

# FOR SALE

## A TWO STOREY MULTI-FAMILY BUILDING LOCATED IN MOUNT DENNIS



**GREAT OPPORTUNITY TO ACQUIRE A FULLY RENOVATED TRIPLEX  
OFFERING AT: \$1,579,900**

**Ian Wilson, MBA, B.A. (Hons), ATPL**

Commercial Sales, Investment & Leasing  
416.458.8498 | [iwilson@royallepage.ca](mailto:iwilson@royallepage.ca)

**Gabriela Hromis, Ms (Fin), CAIA**

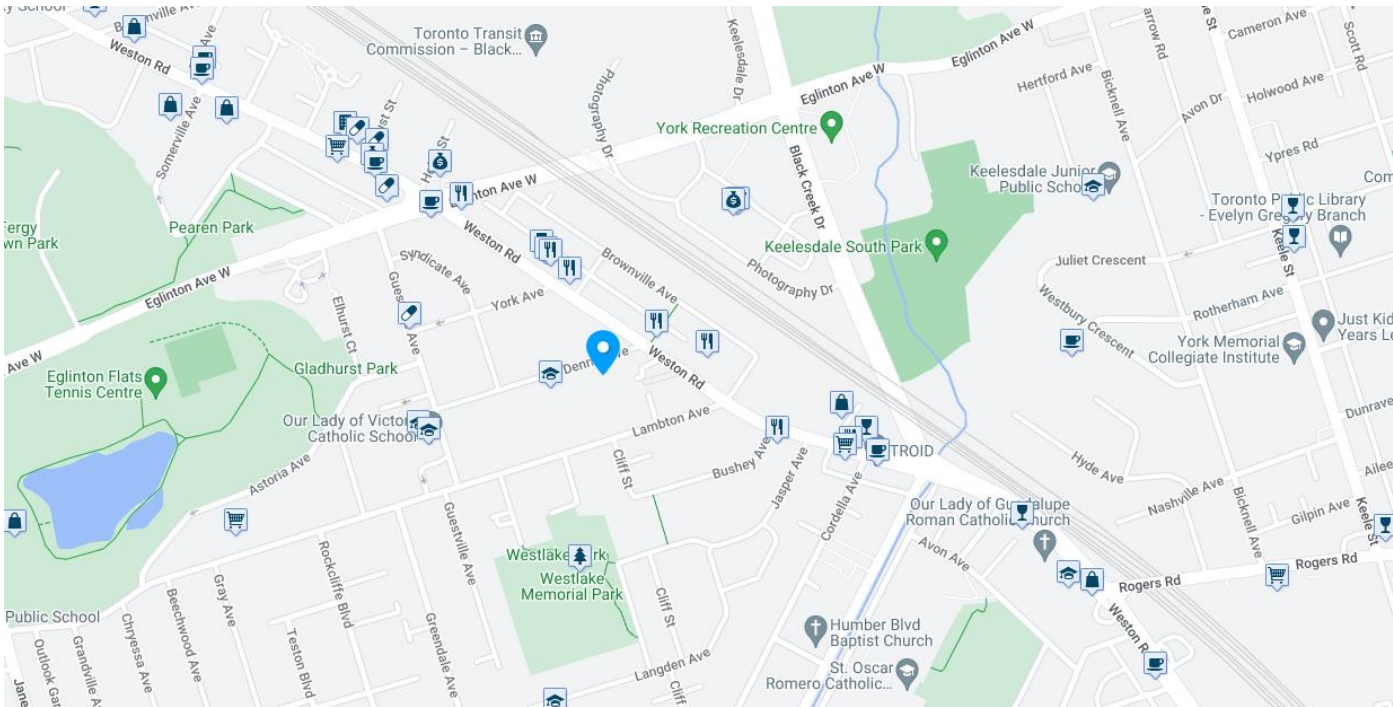
Commercial Sales, Investment & Leasing  
416.795.0268 | [gabrielah@royallepage.ca](mailto:gabrielah@royallepage.ca)

11 Dennis Ave, Toronto, Ontario  
Offering At: \$1,579,900

# OVERVIEW

Don't miss out on this amazing chance to acquire a fully renovated, legally zoned triplex in a rapidly gentrifying locale, just a stone's throw away from the new Mount Dennis Go Station. Revel in the abundance of natural light that permeates each of the three immaculate two-bedroom units, complete with their own en-suite washer/dryer. Additionally, take advantage of the capacious backyard and garage, which could potentially accommodate a garden suite to further enhance the property's density.

## LOCATION MAP



**11 Dennis Ave, Toronto, Ontario**  
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# PROPERTY ATTRIBUTES

**Lot size:** 25.03' x 171.31'

**Total Area:** 3000 sq ft

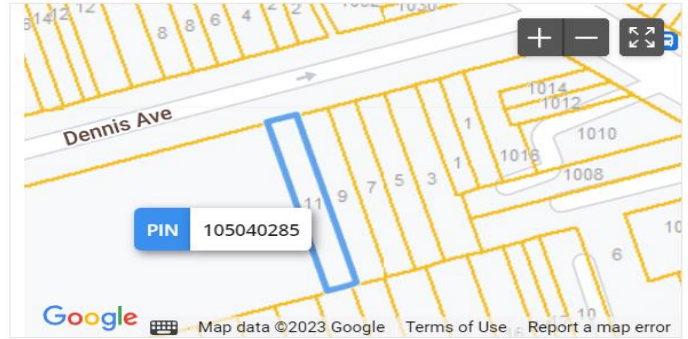
## Building Attributes

- 2-storey multi-family building
- 3 two-bedroom apartments
- Fully renovated triplex
- Double detached garage

**Zoning:** RM (Residential Multi Zone)



## Site and Structure



### Lot Size

Area: 4,284.03 ft<sup>2</sup> (0.098 ac) Perimeter: 390.42 ft

Measurements: 25.03 ft x 171.31 ft x 25.03 ft x 171.32 ft

Lot Measurement Accuracy: **LOW**

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# RESIDENTIAL APARTMENT

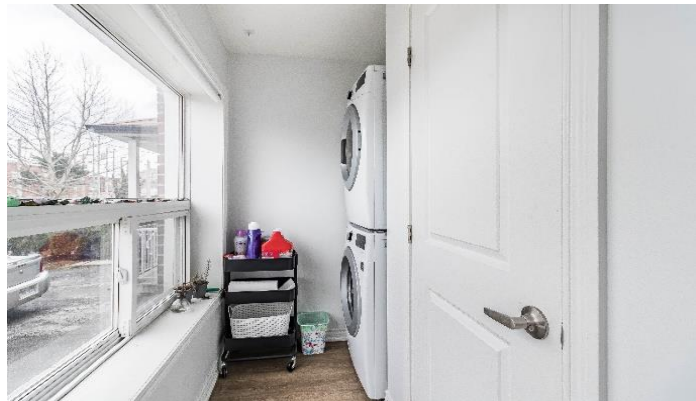
## Main Level – 2 Bedroom



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# RESIDENTIAL APARTMENT

## Second Level – 2 Bedroom



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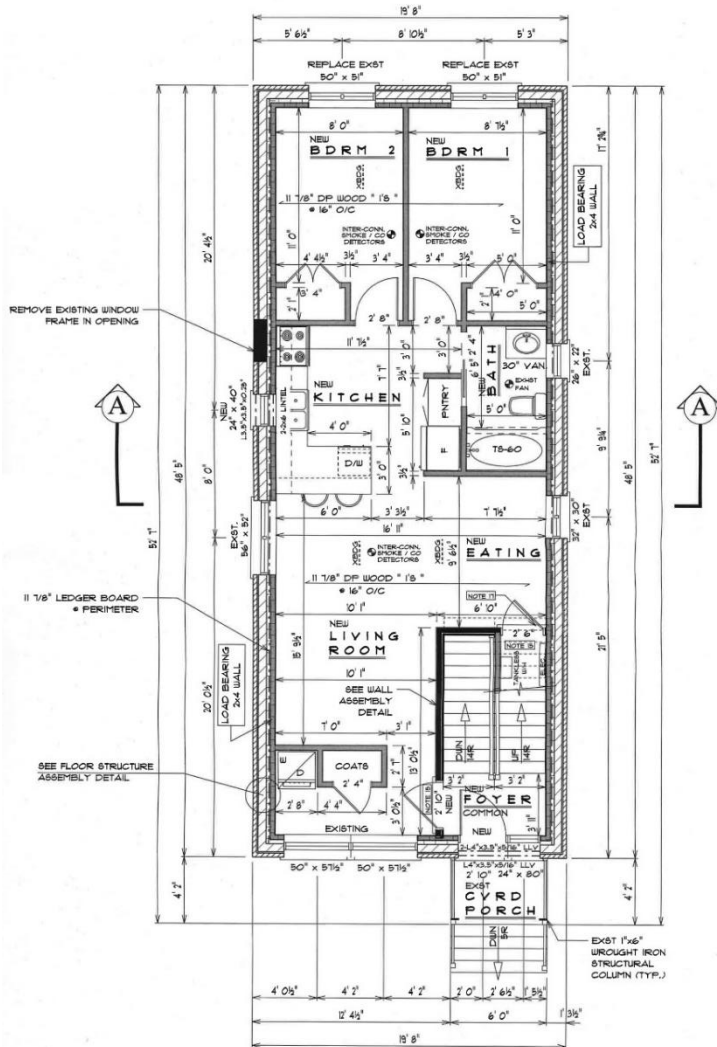
# RESIDENTIAL APARTMENT

## Lower Level – 2 Bedroom



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# BUILDING FLOOR PLANS AND DETAILS

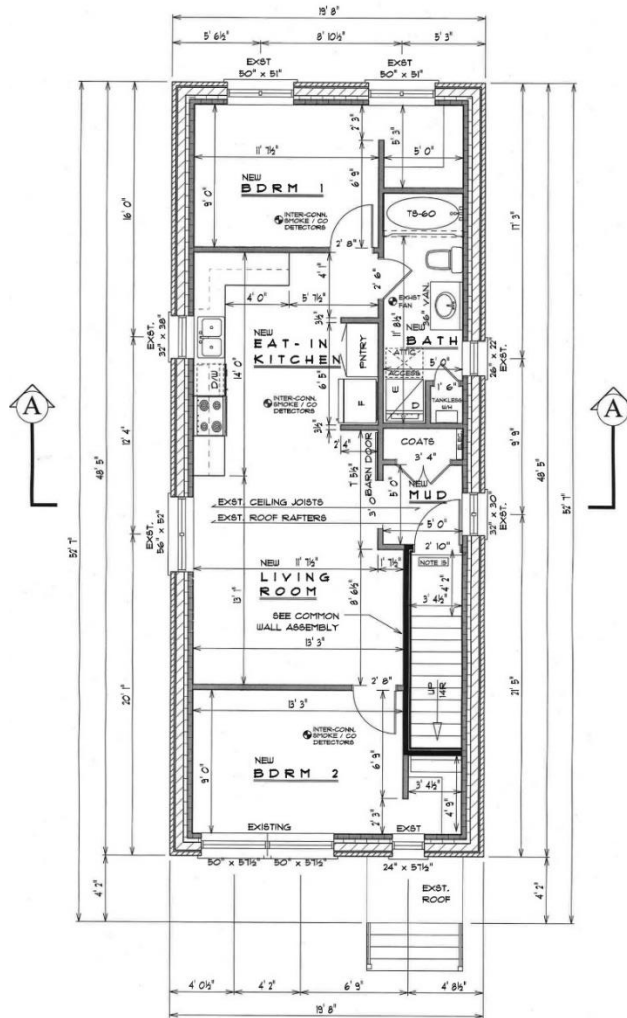


## UNIT 2 1ST FLOOR PLAN

GROSS FLOOR AREA = 837 SQ. FT.  
 COMMON FLOOR AREA = 116 SQ. FT.  
 November 20, 2018 D.V. 08:58 AM

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# BUILDING FLOOR PLANS AND DETAILS



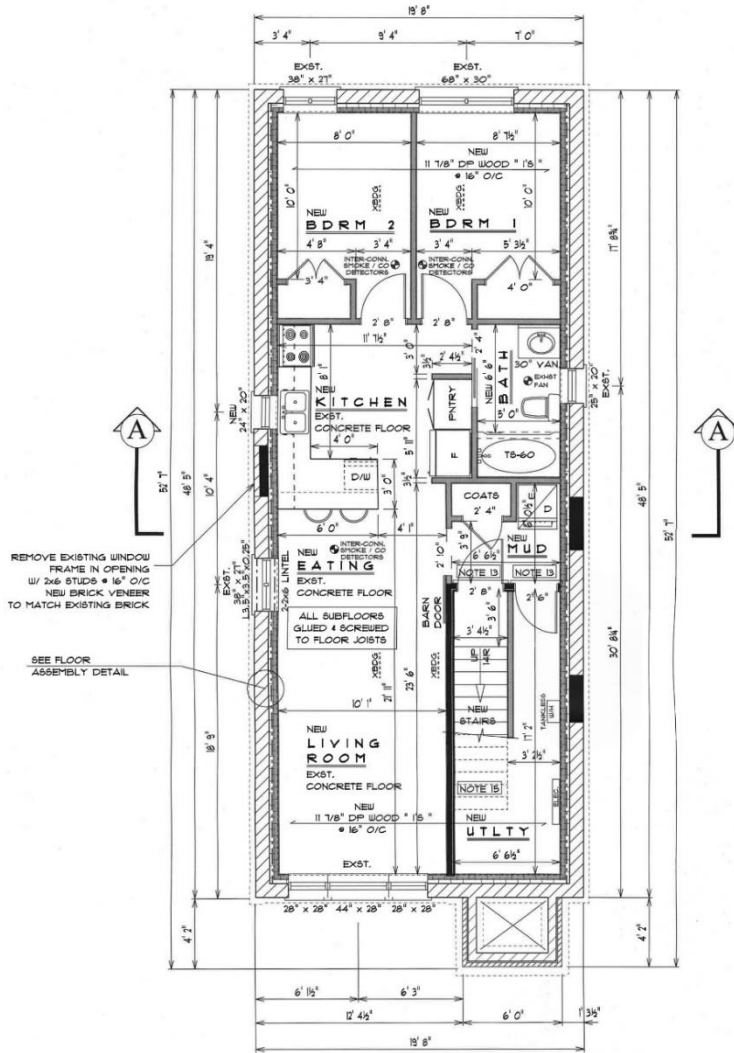
## UNIT 3 2ND FLOOR PLAN

GROSS FLOOR AREA = 886 SQ. FT.  
 COMMON FLOOR AREA = 65 SQ. FT.  
 November 20, 2018 D.V. 08:59 AM

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# BUILDING FLOOR PLANS AND DETAILS



## UNIT 1 BASEMENT PLAN

NET FLOOR AREA = 767 SQ. FT.

November 20, 2018

D.V.

08:58 AM

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# FINANCIAL SUMMARY

## FINANCIAL NARRATIVE

### Revenue

**Apt 1: \$2400/month**

**Apt 2: \$2100/month**

**Apt 3: \$2000/month**- Tenant will move at the end of April. New rent will be **\$2,400/month**

**Total: \$6900/month or \$82,800 per annum**

### Expenses

**Property Taxes: \$5213.46**

**Insurance: \$3000**

**Water: \$1500**

**Maintenace: \$1000**

**Note: Tenant pays hydro and gas**

**Total Net Income: \$72,086.54**

### Investment Ratios

1. Going in CAP rate: 4.3%
2. Leveraged CAP rate based on 40% down, at 5.25% interest rate: Avg 4.71%
3. Leveraged CAP rate including 5% appreciation per annum: 20.33%
4. Positive cash flow after debt: achieved in year 2

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# MOUNT DENNIS

Mount Dennis is poised for growth with the soon to be opened Eglinton Crosstown subway which is sure to help revitalize this historic neighbourhood. The recently opened York Recreation Centre is a fully accessible 67,000-sq.-ft facility. Located beside the west bank of the Black Creek, this community recreation centre features a green roof and other green standard sustainable features. The centre was designed with extensive input from the community. It features numerous amenities including a swimming pool, gymnasium, fitness area and community meeting rooms. York Recreation Centre is located at 115 Black Creek Drive, on the southeast corner of Eglinton Ave. West and Black Creek Drive.

The defining feature of the Mount Dennis neighbourhood is its topography, which features a series of rolling hills that climb their way northward from Rogers Road to Briar Hill Avenue. Many of these hills are bisected by curvilinear one-way streets that add an old-world charm to the neighbourhood. Mount Dennis is one of Toronto's most culturally diverse neighbourhoods.

## Mount Dennis, Toronto, ON Area Guide



Livability



Amenities



Commute



Cost of Living



Crime



Employment



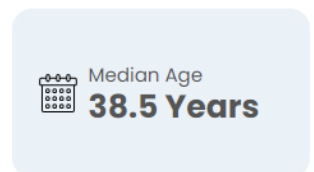
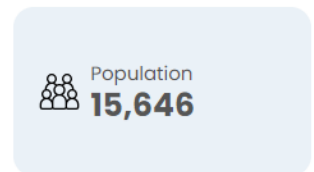
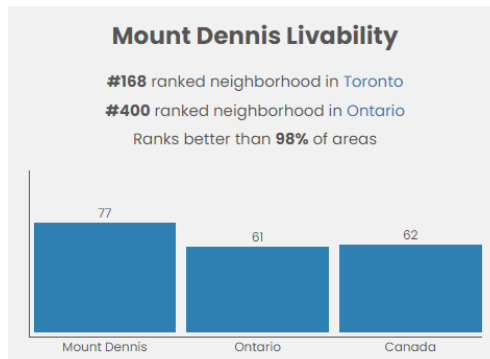
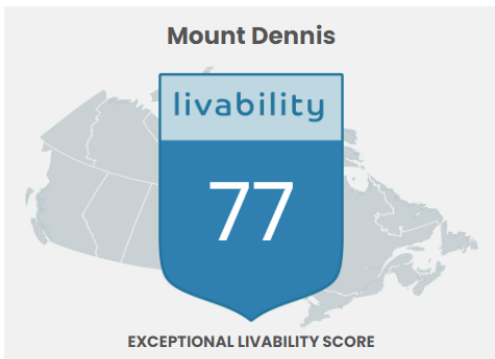
Housing



Health & Safe



Schools



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These statements are based upon the information furnished by the principle and sources, which we deem reliable – for which we assume no responsibility. This submission is made subject to prior sale, change in price or terms, or without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.

# MOUNT DENNIS

## Eglinton Crosstown LRT route



**25 stations and stops**



**19 kilometres**



**60% faster than your current travel time**

The Eglinton Crosstown LRT will create a continuous rapid transit line that stretches from Scarborough, through midtown Toronto, and into Mississauga allowing travelling across town up to 60% faster. With 25 stops between Kennedy in the east and Mount Dennis in the west, residents and visitors alike will find it truly convenient to hop on the Crosstown LRT to access work, do errands, grab a bite, or visit friends across the city.

Metrolinx's Eglinton Crosstown, Toronto's new light rail transit line, continues to make progress. This includes the near-completion of multiple stations, the installation, and ongoing vehicle testing. The Crosstown will link to 54 bus routes, three TTC subway stations and GO lines, providing important transit connections to get people to where they need to go faster than ever before.

Metrolinx is also planning on extending Eglinton LRT to the west end that will run from the future Mount Dennis LRT station to Renforth Drive. The west extension will connect local and regional transit options, including UP Express, GO Transit, and MiWay. Plans are also being explored with the Greater Toronto Airports Authority to extend the line to Pearson International Airport.

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