



Investment Opportunity

53-unit, 4-storey, Multi-family building in North York

80 Guestville Avenue, Toronto

Dayma Itamunoala*

Vice President
+1 416 791 7203
dayma.itamunoala@colliers.com

Thomas Cattana*

Vice President
+1 416 620 2863
thomas.cattana@colliers.com

Gord Cook*

Executive Vice President
+1 416 620 2831
gord.cook@colliers.com

Zoe Prachter

Transaction & CRM Analyst
+1 647 798 9565
zoe.prachter@colliers.com

Colliers



Executive Summary

Introduction

Colliers International (the “Agent”) has been retained by 604080 Ontario Limited, Guestman Investments Limited, 604079 Ontario Limited, Keele-Flamborough Investments Limited, 1040 Castlefield Apartments Limited, 563313 Ontario Limited, and 576047 Ontario Inc. (each a “Vendor” and collectively, the “Vendors”) as executive agent to arrange for the offering and sale of a 100% freehold interest in a multifamily portfolio comprising of 7 properties (collectively, the “Portfolio” or “Properties”).

80 Guestville Avenue is one of the 7 properties in this portfolio.

The properties are being offered for sale, with submissions to be evaluated primarily on the consideration method of payment, the prospective purchaser’s ability to complete the transaction, and the proposed date and conditions of closing.

Colliers is also marketing a neighbourhood shopping centre in Aurora, Ontario on behalf of the Vendors. Further information is available in the confidential data room. The Properties can be sold as a Portfolio or on a one-off basis.

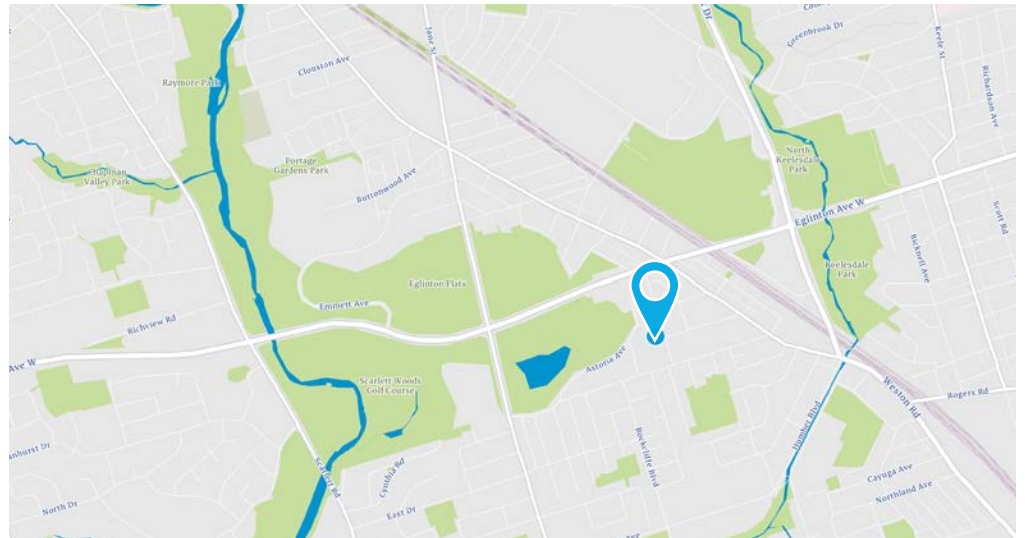




Property Profile

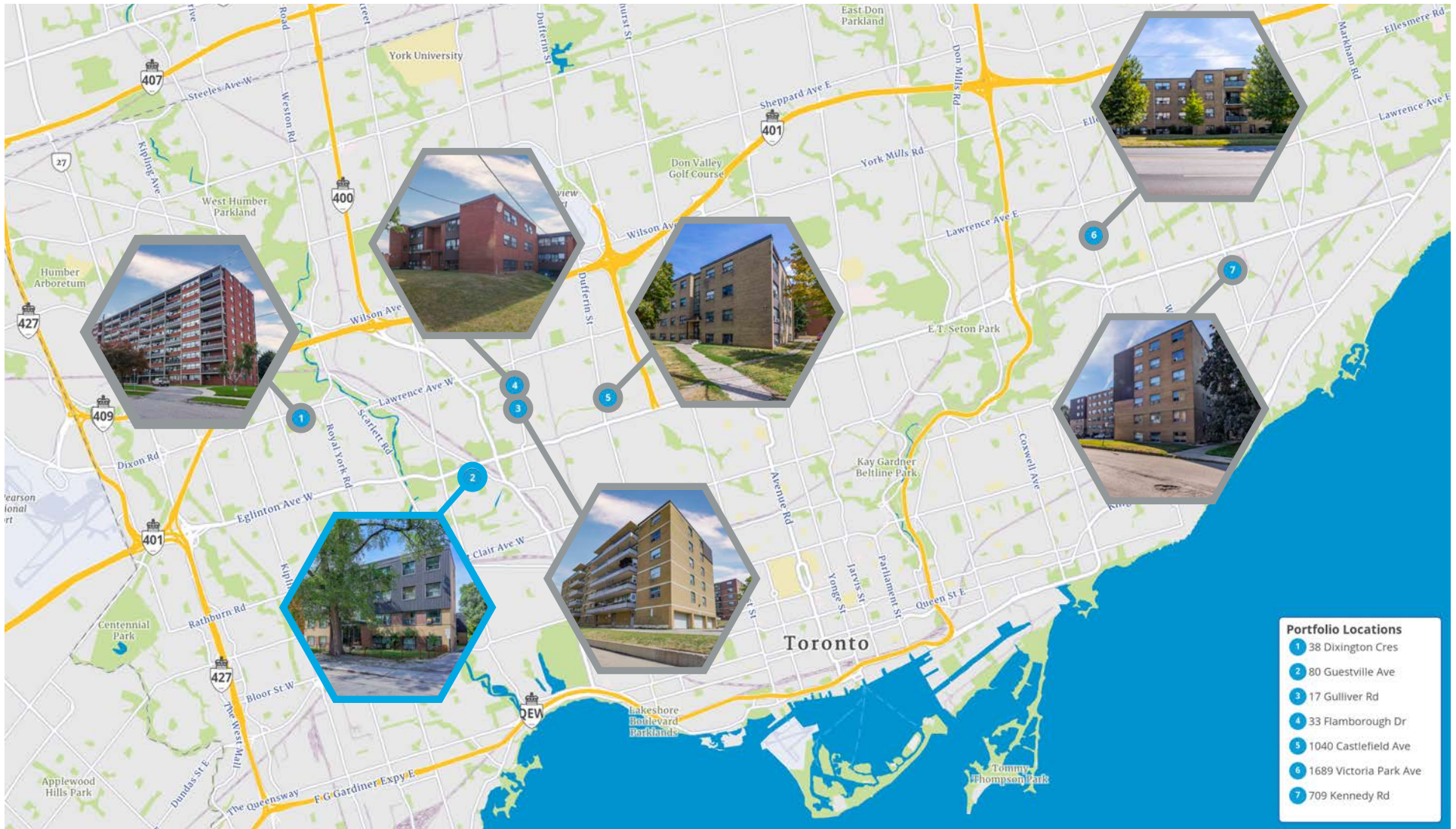
80 Guestville Avenue, North York

Legal Description	PLAN 953 PT LOT 13
Address	80 Guestville Avenue, North York
Number of Units	53 Units
Storeys	4 Storeys
Unit Breakdown	1 Bed: 23 units (43%) 2 Bed: 30 units (57%)
Occupancy Rate	100%
Appliances	53 fridges, 53 stoves
Lot Size	0.84 acres
Lot Dimensions	94' x 325'
Parking Stalls	46 surface, 2 garage
Zoning	RM (f12;u2;d0.8*252)
Year Built	1958
Projected Year 1 NOI	\$529,091



- 1** Rapidly gentrifying area in proximity to Eglinton LRT
- 2** Opportunity to submeter hydro
- 3** Majority two bedroom suites

Portfolio Summary



DESIRABLE TORONTO RENTAL MARKETS



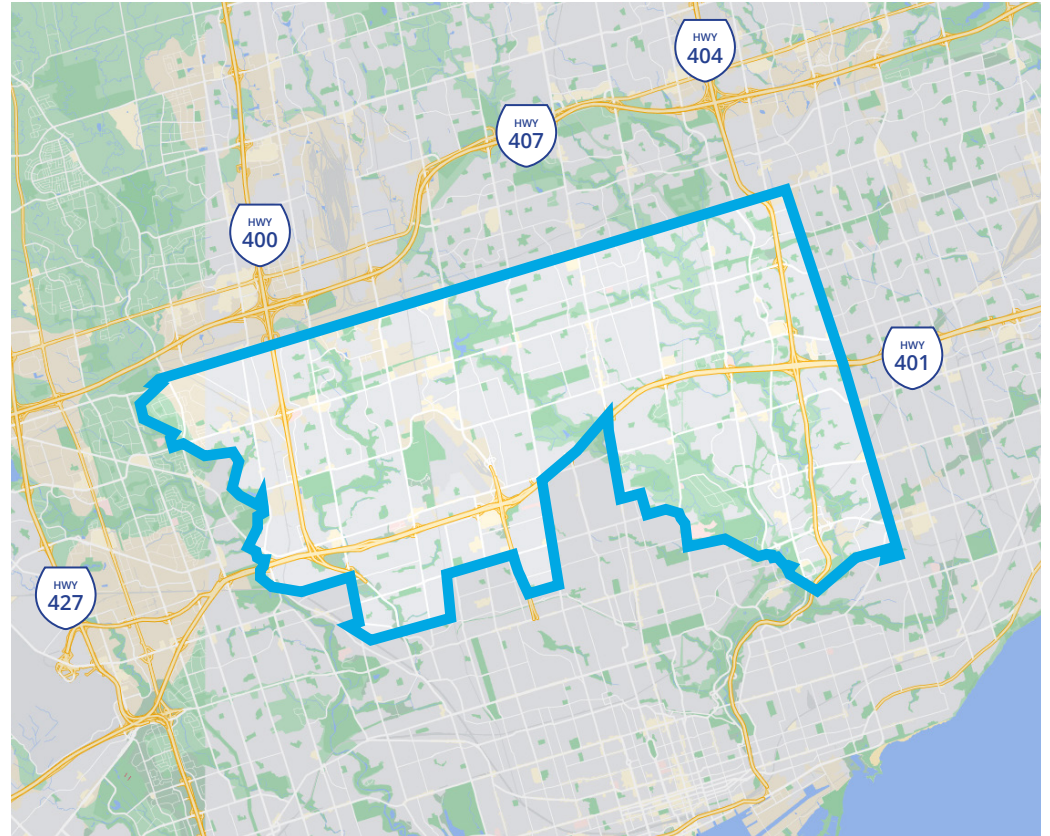
The Location

Neighbourhood Overview North York

North York is located north of Downtown Toronto, just past York, East York and Old Toronto. Etobicoke surrounds the area from the west and Scarborough from the east. It is known for being a multicultural and charming mecca, surrounded by historical sites, parks, ravines, and various unique neighbourhoods. Throughout its history, North York has been known to be one of the fastest-growing areas in the region due to its close proximity with Old Toronto, resulting in high-density residences, rapid transit routes, and a number of corporate headquarters in its central business hub – North York City Centre. North York was amalgamated with the rest of Metropolitan Toronto in 1998 and has since been a significant economic hub of Toronto.

North York Centre is known as the area's central business district and is located on Yonge Street, between Finch and Sheppard Avenue. The district includes high-density condominiums, office towers, and street-level shops with an abundance of retail and dining options. Other notable landmarks in the area include the North York Central Library, the Toronto Centre for the Arts, and the Toronto District School Board. North York also houses two of Toronto's five major shopping malls: the Yorkdale Shopping Centre and Fairview Mall.

Transportation throughout North York is highlighted by several major highway and public transportation routes. Multiple highways pass through the area, including Highway 400, Highway 401, Highway 404, Allen Road, and the Don Valley Parkway. Notable Toronto subway stations include the Line 1 Yonge-University and Line 4 Sheppard. Go Transit and York Region Transit are also options in North York.



Demographics



Total Population

869,401



Median Age

38



Average Household Income

\$94,697



Unemployment Rate

5.8%

Offering Details



Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this Offering and the Portfolio.

Please [click here](#) to complete the Confidentiality Agreement.

Visit the [Portfolio Website](#) for more information on the remaining properties included in this Portfolio.

The Vendors have requested offers not before **November 3rd, 2022.**

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