

# For Sale



## Dufferin & Eglinton Transit-Oriented Offering 2344-2346 Dufferin Street, Toronto

An excellent opportunity to acquire two recently renovated mixed use properties on Dufferin Street south of Eglinton Avenue West. 2344-46 Dufferin Street ("the Properties") are strategically located directly across the street from the Eglinton Crosstown LRT's future Fairbank Station, in an up-and-coming neighbourhood experiencing tremendous transit-related growth.

**ASKING PRICE - Portfolio: \$2,600,000 - Individual: \$1,300,000**

### Key Highlights

- Located directly across the street from the future Eglinton Crosstown LRT Fairbank Station
- Potential for future assembly of remaining properties on the block
- Fully renovated apartment units with balconies
- Assets can be purchased as a portfolio or on an individual basis

### Property Details

- **Building Size:** 6,068 SF
- **Lot Size:** 3,574 SF
- **Frontage:** 37 FT
- **Depth:** 96.5 FT
- **Zoning:** Commercial-Residential
- **Official Plan:** Mixed Use Area
- **Parking:** 6 Surface Spaces
- **Net Operating Income:** \$100,000 (approximately)





## Location

The Properties are located on Dufferin Street just south of Eglinton Avenue West. The area is comprised of a range of local, national and international retailers such as No Frills, Shoppers Drug Mart, Mitsubishi, and national food and bank chains including Pizza Hut, Tim Horton's, McDonalds, TD, and BMO. The surrounding residential area is dominated by detached and semi-detached homes and low to mid rise rental apartments.

## Transit

The Properties are currently serviced by TTC bus lines which connect to the Eglinton Avenue West subway station at the Allen Pkwy. The introduction of the Eglinton Crosstown LRT, scheduled for completion in 2021, will provide rapid transit across Eglinton, and convenient access to the Yonge-University subway line and intersecting GO Transit lines. Fairbank Station located at Dufferin and Eglinton, is just steps from the Properties, and will be a major boom for local community. In anticipation of this new transit, the commercial and residential nodes along Eglinton have experienced tremendous growth and development, which will only continue as the LRT nears completion.

## Income & Tenancy

The assets are fully leased, consisting of two retail tenants at grade with two recently renovated three-bedroom apartment units on the second and third floors. The retail tenants consist of a local bar and restaurant, both expiring in 2021. The Properties benefit from six surface parking spaces, and generate a combined net operating income of approximately \$100,000 per annum.

## Offering Guidelines

The Properties are offered for sale as a portfolio at a combined price of \$2,600,000, or \$1,300,000 on an individual basis. The Vendor's objective is to maximize sale proceeds while preference will be given to Offers with limited conditionality and timely closing. Offers should be submitted to the attention of Elliot Medoff at 22 Adelaide Street West, Suite 2600, Toronto, ON, M5H 4E3.

## For more information please contact:

**Elliot Medoff\***

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*\*Sales Representative*