



# 4 Newbold Avenue

Toronto, Ontario

# Investment Highlights

CBRE is pleased to present for sale 4 Newbold Avenue (the "Property"), a well-located multi-residential asset in Toronto's east end. The Property benefits from proximity to transit, retail amenities, and established residential neighbourhoods, offering convenient access for residents

The Property is currently improved with a 13-suite apartment building, providing stable in-place income with future rental upside. In addition, the Property is the subject of a development application to permit a 10-storey purpose-built rental building comprising approximately 70 residential units, offering investors a compelling opportunity to significantly increase density and unlock long-term value.

4 Newbold Avenue represents a rare opportunity to acquire an income-producing asset with near-term development potential in a strong and supply-constrained rental market.

Situated in Toronto's east end, 4 Newbold Avenue is located within a well-established residential neighbourhood offering a balanced mix of urban convenience and community-oriented living. The surrounding area is characterized by tree-lined streets, a diverse housing stock, and a strong tenant base, making it an attractive location for both residents and investors.

The Property benefits from close proximity to key commercial corridors, including Danforth Avenue and Gerrard Street East, which feature a wide range of retail, dining, and service amenities. Residents enjoy convenient access to grocery stores, cafés, restaurants, and everyday necessities, contributing to the area's livability and long-term rental appeal.



## Potential High-Density Development



An application is in place for a 10-storey purpose-built rental development comprising approximately 70 residential suites, offering strong potential for near-term intensification.

## Strong In-Place Income with Future Upside



Existing 13-unit multi-residential asset generating stable cash flow while offering significant long-term redevelopment potential.

## Large Suite Sizes with Quality Finishes



Spacious units featuring modern renovations including stone countertops, updated cabinetry, stainless steel appliances, and luxury vinyl plank flooring.

### SUITE BREAKDOWN (AS-IS)

Suite Type	Suite Count	Average Size (Sq. Ft.)
Two-Bedroom	7	800
One-Bedroom	3	650
Studio	3	480
<b>Total</b>	<b>13</b>	<b>692</b>

## Turnkey Asset with Recent Capital Improvements



Several suites recently upgraded, complemented by well-maintained common areas and security camera system enhancing tenant appeal and operational efficiency.

## Transit-Accessible East Toronto Location



Situated in a well-connected neighbourhood with convenient access to public transit, major arterial roads, and nearby amenities.

## Flexible Investment Profile



Ideal opportunity for investors seeking stable income in the short term with the ability to execute on a high-density rental development in the future.

### SUITE BREAKDOWN (AS COMPLETED)

Suite Type	Suite Count	Average Size (Sq. Ft.)
Studio	25	436
One-Bedroom	25	644
Two-Bedroom	20	739
<b>Total</b>	<b>70</b>	<b>702</b>

# Area Overview

## Restaurants

- 1 Lake Inez
- 2 Dave's HotSpot Restaurant
- 3 The Wood Owl
- 4 The Black Pony Café
- 5 Maha's Brunch
- 6 Absolute Bakery & Cafe
- 7 Mezes
- 8 Koh Samui Thai Kitchen
- 9 Pizzeria Libretto
- 10 Simone's Caribbean Restaurant

## Shops

- 1 Nofrills
- 2 Victoria Whole Foods
- 3 Food Basics
- 4 Walmart
- 5 Gerrard Square Shopping Centre

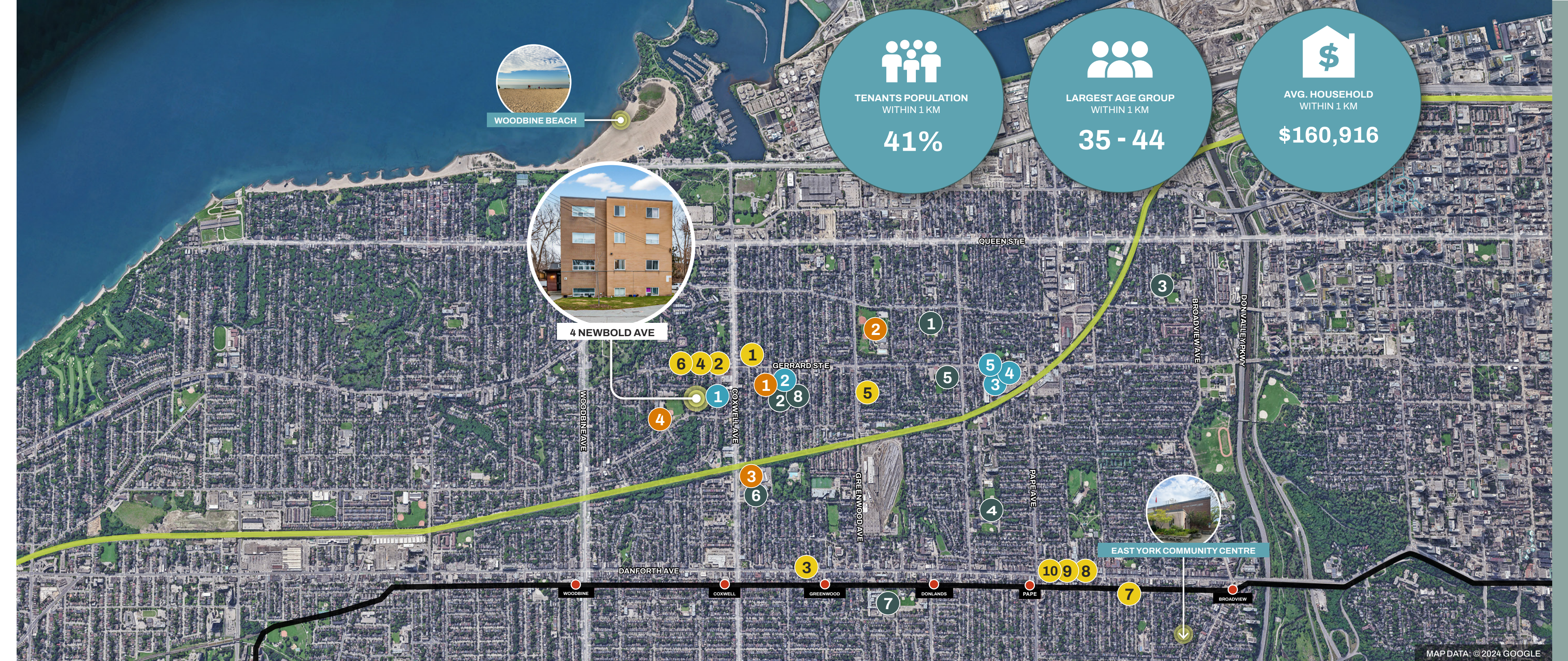
## Community

- 1 Toronto Public Library
- 2 Greenwood Park
- 3 Monarch Park Stadium
- 4 Fairmount Park Community Centre
- 5 KEW Gardens

## Schools

- 1 Leslieville Junior Public School
- 2 Roden Public School
- 3 Dundas Junior Public School
- 4 Earl Grey Senior Public School
- 5 Riverdale Collegiate Institute
- 6 Monarch Park Collegiate Institute
- 7 Greenwood Secondary School
- 8 Equinox Holistic Alternative School

— Bloor-Danforth Line  
 — GO line



# Property Description

4 Newbold Avenue is a well-maintained 13-unit multi-residential property located in Toronto's east end, offering strong in-place income with meaningful future upside. The asset benefits from stable tenancy and consistent cash flow, while also presenting a compelling opportunity for long-term value creation.

A development application has been submitted for a 10-storey purpose-built rental project comprising approximately 70 residential suites, providing a clear path toward future intensification in a rapidly evolving neighbourhood.

The property has been well cared for, with ongoing maintenance and capital improvements contributing to its overall condition. The building is equipped with security cameras, enhancing tenant safety and providing additional operational oversight.

<b>Municipal Address</b>	4 Newbold Avenue, Toronto, ON M4L 2G7
<b>PIN</b>	21025-0108
<b>Legal Description</b>	LT 49-50 PL 460E TORONTO; PT LT 51 PL 460E TORONTO AS IN CA33401; CITY OF TORONTO
<b>Major Intersection</b>	Gerrard Street East and Coxwell Avenue
<b>Property Description</b>	Three Storey walk-up apartment contains 13 rental units.
<b>Lot Dimensions</b>	102.51 ft x 109.53 ft
<b>Total Lot Size</b>	11,087 Sq. Ft.
<b>Laundry</b>	One washer and one dryer
<b>Zoning</b>	Residential Zone R (f7.5; d0.6)
<b>Mortgage</b>	Treat as free and clear.



# The Offering Process

## CONFIDENTIALITY AGREEMENT

Potential purchasers that require access to the Document Centre must complete a CA and return it to [barbara.bardos@cbre.com](mailto:barbara.bardos@cbre.com)

## DOCUMENT CENTRE INCLUDES:

- Leases
- Contracts
- Utility Bills
- RentSafe
- Realty Taxes
- Rent Roll
- Planning Documents
- Architecture Drawing

## OFFERING SUBMISSIONS

All offers are requested to be submitted to the attention of:  
[barbara.bardos@cbre.com](mailto:barbara.bardos@cbre.com)

## 4 NEWBOLD AVENUE, TORONTO

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