



247-249 High Park Avenue

Lot Size	48.6' x 150.79' Irreg.	Heating	Gas Fired Boiler
Possession	60-90 Days	Cooling	Window Units
Square Footage	~4,800 s.f. Total	Plumbing	Copper & Plastic
Taxes	\$15,764.97 (2024)	Electrical	200 AMP
Bedrooms	6	Roof	Asphalt Shingles
Bathrooms	6 - Full	Driveway	Private
Year Built	1959	Garage	Double Detached
Fireplace	None	Parking	12

Welcome to 247-249 High Park Avenue.

Welcome to this sought-after, purpose-built 6-plex on an expansive property in the heart of Junction/High Park! It's a remarkable opportunity for investors, those exploring live/rent options, individuals considering co-ownership arrangements, or families seeking multi-generational living. Key Features: A spacious 4,800 square feet of living space over three levels, an impressive lot measuring 50' x 200' (irregular at rear) | Private drive with double garage | One vacant unit available; remaining units are month to month | Potential to add multiple units and a garden suite | See development potential report in attachments | Current Property Condition Assessment is available. This ideal city property is located on a desirable tree-lined street just a short walk to High Park, the subway and the fabulous boutiques, bakeries, specialty food stores, coffee shops and restaurants in the Junction!

Income and Expenses

<u>Unit</u>	<u>Monthly Rent</u>	<u>Annual</u>		<u>Length of Tenancy</u>
247 - Basement (Bachelor)	\$ 903.07	\$ 10,836.84	Plus Hydro	8-10 years
247 - Main (1 Bedroom)	\$ 914.64	\$ 10,975.68	Plus Hydro	30 years
247 - Second (1 Bedroom)	\$ 2,200.00	\$ 26,400.00	Plus Hydro	Vacant
249 - Basement (Bachelor)	\$ 956.75	\$ 11,481.00	Plus Hydro	10+ years
249 - Main (1 Bedroom)	\$ 1,398.51	\$ 16,782.12	Plus Hydro	10+ years
249 - Second (1 Bedroom)	\$ 1,253.84	\$ 15,046.08	Plus Hydro	10+ years
Total	\$ 7,626.81	\$ 91,521.72		

<u>Expenses:</u>	<u>Annual</u>	<u>Estimate or Actual</u>		
Insurance	\$ 3,000.00	Estimate		
Hydro	\$ 700.00	Estimate		
Gas (Heat)	\$ 4,280.28	Estimate		
Utility Bill (Water, Sewage)	\$ 2,400.00	Estimate		
Rental Hot Water Tanks x 4	\$ 1,296.00	Estimate		
Property Tax	\$ 15,764.97	Actual		
Total		\$ 27,441.25		
Net Operating Income		\$ 64,080.47		

MAIN LEVEL

- Two foyers with built-in closet, linen closet and centre light fixture.
- Two living rooms with three-light window, single-hung window, ceiling fan with light fixture and baseboard radiator.
- Two kitchens with single-hung window, tile floors, double stainless steel sink, tile backsplash, centre light fixture, baseboard radiator and appliances: fridge and electric cooktop and oven.
- Two bedrooms with single-hung window, ceiling fan with light fixture, baseboard radiator, and closet.
- Two 4 piece bathrooms with single-hung window, tile floors, tile wall surround, wall mounted sink, toilet, bathtub and wall mounted shower head.

SECOND LEVEL

- Two foyers with built-in closet, linen closet and centre light fixture.
- Two living rooms with three-light window, single-hung window, ceiling fan with light fixture and baseboard radiator.
- Two kitchens with single-hung window, tile floors, double stainless steel sink, tile backsplash, centre light fixture, baseboard radiator and appliances: fridge and electric cooktop and oven.
- Two bedrooms with single-hung window, ceiling fan with light fixture, baseboard radiator, closet and balcony.
- Two 4 piece bathrooms with single-hung window, tile floors, tile wall surround, wall mounted sink, toilet, bathtub and wall mounted shower head.

LOWER LEVEL

- Two foyers with storage closet and utility closet.
- Two living rooms connected to bedroom with three-light window and baseboard radiator.
- Two kitchens with single-hung window, tile floors, stainless steel sink, tile backsplash, centre light fixture, baseboard radiator and appliances: fridge and electric cooktop and oven.
- Two bedrooms with single-hung window, baseboard radiator, and closet.
- Two 4 piece bathrooms with single-hung window, tile floors, tile wall surround, wall mounted

sink, toilet, bathtub and wall mounted shower head.

- Two laundry rooms with side entrance, washer and dryer in each, laundry sink, single-hung window and centre light fixture.
- One closet in hallway of first unit.
- Three closets in hallway of second unit.

EXTERIOR

- Brick exterior.
- Two back entrances.
- Landscaped front yard with mature tree.
- Landscaped backyard with mature tree and vegetable garden.
- Detached double two-car garage with private driveway.

UPDATES & FEATURES

- 3 electric hot water tanks (rental)

****Garden suite potential report available****

INCLUDED: Fridge and electric range in each unit, two gas fired hot water boilers, 2 coin washers, 2 coin dryers.

EXCLUDED: any fixtures belonging to Tenants

RENTAL: Six electric hot water tanks with Enercare, one of which is paid by a tenant.

Schools: Complete list of schools with live links on babiakteam.com