



## 68-Unit Apartment Building

- Institutionally managed mid-rise apartment building
- Approximately 32% of units renovated
- \$2.38 million in capital-expenditures completed
- Situated in Little Portugal, proximity to Bloor GO Station and Trinity Bellwoods Park

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## Property Overview

# 128 Sheridan Avenue

- Seven-storey, elevator-serviced concrete building
- Major capital improvements completed, approximately 32% of suites renovated
- 40% rental upside upon tenant turnover
- Excellent location – situated in Little Portugal featuring many shops, restaurants, and proximity to Trinity Bellwoods

## Capital Expenditures Summary

In-Suite	\$620,000
Common Area	\$352,000
Structural	\$458,000
Exterior	\$228,000
Parking Lot	\$151,000
Building System	\$506,000
Miscellaneous	\$71,000
Total Capital Expenditures	\$2,386,000

## Existing Building Details

Site Area	23,670 sf
Year Built	Circa 1965
Units	Bachelor (currently used as BM Office): 1 1 Bedroom: 52 2 Bedroom: 14 3 Bedroom: 1 <b>Total: 68</b>
Hydro	Bulk Metered & Sub-Metered (where applicable)
Heat	Electric baseboard
Construction	Concrete-block
Parking	20 surface, 62 underground
Laundry	Four washers, four dryers (Sparkle)
Elevator	One cab
ESA	Vendor is Sourcing an Updated ESA
BCA	Vendor is Sourcing an Updated BCA

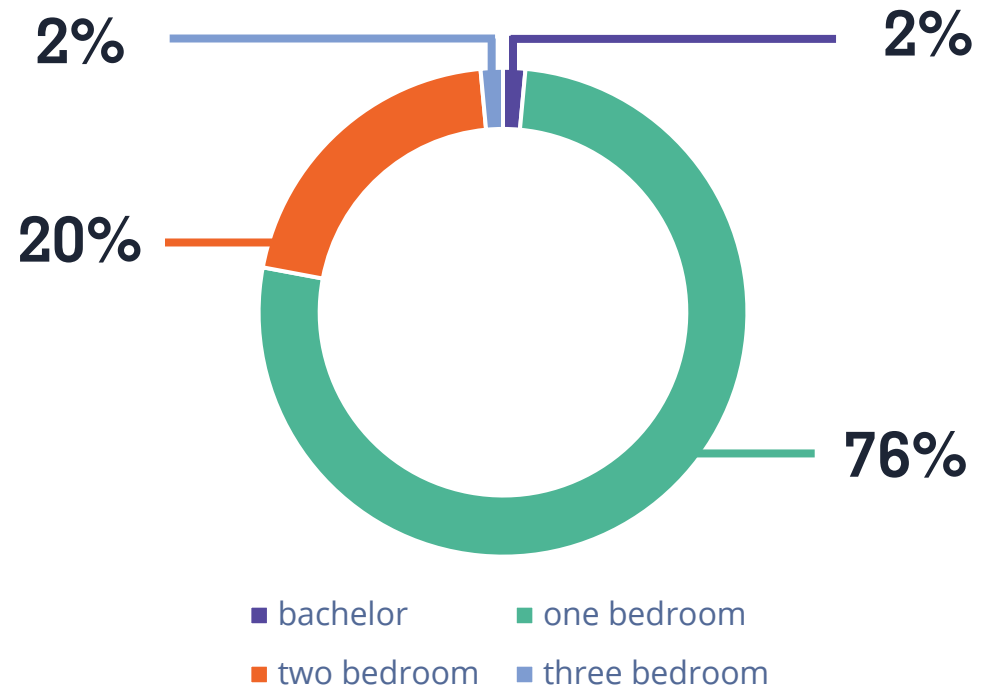


## Property Overview

# Suite Breakdown

The Property is improved with 68 units, a mixture of 1 bachelor, 52 one bedrooms, 14 two bedrooms, and 1 three bedroom. The average in-place rent is \$1,636.

Type	Units	Avg. In-Place Rent	Market Rent
Bachelor	1	\$0	\$1,900
1 Bedroom	52	\$1,629	\$2,175
2 Bedroom	14	\$1,735	\$2,750
3 Bedroom	1	\$664	\$3,000
<b>Total/Average</b>	<b>68</b>	<b>\$1,636</b>	<b>\$2,301</b>



# Property Overview

## Interior Photos



# Location Overview – Toronto, ON



OCAD University

Trinity-Bellwoods Park

Pizzeria Badiali

Liberty Village

Ossington Ave

Dufferin St

Dundas St. W

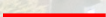
Sheridan Ave

  
505 Streetcar Stop

**98**  
Walk Score

**90**  
Transit Score

**2.5km**  
Bloor GO Station

 505 Streetcar Line

# For Sale

## 128 Sheridan Avenue, Toronto

Pricing and offering process

**The Property is being offered for sale, "Unpriced."**

All expressions of interest may be submitted in the form of a Letter of Intent or Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

**Offer process to be announced**

For More Information About this Offering:

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