1384-86 KING STREET WEST, TORONTO FOR SALE

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ASKING PRICE: $4,500,000.00

REDEVELOPMENT OPPORTUNITY

LEGAL DESCRIPTION: LOTS 1-4. 7. REGISTERED PLAN 1263
SITE AREA: 7,558 sq ft (0.17 ac)
IMPROVEMENTS: Well maintained 3-storey apartment building having 18 units

UNIT MIX:
6 x Bachelor
6 x 1-Bedroom
6 x 2-Bedroom
18 Total

PLANNING: Neighbourhoods
ZONING: R- Residential Detached Zone

INCOME REPORT

Unit #	Style of Unit	Monthly Rent
1	1 Bedroom	$1,329.42
1A	1 Bedroom Jr.	$983.27
2	1 Bedroom	$1,136.20
2A	1 Bedroom Jr.	$866.12
3	2 Bedroom	$1,217.84
4	2 Bedroom	$1,725.06
5	2 Bedroom	$1,469.83
6	2 Bedroom	$1,141.86
7	1 Bedroom	$1,742.50
7A	1 Bedroom Jr.	$1,127.50
8	1 Bedroom	$1,079.80
8A	1 Bedroom Jr.	$1,046.52
9	1 Bedroom	$1,691.25
9A	1 Bedroom Jr.	$1,178.75
10	1 Bedroom	$1,405.84
10A	1 Bedroom Jr.	$1,230.00
11	2 Bedroom	$2,255.00
12	2 Bedroom	$1,148.52

EXPENSES

Taxes	$30,767.70
Insurance	$11,091.54
Heat	$25,602.19
Hydro	$3,296.94
Water	$10,617.29
Maintenance	$37,825.62
	$119,201.28

NOI: $ 168,902.08

LOCATION

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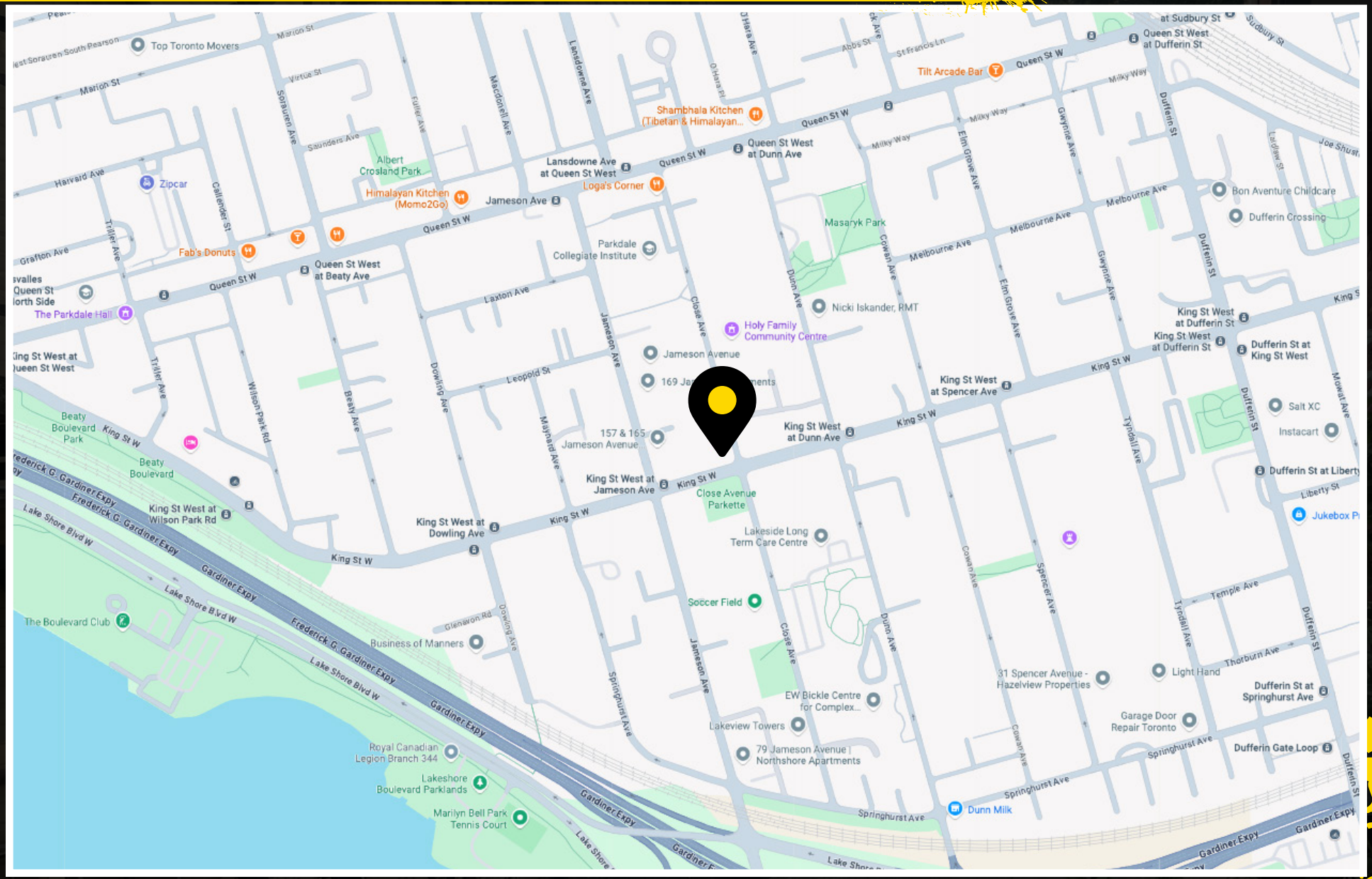

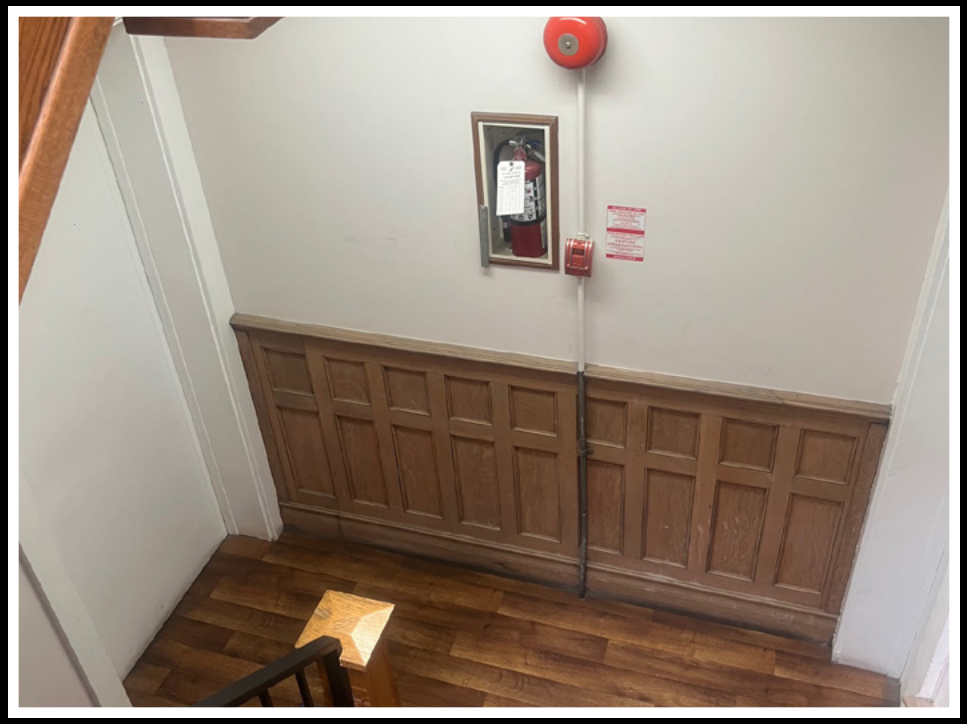

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PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED.

CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.