

3 Storey Investment Property

1292-1294 Bloor Street West, Toronto, ON M6H 1N9

Listing ID: 2110455
Property Type: Retail-Commercial For Sale
Retail-Commercial Type: Street Retail
Sale Price: \$1,175,000
Unit Price: \$195.83 Per SF
Sale Terms: Cash to Seller



Property Overview

1292-1294 Bloor Street W total 2 comm units 5-1 bedroom residential fully rented. Changing neighbourhood many galleries. Gentrification already started.

Property Details

General Information

Listing Name:	3 Storey Investment Property	Building Size (RSF):	6,000 SF
Retail-Commercial Type:	Street Retail	Total Land Size:	3,366 SF
Property Use Type:	Investment	Sale Price:	\$1,175,000
Zoning:	MCR T3.0 C1.0 R2.0	Sale Terms:	Cash to Seller
Gross Building Area (GBA):	6,000 SF		

Area & Location

Market Type:	Medium	Highway(s) Access:	10 mins to Gardiner
Retail Clientele:	General	Site Description:	Three Storey building on Bloor Street West. Older brick building. Flat roofs. Five apartments and two storefronts
Property Visibility:	Excellent	Area Description:	Area becoming gentrified. Art galleries moving into the area. Close to TTC subway and 24hr bus service.
Street Name:	Bloor Street		
Feet of Frontage:	33		
Vehicle Count:	30,000		
Transportation:	Bus, Rail		

Building Related

Total Number of Buildings:	1	Total Parking Spaces:	1
Number of Stories:	3	Parking Type:	Surface
Typical SF / Floor:	2,400	Parking Description:	Rear of building along side of laneway
Property Condition:	Average	Heat Type:	Gas
Year Renovated:	2008	Heat Source:	Central, Radiant
Roof Type:	Flat	Interior Description:	Older kitchens and washrooms. Wood stairs and plaster walls.
Construction/Siding:	Brick/Aluminum Siding		
Exterior Description:	Brick exterior with windows on each storey1		

Land Related

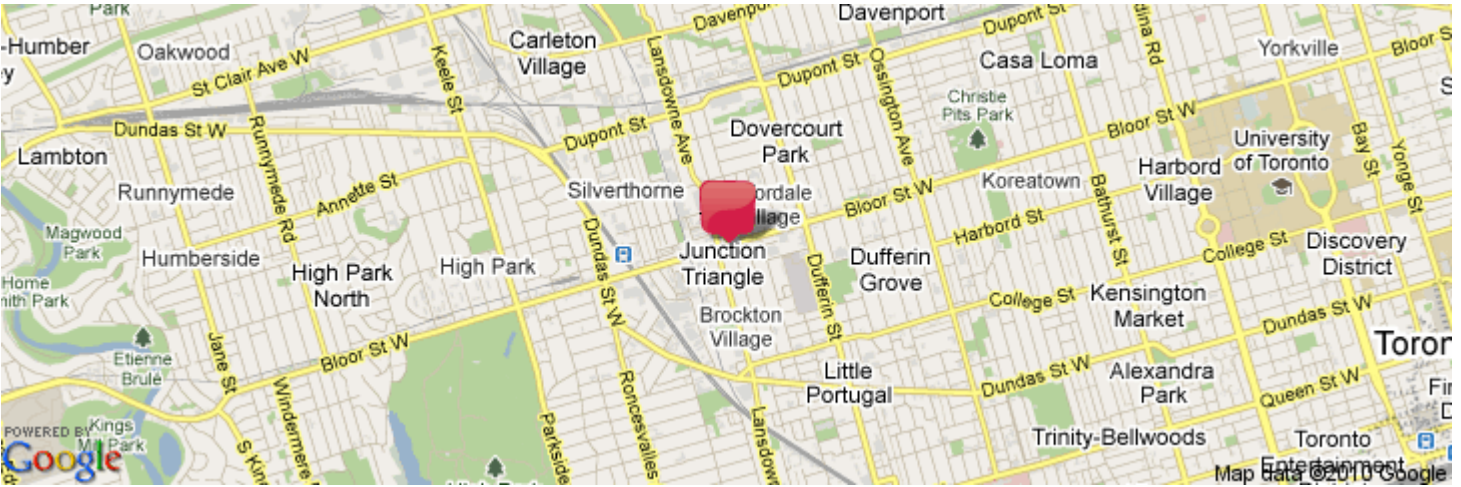
Zoning Description:	MCR	Topography:	Level
Lot Frontage (Feet):	33,66	Land Ownership:	Sheldon Rotenberg in Trust
Lot Depth:	100	Legal Description:	Plan 1049 Pt Lot 33 & 34

Financial

Real Estate Taxes - Annual(\$):	\$20,009	Assessed Value - Total(\$):	\$888,555
Tax Value Year:	2010	Potential Rental Income:	\$100,000
Assessment Year:	2008	Net Operating Income:	\$30,000
		Gross Operating Income:	\$80,000

Location

Address:	1292-1294 Bloor Street West Toronto, ON Canada	Country:	Canada
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Property Contacts



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