



AVISON
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For Sale | 2275 Weston Road, Toronto

61-Unit Apartment Building

Weston Rd.

- Significant rental upside - over 100%
- Low maintenance property - no elevators and balconies
- Short distance to Weston UP Express/GO Station and Highways 400, 401, and 427
- Can be purchased with 158 Kingston Road (44-Units)

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Property Overview

2275 Weston Road

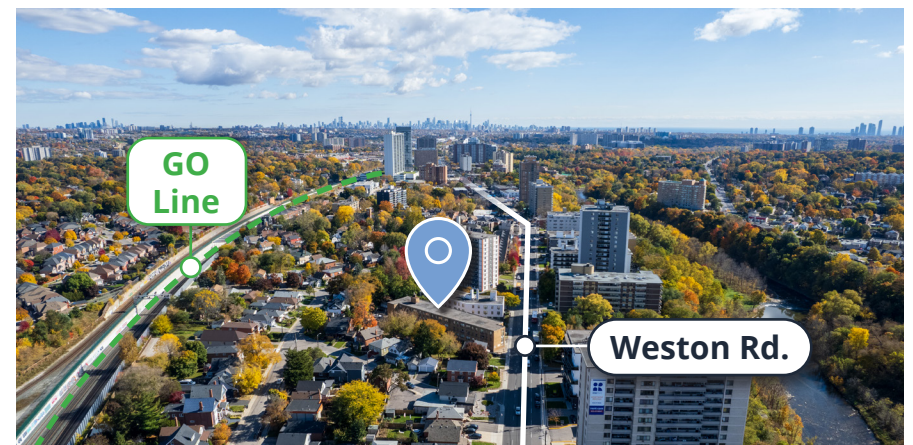
Avison Young has been appointed to advise and manage the sale of 2275 Weston Rd. This is an exceptional opportunity to acquire a legacy apartment building with tremendous upside in a growing Toronto neighbourhood.

- Over 100% rental upside upon tenant turnover
- Well-capitalized professionally managed property
- Short distance to Weston Up Express/GO Station and Highways 400, 401, and 427
- Potential for intensification
- Low maintenance property - no elevators and balconies



Existing Building Details

Site Area	30,257 sf (0.695 ac)
Year Built	Circa 1950s
Units	7 Bachelors 54 One Bedrooms
Hydro	Bulk expense - ready for individual metering
Heat	One gas-fired Raypak boiler Radiator heating
Domestic Hot Water	One gas-fired CAMUS boiler One hot water tank
Roof	Rubber membrane (2013)
Parking	43 surface parking stalls
ESA	Phase II (MONARCH Environmental Consulting, Sept 2024)
Official Plan	Apartment Neighbourhoods

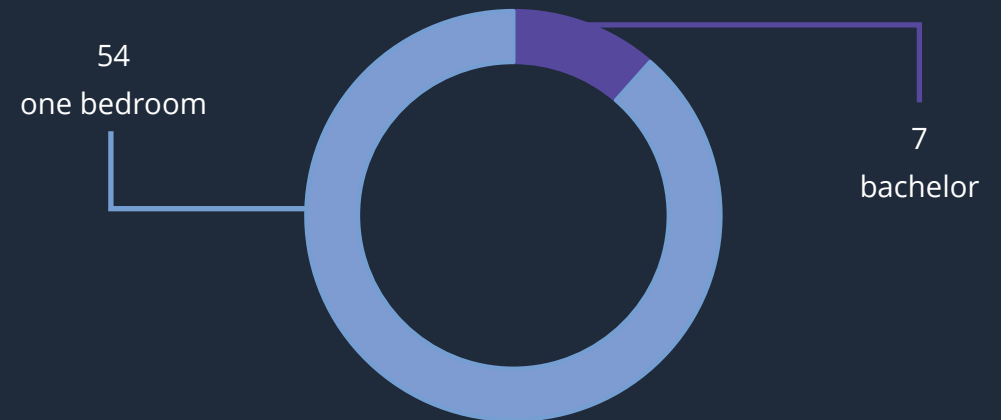


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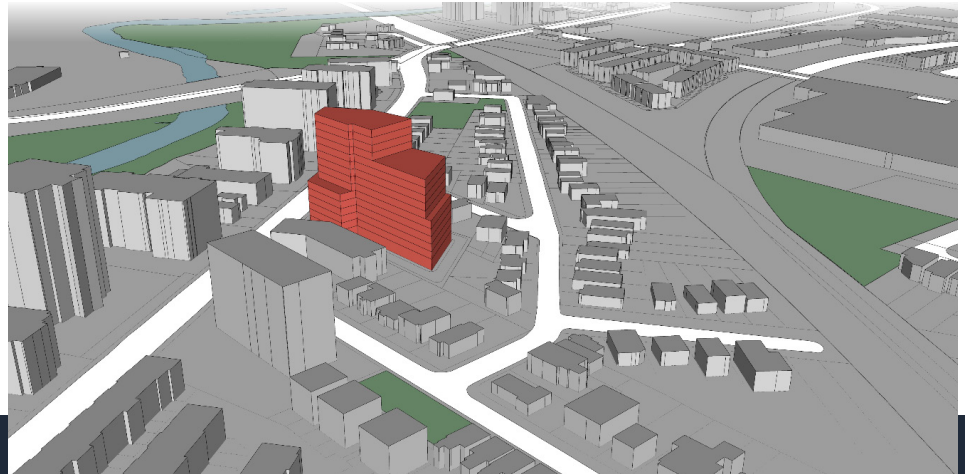
Suite Breakdown

The Property is improved with 61 units, a mixture of bachelors and 1-bedrooms.

Type	Units	Avg. Rent	Market Rent
Bachelor	7	\$896	\$1,800
1 Bedroom	54	\$1,029	\$2,150
Total/Average	61	\$1,014	\$2,110



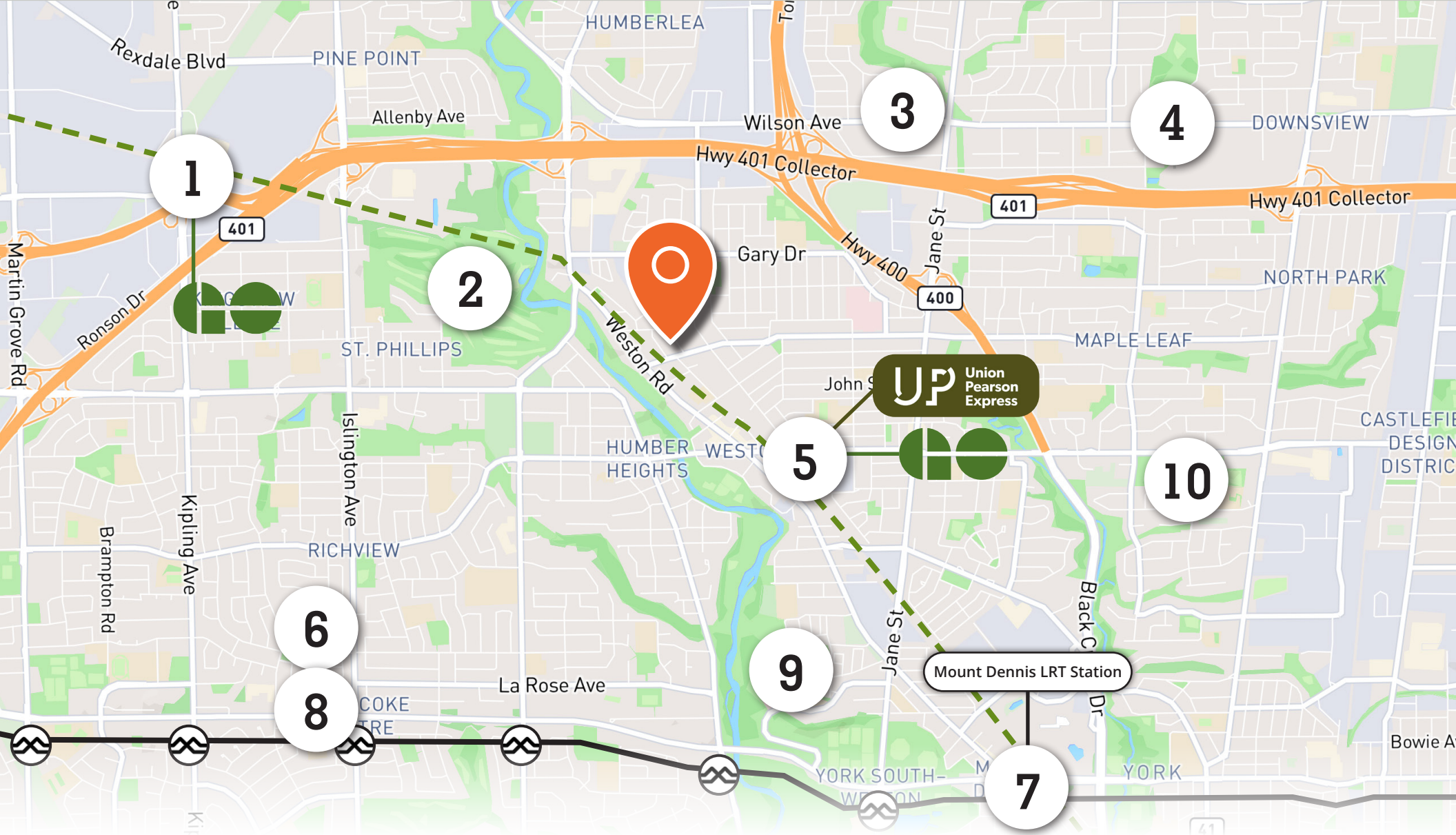
Development Potential



Site Statistics

Site Area	30,257 sf
Projected Gross Construction Area	209,541 sf
Projected Gross Floor Area	178,110 sf
Projected Units	268

Concept for a 15-storey building prepared by WND Associates in September 2024



Weston | York

The property is located in Weston, a neighbourhood providing easy accessibility around the Greater Toronto Area and downtown Toronto, via the close by UP Express and GO Station. The property has many local amenities, including the Community Place Hub providing residents a local health hub, and the recently completed Artscape Weston Common. Additionally, there is a wide range of shops, restaurants, parks, and schools in the immediate area.

1. Etobicoke North GO Station
2. Weston Golf & Country Club
3. Sheridan Mall
 - Food Basics
 - Dollarama
 - Winners
4. Humber River Hospital
5. Weston GO Station

6. Toronto Public Library Richview Branch
7. Future Mount Dennis LRT Station
8. Richview Collegiate Institute
9. West Park Healthcare Centre
10. Amesbury Park & Arena

 Eglinton LRT Line

 GO Line

For Sale

2275 Weston Road, Toronto

Pricing and offering process

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

****Can be purchased with 158 Kingston Rd (44-Units)***

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

Bid Date to be announced.

For More Information About this Offering:

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YOUNG**

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COMPANIES**

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