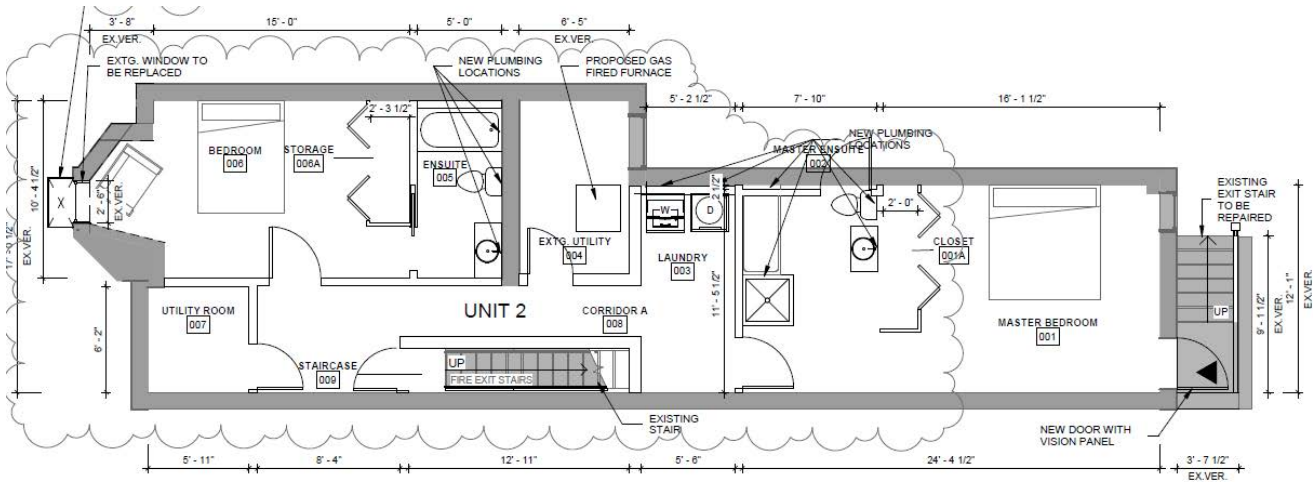
Stable Revenue Producing Asset

The property is poised to generate substantial annual rental revenue and future growth. Unit 2 can be vacant upon closing or potentially leased at market rents, which presents a prime opportunity to command strong rents, positioning this property as a highly lucrative income-producing asset. This strategic advantage offers potential investors a valuable avenue for maximizing returns in a competitive real estate market.

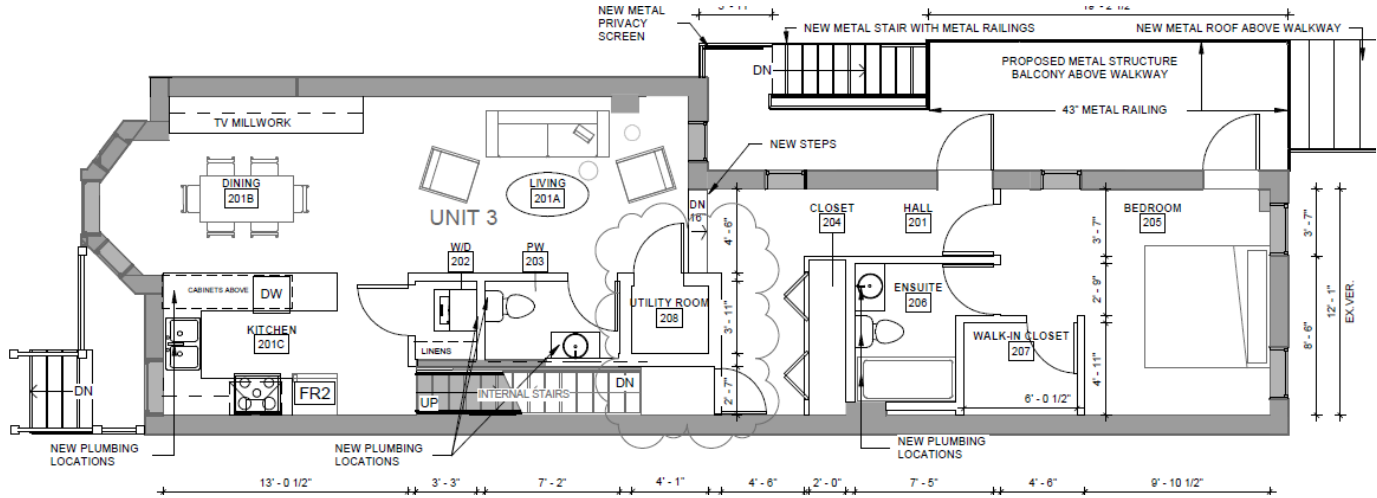


FLOOR PLANS

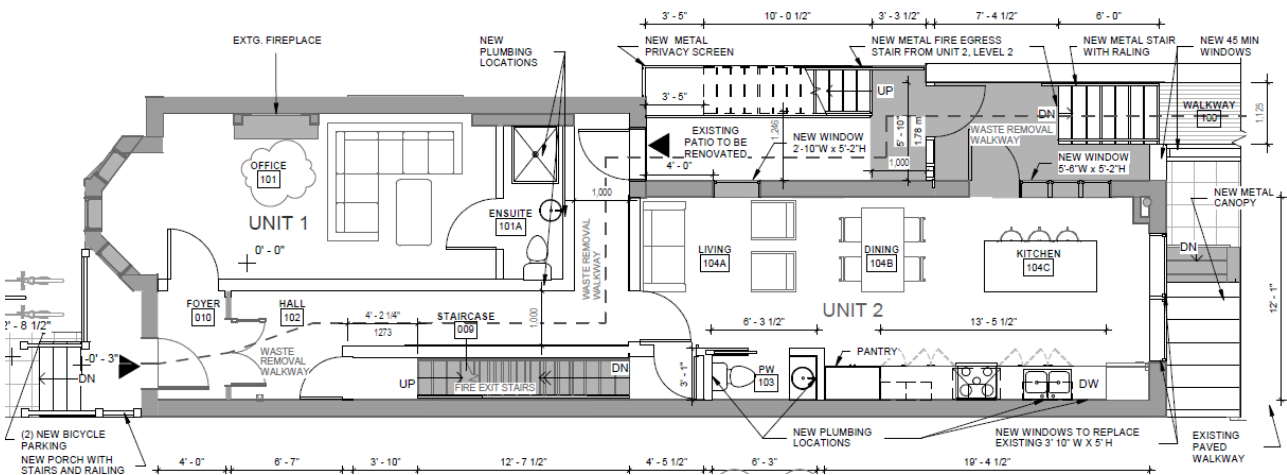
Lower Level



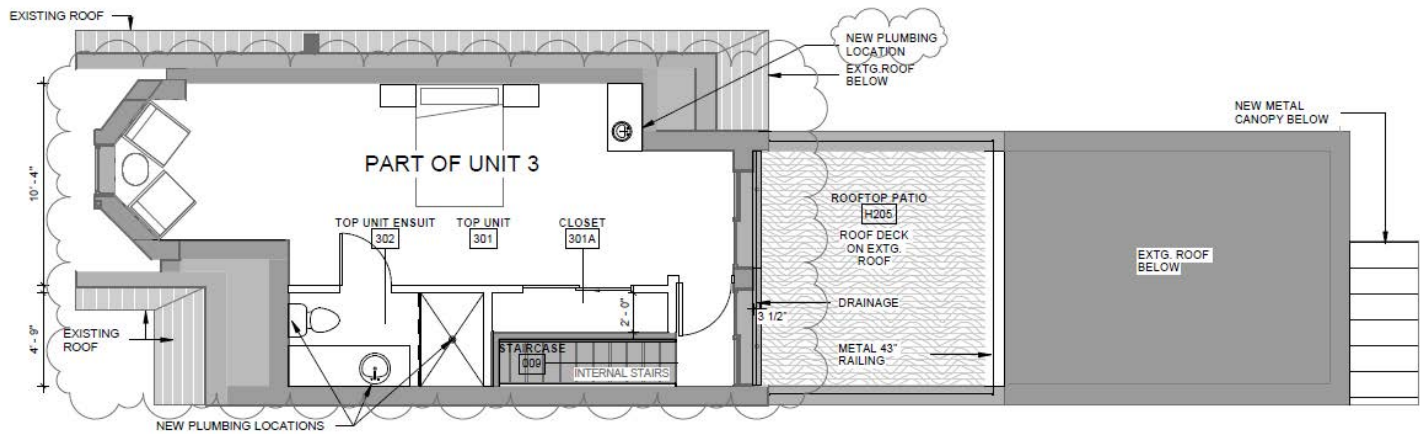
Second Floor



First Floor

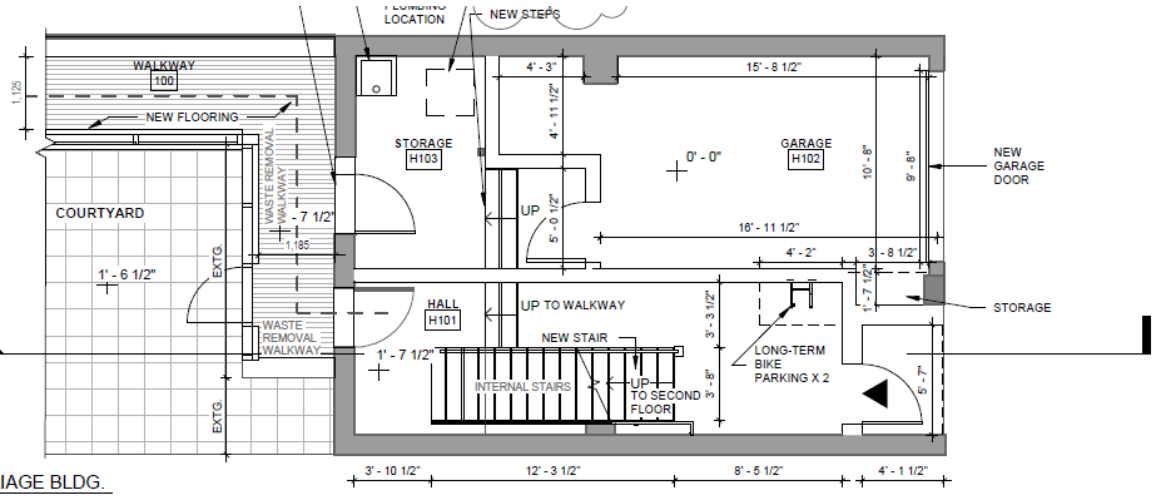


Third Floor

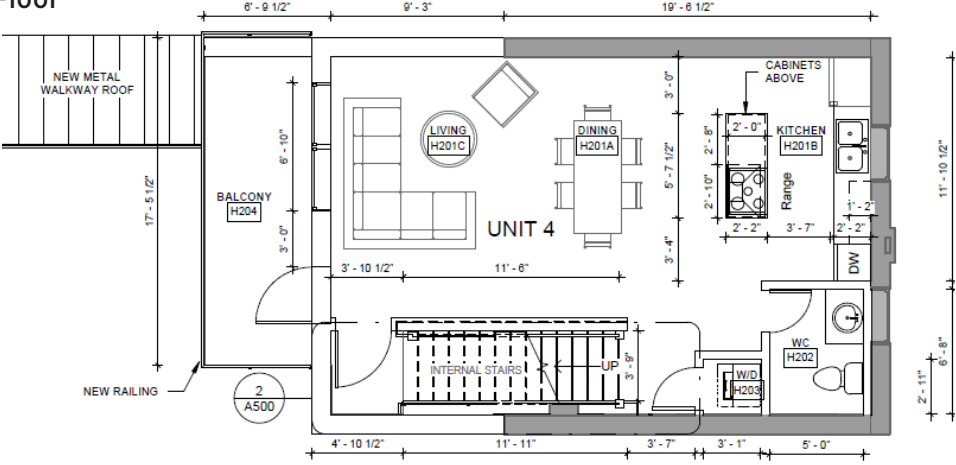


FLOOR PLANS

Carriage House - Ground Floor



Carriage House - Second Floor



Carriage House - Third Floor

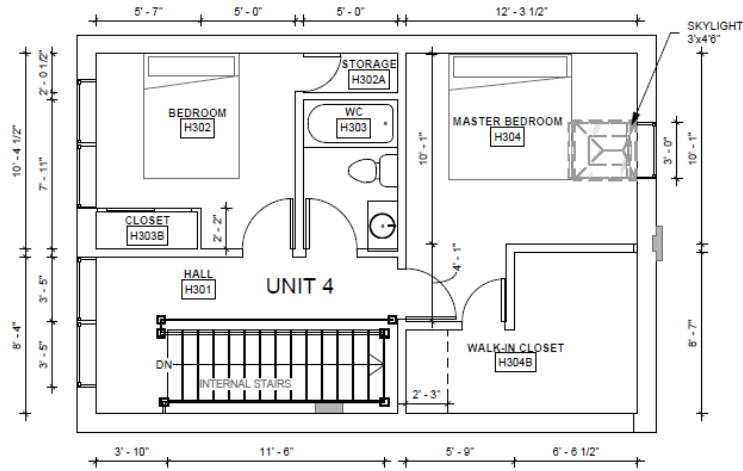


PHOTO GALLERY

Unit 1: Bachelor



Unit 2: 2 bed x 2.5 bath



PHOTO GALLERY

Unit 3: 2 bed x 3 bath



Unit 4: Carriage House – 2 bed x 2 bath





SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 225 Carlton Street, Toronto, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers should be received on the Vendor’s form and will be reviewed on an as received basis.

PRICE

The Property is offered for sale at a price of \$2,795,000 **\$2,300,000**.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Joel Goulding
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON, M5J 2S1 | Canada

National
Capital
Markets
Group

JOEL GOULDING

Vice President
+1 416 417 6024
joel.goulding@cushwake.com

SIMON LEFAVE

Associate
+1 647 284 8802
simon.lefave@cushwake.com



