

426–428 DAWES ROAD, TORONTO, ONTARIO

PRIME MIXED-USE INVESTMENT OPPORTUNITY

Commercial + Residential Income | Strong Cash Flow | Excellent Transit Location

PROPERTY OVERVIEW

Arareopportunity to acquire a **freestanding mixed-use commercial/residential property** in Toronto's **O'Connor-Parkview** community. This versatile property features **six furnished residential apartments**, a large divisible commercial/retail component, substantial parking, and additional basement space.

Located at the intersection of **Dawes Road / Danforth Avenue / Victoria Park**, the property offers excellent access to public transit, including TTC serviceatthe doorstep and convenient subway access.

KEY PROPERTY FEATURES

- **6Residential Apartments** —4x2-bedroomand2x 1-bedroom; furnished; two-level layouts with balconies
- **1,957 sq. ft. divisible retail/commercial area**
- Commercial zoning with flexible potential uses
- Suitable for potential **medical offices, professional services, retail businesses and more**
- Potential to expand retail space into the north walkway of 428 Dawes, **subject to zoning approval**
- **10 city-registered parking spaces**; rear parking capacity for up to 12 vehicles
- **1,957 sq. ft. basement** — high, dry and clean
- **2 basement washrooms**; commercial unit includes **3 two-piece washrooms**
- **7 hot water tanks** and **9 separate hydro meters**
- Gas forced-air heating, air conditioning and municipal water
- Excellentpublic transit access

PROPERTY INFORMATION

Feature	Details
Property Type	Store / Apartment / Office
Zoning	Commercial
Lot Size	53.51 × 116.58 ft
Lot Shape	Irregular
Freestanding	Yes
Retail Area	1,957 sq. ft. Divisible
Office/Apartment Area	5,858 sq. ft.
Basement	Yes
Parking	10 Driveway/Surface Spaces
Garage Type	Outside/Surface
Heating	Gas Forced Air Open
A/C	Yes
Water	Municipal

Feature	Details
Municipality	Toronto
Community	O'Connor-Parkview
Area Influences	Public Transit

INCOME SUMMARY

COMMERCIAL INCOME

\$9,000/month + HST

\$108,000/year + HST

Utilities paid by tenant. Four parking spaces are allocated to the stores.

RESIDENTIAL INCOME

4 x 2-Bedroom Units — \$2,550/month per unit — **Annual: \$122,400**

2 x 1-Bedroom Units — \$2,100/month per unit — **Annual: \$50,400**

Total Residential Income: \$172,800/year

PARKING INCOME

\$75 x 6 parking spaces x 12 months — **\$5,400/year**

TOTAL REVENUE

\$286,200 ANNUALLY

Commercial: \$108,000 + HST | Residential: \$172,800 | Parking: \$5,400

ANNUAL OPERATING EXPENSES

- Property Tax: **\$18,061.65**
 - Insurance: **\$6,939.00**
 - Snow Removal: **\$1,452.00**
- Total Expenses: \$26,452.65**

ESTIMATED NET OPERATING INCOME

\$259,747.35

INVESTMENT HIGHLIGHTS

6 Residential Units + Commercial Income + Parking Revenue
\$286,200 Total Annual Revenue
\$259,747.35 Estimated NOI
 10 Registered Parking Spaces
 1,957 Sq. Ft. Divisible Retail Area
 1,957 Sq. Ft. Basement
 Excellent TTC & Subway Access

CONTACT

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RE/MAX CENTRE



All information and financial figures are based on the supplied property feature sheet and financial analysis and should be independently verified by the buyer and buyer's representatives.