

# FULLY VACANT, LEGAL TRIPLEX IN THE JUNCTION-WALLACE

740 Lansdowne Avenue, Toronto



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**Contact Info:**



## 1.0 The Offering

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1. Executive Summary
2. Position and Access
3. Property Overview
4. Financial Overview

## 3.0 Offering Process





# THE OFFERING

## THE OFFERING

K2 Commercial Group and Royal LePage Commercial are pleased to offer 740 Lansdowne Avenue, Toronto. A legal, fully-vacant triplex comprising three two-bedroom units. This vacant property presents an opportunity to place new market-rent paying tenants with the potential to earn over 7% on invested capital. An exceptional opportunity for investors seeking reliable cash flow and long-term stability

Located in a well-connected pocket of West Toronto, within walking distance to Lansdowne Station and Bloorville Village, the property benefits from strong and consistent tenant demand.

## OFFERING PRICE:

**\$1,399,000.00**

## PROPERTY OVERVIEW

<b>Location</b>	Lansdowne Avenue and Lappin Avenue
<b>Municipal Address</b>	740 Lansdowne Avenue Toronto, ON M6H 3Y8
<b>Legal Description</b>	PCL 7-3-T SEC M88; PT LT 7 BLK T PL M88 TORONTO COMM AT THE S ELY ANGLE OF SAID LT; THENCE NLY ALONG THE WLY LIMIT OF LANSDOWN AV 25 FT MORE OR LESS TO WHERE IT IS INTERSECTED BY THE PRODUCTION ELY OF THE NLY FACE OF THE NLY WALL OF THE HOUSE ON THIS LAND; THENCE WLY ALONG THE SAID PRODUCTION TO AND ALONG THE SAID NLY FACE OF WALL AND ITS PRODUCTION WLY 45 FT MORE OR LESS TO THE REAR THEREOF; THENCE SLY ALONG THE SAID REAR OF LT, 24 FT 11 ½ INCHES MORE OR LESS TO THE S WLY ANGLE THEREOF; THENCE ELY ALONG THE SLY LIMIT OF SAID LT, 45 FT MORE OR LESS TO THE S ELY ANGLE THEREOF, BEING THE POB; T/W THE RIGHT TO HAVE THE EAVES OF THE HOUSE ON THIS LAND OVERHANG THE LAND LYING NLY AND ADJACENT THERETO; TORONTO , CITY OF TORONTO
<b>Site Area</b>	1206 sq. ft. 25 ft. x 45 ft.
<b>Building Area</b>	1440 sq. ft. (includes the basement)
<b>Zoning</b>	R(d0.6*740)
<b>Property</b>	Fully vacant, legal triplex



## Junction-Wallace

Located in the highly sought-after Junction and Wallace Emerson neighbourhoods of Toronto's west end, the area offers a strong blend of urban convenience, transit accessibility, and community-oriented living. The neighbourhood is known for its walkability, access to TTC subway and streetcar routes, and close proximity to High Park and downtown Toronto, providing efficient connections to major employment centers.

The Junction and Wallace Emerson continue to see steady reinvestment and growing renter demand, supported by a vibrant mix of local shops, restaurants, parks, schools, and community facilities. With well-established residential streets and ongoing neighbourhood growth, the area remains an attractive choice for both long-term residents and real estate investors.



# GALLERY – EXTERIOR IMAGES



# GALLERY – MAIN FLOOR APARTMENT



# GALLERY – SECOND FLOOR APARTMENT



# GALLERY – LOWER FLOOR APARTMENT





# PROPERTY OVERVIEW

## PROPERTY AND MARKET OVERVIEW

A well-maintained, legal triplex offering a compelling investment opportunity with the potential to earn over 7% on invested capital. The property features a strong unit mix of three two-bedroom units, each with bright interiors and hardwood flooring. Fully vacant, it provides a clean slate for an investor to place new tenants at current market rents.

Situated on a 1,206 sq. ft. lot in the Junction–Wallace pocket of West Toronto, the property is within walking distance to Lansdowne Subway Station, as well as nearby shops, restaurants, and community amenities. Located in a well-connected neighbourhood, it benefits from strong and consistent tenant demand, making it well suited for investors seeking reliable rental cash flow and long-term stability.



# PROPERTY OVERVIEW – POSITION & ACCESS

## PROPERTY DESCRIPTION - LOCATION

<b>Site Position</b>	Lansdowne Avenue and Lappin Avenue
<b>Public Transit</b>	A minute walk from the nearest bus stop 9-minute walk from Lansdowne Subway Station
<b>Surrounding Property</b>	The property is surrounded by a mix of single-family homes, multi-residential buildings, and mixed-use properties with commercial units on the main level.

## SURROUNDING AMENITIES

<b>Schools</b>	<ul style="list-style-type: none"> <li>• 14 Public Schools</li> <li>• 10 Catholic Schools</li> <li>• 1 Private School</li> </ul>
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<b>Parks and Recreation</b>	<ul style="list-style-type: none"> <li>• 4 Playgrounds</li> <li>• 1 Rink</li> <li>• 2 Tennis courts</li> <li>• 1 Basketball court</li> <li>• 1 Ball diamond</li> <li>• 3 Sports fields</li> <li>• 2 Splash pads</li> <li>• 1 Sport court</li> <li>• 1 Community garden</li> </ul>
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**Walker's Paradise**  
Daily errands do not require a car.



**Excellent Transit**  
Transit is convenient for most trips.



**Very Bikeable**  
Biking is convenient for most trips.

# PROPERTY OVERVIEW – BUILDING DESCRIPTION

## PROPERTY DESCRIPTION – BUILDING DETAILS

<b>Number of Units</b>	3 apartment units
<b>Room Breakdown</b>	3 – two-bedroom apartment
<b>Zoning</b>	R(d0.6*740)
<b>Frontage</b>	25 ft.
<b>Depth</b>	45 ft.
<b>Lot Area</b>	1206 sq. ft.
<b>Building Area</b>	<b>Above grade:</b> 1357.71 sq. ft. <b>Below grade:</b> 82.78 sq. ft.
<b>Year Built</b>	1913
<b>Mechanicals</b>	<ul style="list-style-type: none"><li>• 100 AMP</li><li>• 1 Hydro meter</li><li>• 3 Gas meter</li><li>• 1 Hot water tank</li></ul>



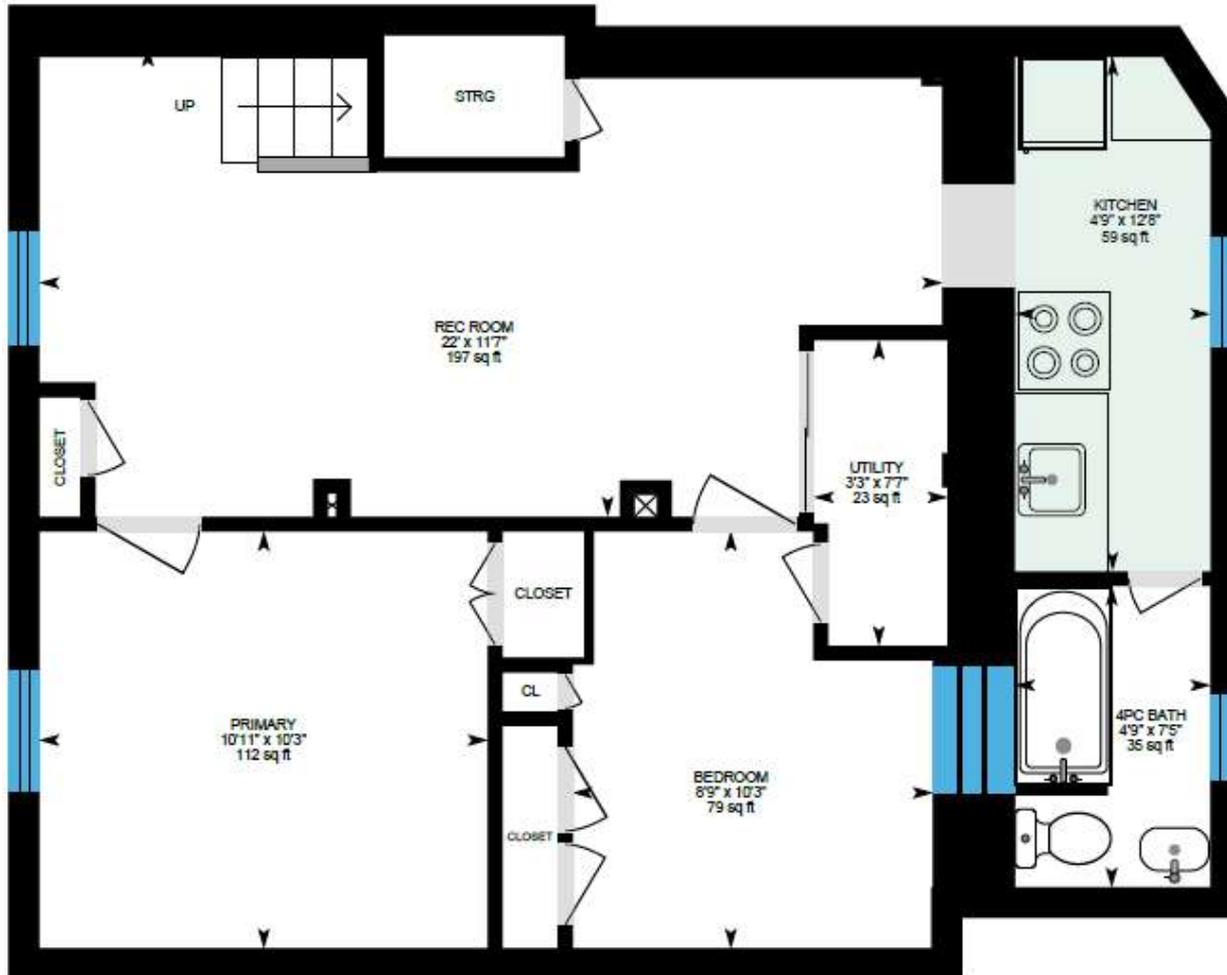
## Main Floor – 659.68 sq. ft.



Second Floor – 668.81 sq. ft.



## Lower Floor – 82.78 sq. ft.



# PROPERTY OVERVIEW - SURVEY

Plan Showing  
 Lots 6 and 7 Block "J" Rigg Plan 1188  
 City of Toronto

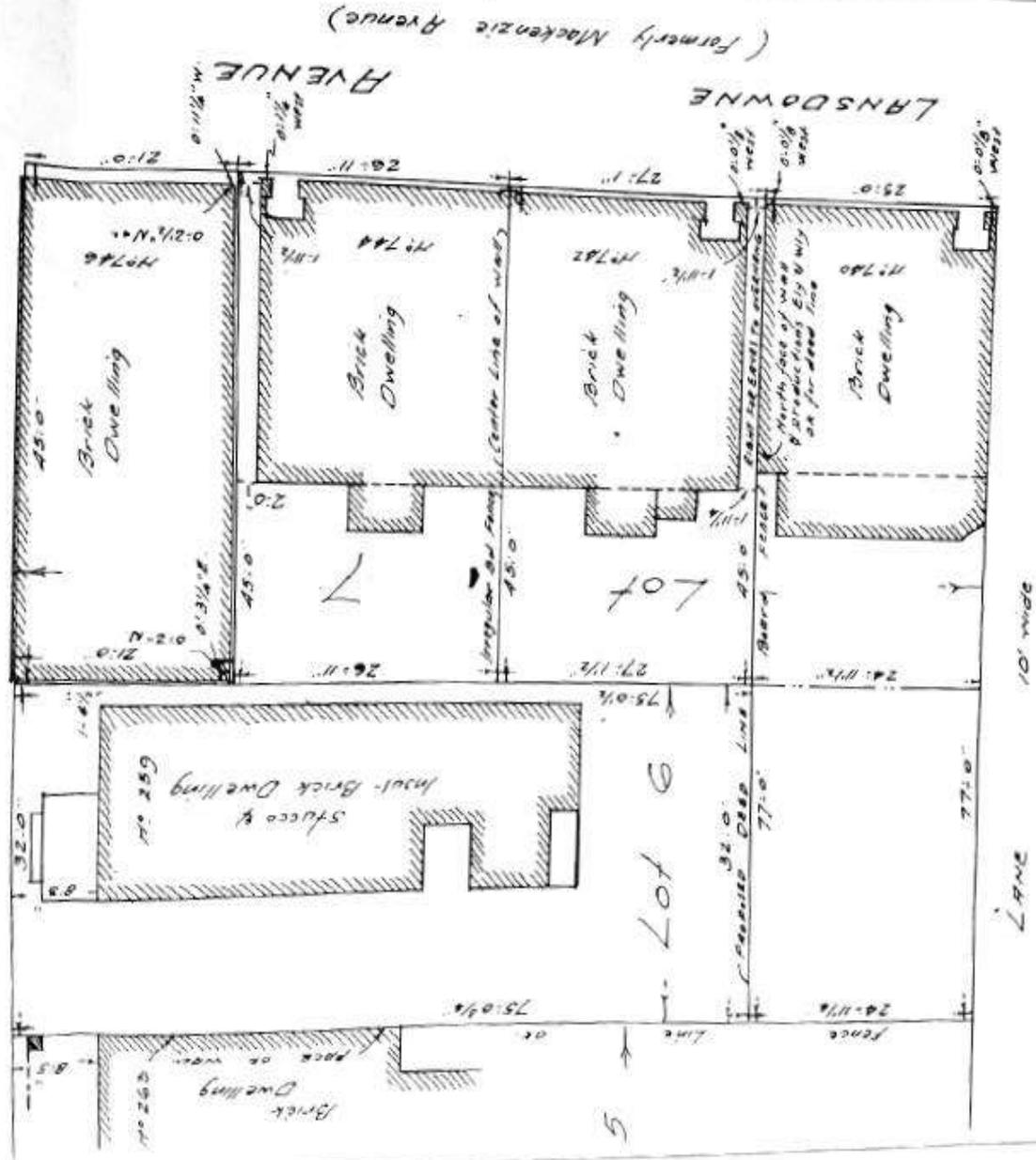
Toronto, Sept 1st 1972

*C. Reuben*

C. REUBEN  
 Ontario Land Surveyor  
 698-7750

LAPPIN AVENUE

AVENUE





# FINANCIAL OVERVIEW

## Stabilized Income Model

740 Lansdowne analysis											
CASH IN FLOWS		YEAR 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue											
	Apt 1 Main	\$ 26,400.00	\$ 26,928.00	\$ 27,466.56	\$ 28,015.89	\$ 28,576.21	\$ 29,147.73	\$ 29,730.69	\$ 30,325.30	\$ 30,931.81	\$ 31,550.44
	Apt 2 2nd	\$ 26,400.00	\$ 26,928.00	\$ 27,466.56	\$ 28,015.89	\$ 28,576.21	\$ 29,147.73	\$ 29,730.69	\$ 30,325.30	\$ 30,931.81	\$ 31,550.44
	Apt 3--Basement	\$ 19,200.00	\$ 19,584.00	\$ 19,975.68	\$ 20,375.19	\$ 20,782.70	\$ 21,198.35	\$ 21,622.32	\$ 22,054.76	\$ 22,495.86	\$ 22,945.78
<b>Total Net Revenue</b>		<b>\$ 72,000.00</b>	<b>\$ 73,440.00</b>	<b>\$ 74,908.80</b>	<b>\$ 76,406.98</b>	<b>\$ 77,935.12</b>	<b>\$ 79,493.82</b>	<b>\$ 81,083.69</b>	<b>\$ 82,705.37</b>	<b>\$ 84,359.48</b>	<b>\$ 86,046.66</b>
<b>Total Inflows</b>		<b>\$ 72,000.00</b>	<b>\$ 73,440.00</b>	<b>\$ 74,908.80</b>	<b>\$ 76,406.98</b>	<b>\$ 77,935.12</b>	<b>\$ 79,493.82</b>	<b>\$ 81,083.69</b>	<b>\$ 82,705.37</b>	<b>\$ 84,359.48</b>	<b>\$ 86,046.66</b>
CASH OUTFLOWS											
Expenses											
	Property Taxes	\$ 4.00	\$ 4.08	\$ 4.16	\$ 4.24	\$ 4.33	\$ 4.42	\$ 4.50	\$ 4.59	\$ 4.69	\$ 4.78
	Enbridge Gas	\$ 2,500.00	\$ 2,550.00	\$ 2,601.00	\$ 2,653.02	\$ 2,706.08	\$ 2,760.20	\$ 2,815.41	\$ 2,871.71	\$ 2,929.15	\$ 2,987.73
	Hydro	\$ 2,500.00	\$ 2,550.00	\$ 2,601.00	\$ 2,653.02	\$ 2,706.08	\$ 2,760.20	\$ 2,815.41	\$ 2,871.71	\$ 2,929.15	\$ 2,987.73
	Water	\$ 1,500.00	\$ 1,530.00	\$ 1,560.60	\$ 1,591.81	\$ 1,623.65	\$ 1,656.12	\$ 1,689.24	\$ 1,723.03	\$ 1,757.49	\$ 1,792.64
	Insurance/prof fees	\$ 3,500.00	\$ 3,570.00	\$ 3,641.40	\$ 3,714.23	\$ 3,788.51	\$ 3,864.28	\$ 3,941.57	\$ 4,020.40	\$ 4,100.81	\$ 4,182.82
	Repairs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Maintenance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Capital Expend	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Cable	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	Vacancy Rate	\$ 2,160.00	\$ 2,203.20	\$ 2,247.26	\$ 2,292.21	\$ 2,338.05	\$ 2,384.81	\$ 2,432.51	\$ 2,481.16	\$ 2,530.78	\$ 2,581.40
	Management Fee	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Outflows</b>		<b>\$ 12,164.00</b>	<b>\$ 12,407.28</b>	<b>\$ 12,655.43</b>	<b>\$ 12,908.53</b>	<b>\$ 13,166.70</b>	<b>\$ 13,430.04</b>	<b>\$ 13,698.64</b>	<b>\$ 13,972.61</b>	<b>\$ 14,252.06</b>	<b>\$ 14,537.11</b>
<b>NET CASH FLOWS</b>		<b>\$ 59,836.00</b>	<b>\$ 61,032.72</b>	<b>\$ 62,253.37</b>	<b>\$ 63,498.44</b>	<b>\$ 64,768.41</b>	<b>\$ 66,063.78</b>	<b>\$ 67,385.05</b>	<b>\$ 68,732.76</b>	<b>\$ 70,107.41</b>	<b>\$ 71,509.56</b>
NPV										<b>Avg Cash Flow</b>	
										<b>10 years</b>	<b>\$ 65,518.75</b>
CAP RATE ANALYSIS											
	4.50%	\$ 1,455,972.23									
	5.00%	\$ 1,310,375.01									

## Wealth Effect Analysis

740 Lansdowne											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Purchase Price	\$ 1,390,000.00										
Downpayment	\$ 417,000.00										
Net Cash Flow	\$ 59,836.00	\$ 61,032.72	\$ 62,253.37	\$ 63,498.44	\$ 64,768.41	\$ 66,063.78	\$ 67,385.05	\$ 68,732.76	\$ 70,107.41	\$ 71,509.56	\$ 655,187.51
Yearly Principal recapture	\$ 17,134.88	\$ 17,832.99	\$ 18,559.53	\$ 19,315.67	\$ 20,102.62	\$ 20,921.64	\$ 21,774.02	\$ 22,661.12	\$ 23,584.37	\$ 24,545.24	\$ 206,432.08
Yearly Principal Interest	\$ 38,551.01	\$ 37,850.58	\$ 37,121.62	\$ 36,362.95	\$ 35,573.38	\$ 34,751.64	\$ 33,896.41	\$ 33,006.35	\$ 32,080.02	\$ 31,115.96	\$ 350,309.92
Net Income B4 Debt	\$ 59,836.00	\$ 61,032.72	\$ 62,253.37	\$ 63,498.44	\$ 64,768.41	\$ 66,063.78	\$ 67,385.05	\$ 68,732.76	\$ 70,107.41	\$ 71,509.56	\$ 655,187.51
Net Benefit After Interest Including Principal Recapture	\$ 21,284.99	\$ 23,182.14	\$ 25,131.76	\$ 27,135.49	\$ 29,195.03	\$ 31,312.14	\$ 33,488.64	\$ 35,726.41	\$ 38,027.39	\$ 40,393.60	\$ 304,877.59
Net Operating Income	\$ 4,150.11	\$ 5,349.15	\$ 6,572.23	\$ 7,819.82	\$ 9,092.41	\$ 10,390.51	\$ 11,714.62	\$ 13,065.28	\$ 14,443.02	\$ 15,848.37	\$ 98,445.51
Net Benefit Including Principal Recapture and Estimated Appreciation (5%)	\$ 88,784.99	\$ 133,432.14	\$ 140,894.26	\$ 149,207.02	\$ 158,010.23	\$ 167,332.84	\$ 177,205.48	\$ 187,660.60	\$ 198,732.57	\$ 210,457.80	\$ 1,611,717.93
Leveraged ROI Average	5.10%	5.56%	6.03%	6.51%	7.00%	7.51%	8.03%	8.57%	9.12%	9.69%	
Leveraged Rate of Return	7.31%										
Leveraged ROI plus appreciation	21.29%	32.00%	33.79%	35.78%	37.89%	40.13%	42.50%	45.00%	47.66%	50.47%	

This represents the estimated return on your initial investment of 30% down, it is a combination of positive cash flow PLUS principal recapture





# OFFERING PROCESS

## OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to:

### **Royal LePage Real Estate Services**

**Ian Wilson, MBA**

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

[iwilson@royallepage.ca](mailto:iwilson@royallepage.ca)

## SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase price
- Indication of the conditions, due diligence and closing timelines
- The name of the beneficial owners

The seller reserves the right to remove the offering from the market and to alter the offering process, as described above, at it's sole and absolute discretion.

## SALE CONDITIONS

The property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.

## ADVISOR REPRESENTATION

The Advisor is acting solely as the agent for the Seller. All enquiries should be directed to one of the individuals identified below at Royal LePage Real Estate Services, as Advisor for the Seller:

### Ian Wilson, MBA

Managing Director  
K2 Commercial Group

[iwilson@royallepage.ca](mailto:iwilson@royallepage.ca)

O: 416.236.1871  
C: 416.458.8498



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2022 & 2024



### Christopher Chandler, LLB

Sales Representative  
K2 Commercial Group

[christopher.chandler@royallepage.ca](mailto:christopher.chandler@royallepage.ca)

O: 416.236.1871  
C: 416.475.5469

**INTERESTED PARTIES MUST OBTAIN CONSENT FROM THE ADVISOR BEFORE WALKING THE PROPERTY. FURTHER, INTERESTED PARTIES MUST NOT APPROACH ANY OF THE TENANTS.**



## Ian Wilson, MBA

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(416)-230-3353

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