



FOR SALE

# Modern Stacked Condo Bulk Offering in Victoria Village

1650-1680 Victoria Park Avenue

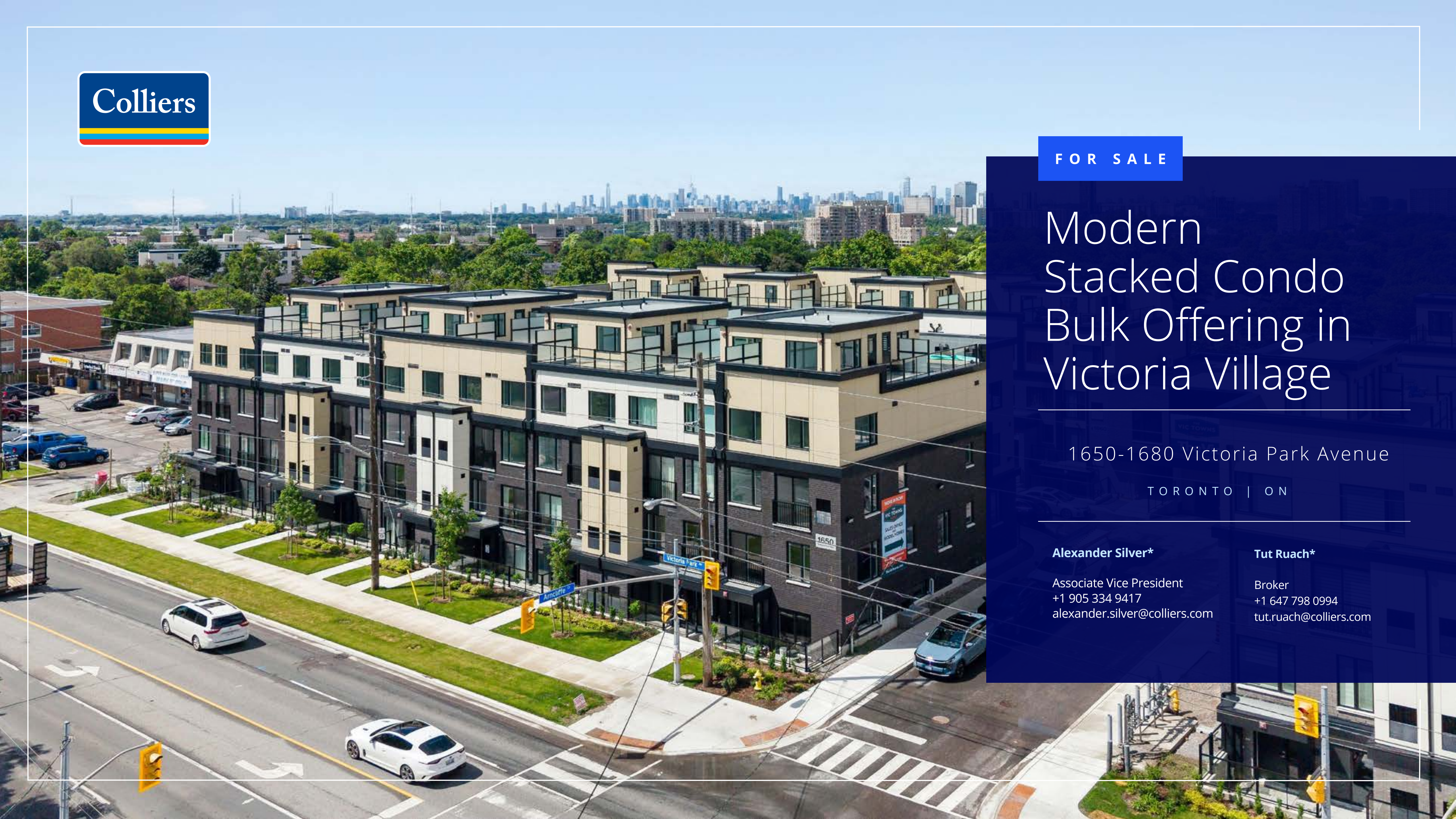
TORONTO | ON

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# Executive Summary

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Colliers is pleased to present an exclusive opportunity to acquire 65 units at The Vic Towns as a bulk sale. Quiet, modern, and undeniably stylish, The Vic Towns complement North York's intimate residential enclave along Victoria Park, just a 10-minute walk to the future Eglinton Crosstown LRT.

The Vic Towns is a completed 147 unit stacked townhouse development project. Completed in August 2025, this townhouse development is composed primarily of 2 bedroom and 2 bedroom + den units with an average unit size of 1,239 SF. With each unit, Purchasers will receive 1 underground parking spot and 1 underground storage locker. The units all have an appliance package that includes full size refrigerator and full size washer and dryer.

Contemporary exterior detailing and oversized windows frame sweeping urban views across this collection of stacked towns. The Vic Town community spans single-storey flats and multi-storey homes with oversized rooftop terraces. Each residence is thoughtfully proportioned for everyday living, with ceilings up to 9 ft, generous primary suites with walk-in closets, contemporary kitchens finished in stone countertops and stainless steel appliances, and modern baths with double vanities.

Outdoor living is where The Vic Towns truly shine: gracious balconies, private garden patios, and expansive rooftop terraces complete with gas connections for barbecuing. At the heart of it all, a California-inspired central courtyard creates a green community gathering place — ideal for catching up with friends, soaking up the sun, or swapping stories with neighbours. When building this Property, the developer envisioned their Purchaser to be an end user, therefore delivering each unit with premium finishes.



# Vic Town

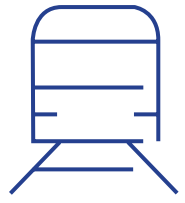
## Property Specifications

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<b>Municipal Address</b>	1650-1680 Victoria Park Avenue, Toronto, ON
<b>Major Intersection</b>	Eglinton Avenue East & Victoria Park Avenue
<b>Asset Type</b>	Condominium - Stacked Townhouses
<b>Year Completed</b>	August 2025
<b># of Storeys</b>	5 (inclusive of rooftop patios)
<b>Total Units</b>	147
<b>Total Units Offered</b>	65 units
<b>Suite Mix</b>	1-Bedroom x 2 units 2-Bedroom x 11 units 2-Bedroom + Den x 52 units
<b>Total Parking Spots Offered</b>	65 underground parking spaces
<b>Storage Lockers Offered</b>	65 underground lockers
<b>Gross Sale Area (65 units)</b>	79,297 SF
<b>Appliances</b>	Full size refrigerator* Full size washer and dryer <i>*Note: Inclusive of the full appliance package (dishwasher, stove, and microwave)</i>
<b>Condo Fees</b>	Common Area Maintenance Cost & Operating Cost Building Insurance Snow Removal Landscaping Shared Amenity Space including Party Room and Maintenance Reserve Fund (Future Major Repairs)
<b>Utilities</b>	Hydro, Gas, Water (Separate Meter)
<b>Asking Price</b>	Contact Listing Agents



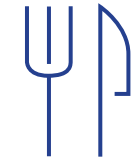
# Immediate Area Characteristics



Walk to TWO new Eglinton LRT Stations (Kennedy and Ionview Station)



Walk to Golden Mile Shopping with hundreds of stores



Great local restaurants



Walk to Charles Sauriol Conservation Area and Don Valley Trails



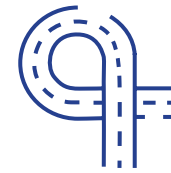
Steps from The Meadowway, linear trail system



Convenience and pharmacy next door



Great local schools



5 minutes from the Don Valley Parkway



Just 9 minutes from the 401



On-site party room for use by residents





Unit C102 Photos





Unit C205 Photos



# North York

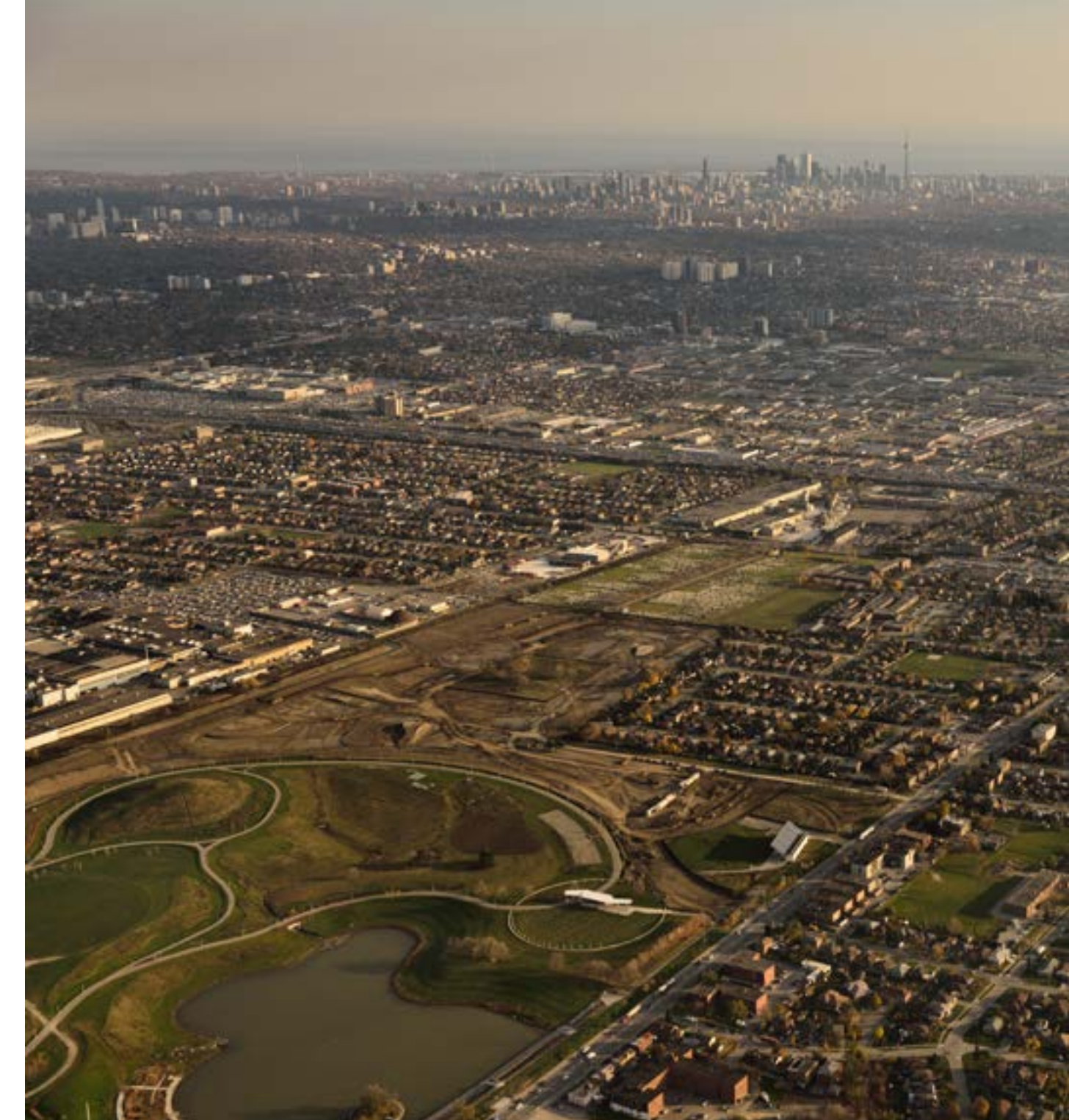
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North York is one of Toronto's most established and centrally positioned districts, sitting north of Old Toronto and East York and bridging Etobicoke to the west with Scarborough to the east. Created as a township in 1922, it has grown into a sprawling, green, and topographically varied part of the city, with the Don River and its ravine system cutting through several of its neighbourhoods and giving the area a noticeably more open, suburban feel than downtown Toronto despite its central location.

The district is home to roughly 645,000 people, with a median age in the early forties and an average individual income above \$125,000 — a profile that skews toward established households and move-up buyers rather than students or transient renters. North York's identity has long been built around being family-friendly: detached and semi-detached housing stock in neighbourhoods like Willowdale, Don Mills, Bayview Village, and Lawrence Park sits alongside condo corridors near the subway that draw young professionals, giving the area a mix of buyer types but a core reputation as a place people settle into rather than pass through.

Green space is one of North York's strongest draws for families. Beyond neighbourhood parks, the area includes large recreational anchors such as Earl Bales Park, with its trails, picnic areas, and ski and snowboard centre, alongside extensive ravine and trail systems following the Don River. Combined with North York's school options across both the public and Catholic boards, and the presence of York University in the district's northwest, the area offers the kind of full-life infrastructure — schools, parks, libraries, recreation centres — that family buyers weigh heavily when choosing where to put down roots.

Transit and retail infrastructure reinforce that appeal. The Yonge-University subway line runs through North York Centre and Sheppard, the Sheppard subway line serves the east-west corridor, and the Eglinton Crosstown LRT, fully operational since February 2026, now connects the southern part of the district to 25 stops between Kennedy and Mount Dennis, tying North York into the broader rapid transit network. Major retail hubs like Yorkdale Shopping Centre and the Mel Lastman Square civic precinct add density of amenities without requiring a trip downtown.



# Amenity Map

 1650 Victoria Park Avenue

## Restaurants/Cafe

- |                            |                             |  |
|----------------------------|-----------------------------|--|
| 1. Jatukaj Thai Restaurant | 3. Original Shawarma        | 5. Istanbul Doner House                |
| 2. Leros Grill             | 4. Ghadir Meat & Restaurant | 6. Frog and the Crown Restaurant & Bar |

## Parks

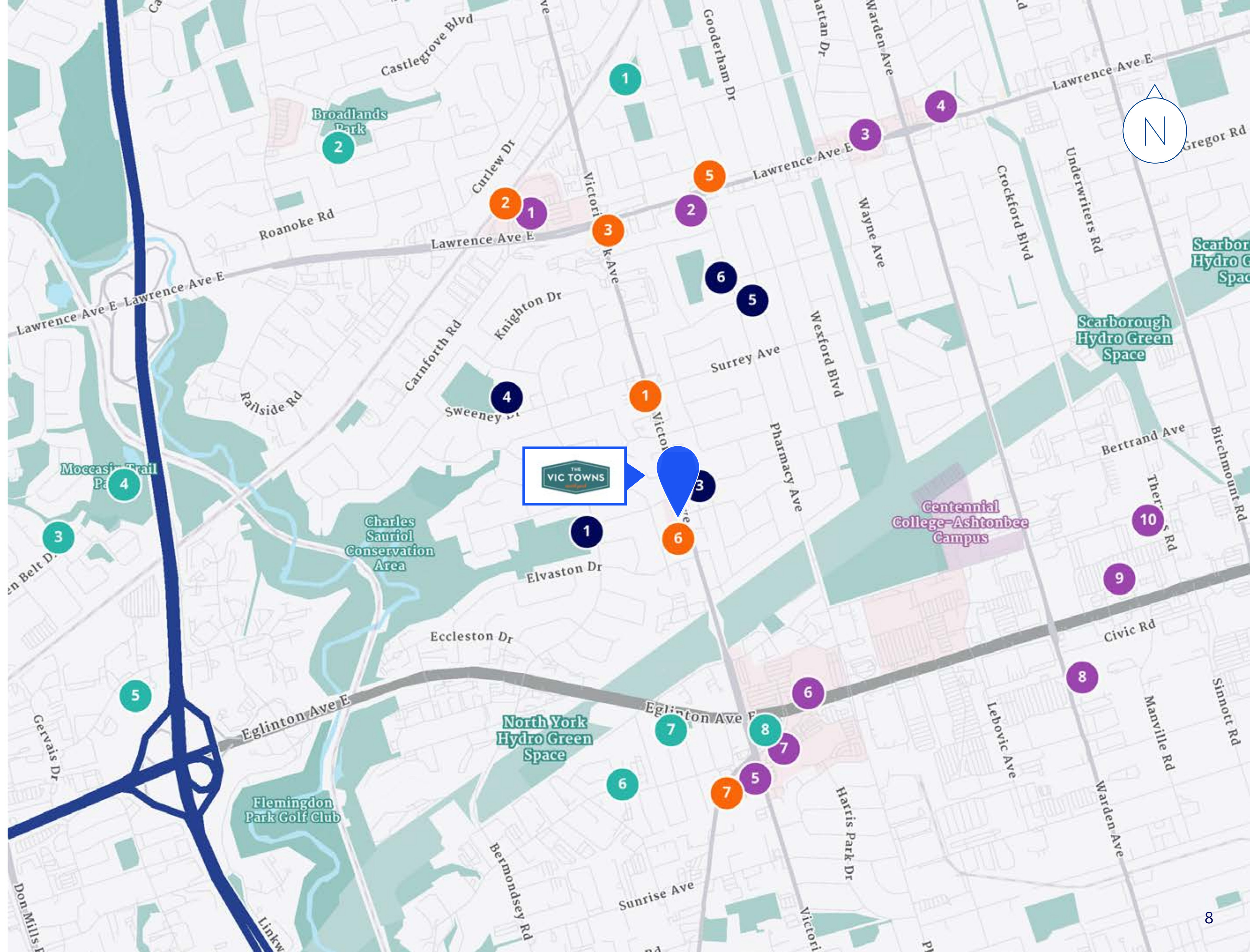
- |                    |                        |                                      |
|--------------------|------------------------|--------------------------------------|
| 1. Deanvar Park    | 4. Moccasin Trail Park | 7. Warner Park                       |
| 2. Broadlands Park | 5. The Aga Khan Park   | 8. Victoria Park - Eglinton Parkette |
| 3. Greenbelt Park  | 6. Bartley Park        |                                      |

## Retail Plaza

- |                                     |                          |                                    |
|-------------------------------------|--------------------------|------------------------------------|
| 1. Victoria Terrace Shopping Centre | 4. Wexford Heights Plaza | 7. Eglinton Square Shopping Centre |
| 2. Dixie Land Plaza                 | 5. Victoria Plaza        | 8. Riocan Scarborough Centre       |
| 3. Colony Plaza                     | 6. Golden Mile Plaza     | 9. Costco                          |


## Schools/Daycare

- |   |  |                                   |
|---|--|-----------------------------------|
| 1. Sloan Public School                                    | 3. Ying's Home Daycare                                       | 5. Precious Blood Catholic School |
| 2. UCMAS Abacus & Mental Math School & The Talent Academy | 4. Victoria Village Public School & Muppets Preschool Centre | 6. Wexford Public School          |




# Transit Map


## Legend

-  Subject Property


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-  Highway #


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-  Highway Line


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-  Eglinton Crosstown LRT Transit Line


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-  Eglinton Crosstown Stations


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-  TTC Transit Line


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-  TTC Transit Stations

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-  GO Line

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-  GO Line Stations



# Completed Projects in the Area

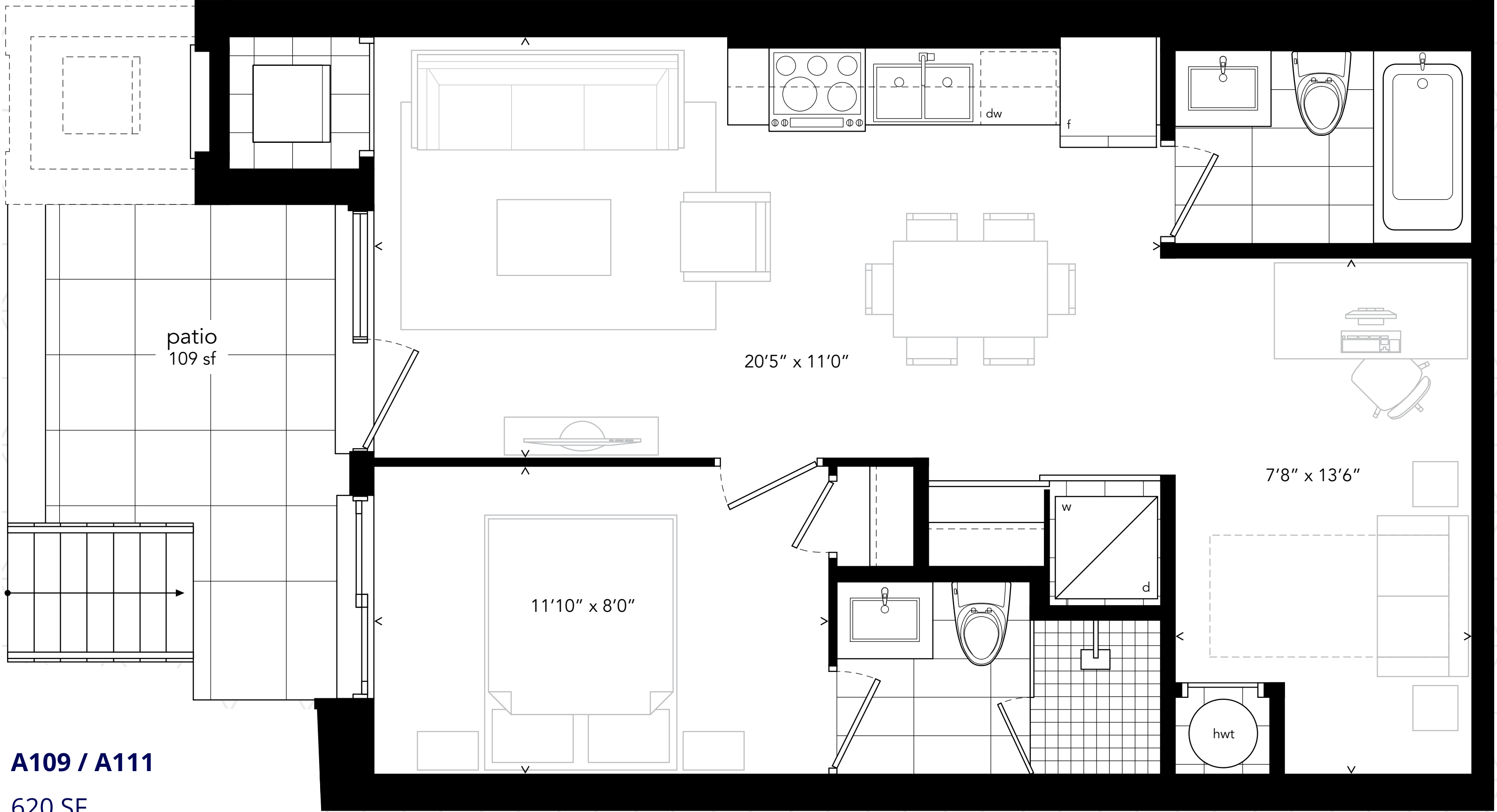
## East York

Project	Address	Developer	Occupancy Date	Storeys	Total Suites	List Price (PSF)	Sold Price (PSF)	Average Suite Size (SF)
Leaside Manor	3 Southvale Dr	Shane Baghai	Jul 2020	7	38	\$1,149	\$1,116	1,277
Metro Park Condos - South Tower	25 St Dennis Dr	DBS Developments	Jul 2026	37	405	\$1,181	\$1,185	715
The Frederick	939 Eglinton Ave E	Camrost-Felcorp	Oct 2026	28	289	\$1,455	\$1,470	694
Upper East Village	33 Frederick Todd Way	Camrost-Felcorp, DiamondCorp, Dawsco Group	Jan 2023	21	296	\$905	\$983	886

## North York - Don Mills

Project	Address	Developer	Occupancy Date	Storeys	Total Suites	List Price (PSF)	Sold Price (PSF)	Average Suite Size (SF)
Auberge II on the Park	20 Inn on the Park Dr	Tridel / Rowntree Enterprises	Jul 2023	29	227	\$853	\$856	1,055
Auberge on the Park	30 Inn on the Park Dr	Tridel / Rowntree Enterprises	Aug 2023	45	415	\$796	\$786	933
Chateau Auberge on the Park	10 Inn on the Park Dr	Tridel / Rowntree Enterprises	Nov 2024	39	250	\$960	\$968	1,237
Crosstown - Tower III	5 Quarrington Ln	Aspen Ridge Homes	Feb 2026	34	377	\$1,017	\$1,052	698
Crosstown IV - Crest	1 Kyle Lowry Rd	Aspen Ridge Homes	Sep 2025	8	191	\$1,154	\$1,159	749
One Crosstown East	1 Quarrington Ln	Aspen Ridge Homes	Jan 2026	39	379	\$919	\$952	692
One Crosstown West	844 Don Mills Rd	Aspen Ridge Homes	Dec 2025	32	308	\$926	\$957	695
Rodeo Drive at Don Mills - Phase 2	20 O'Neill Rd	Lanterra Developments/ Cadillac Fairview	Dec 2022	16	206	\$609	\$702	719

# Sample 1 Bedroom Floor Plan

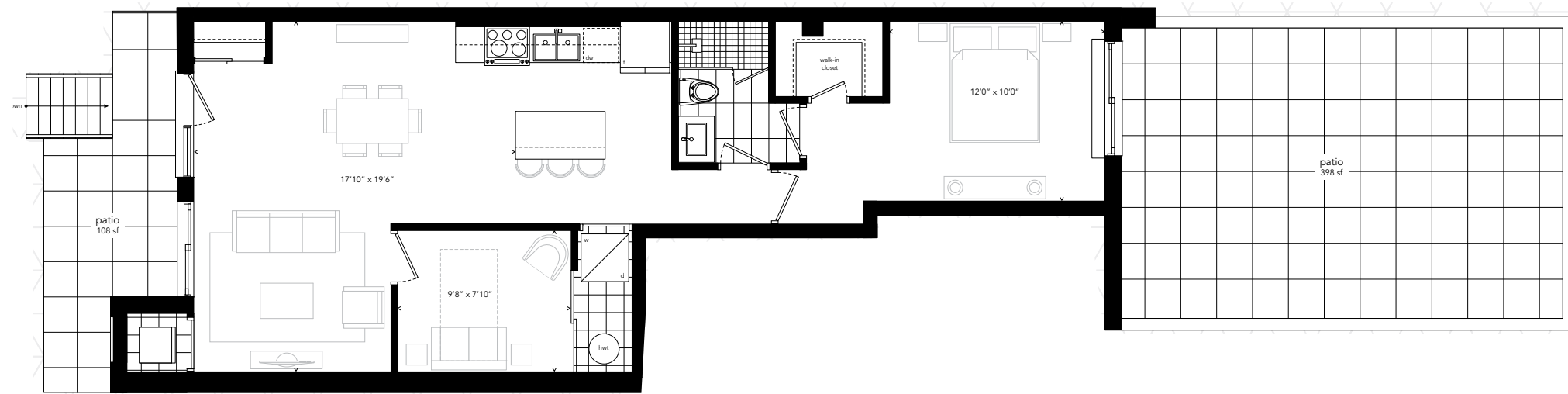


**A109 / A111**  
620 SF

# Sample 2 Bedroom Floor Plans

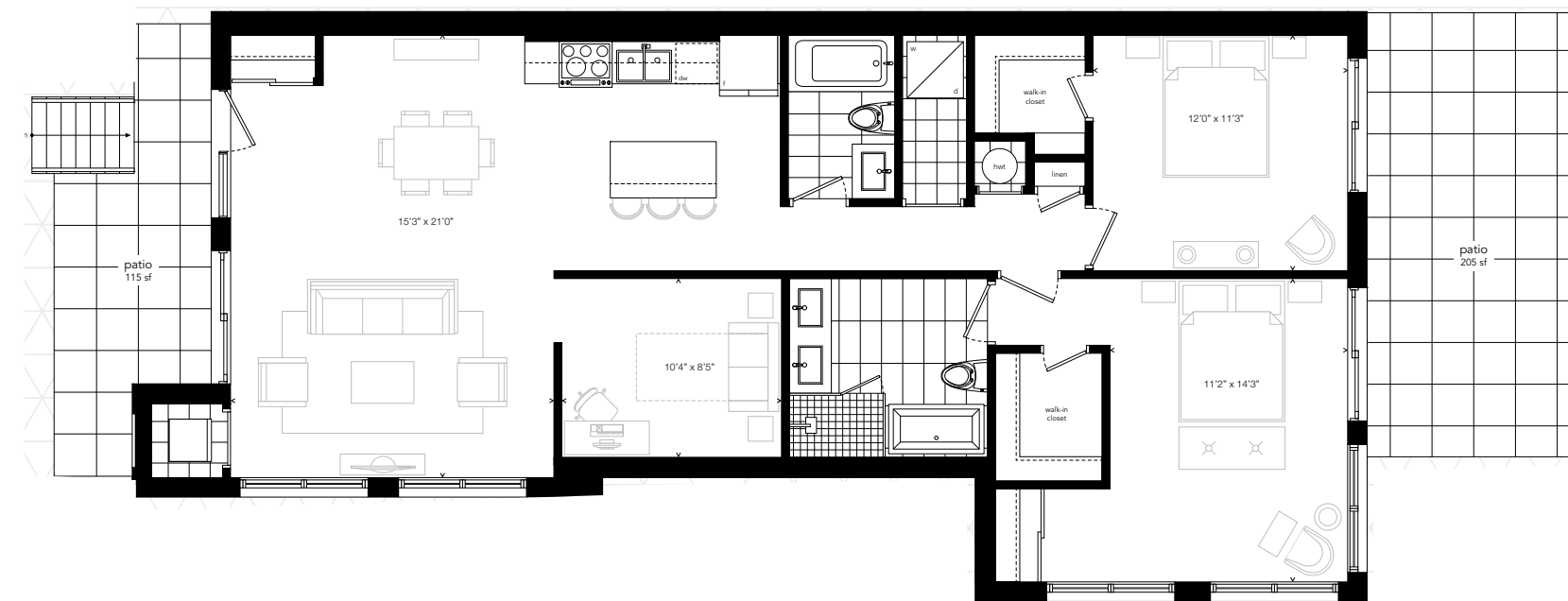
**C101**

871 SF



**D109**

1,311 SF



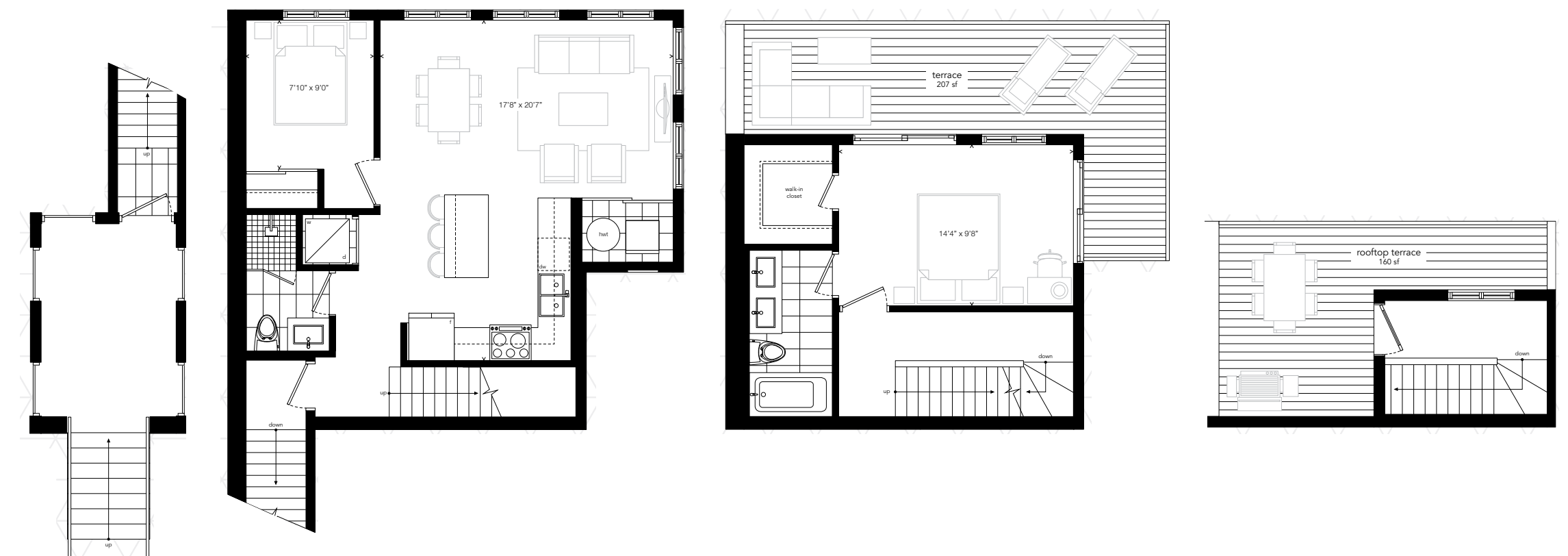
**C209 / C210 / C215 / C216 / D218 / D219 / D224**

1,026 SF



**D225**

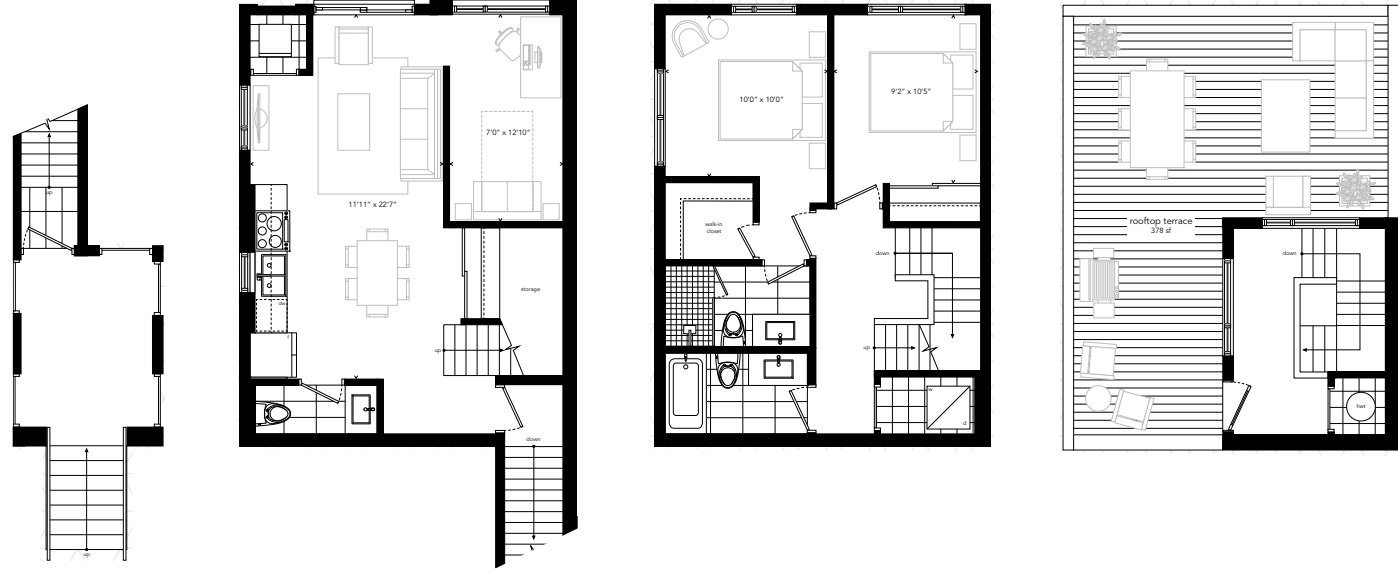
1,157 SF



# Sample 2 Bedroom + Den Floor Plans

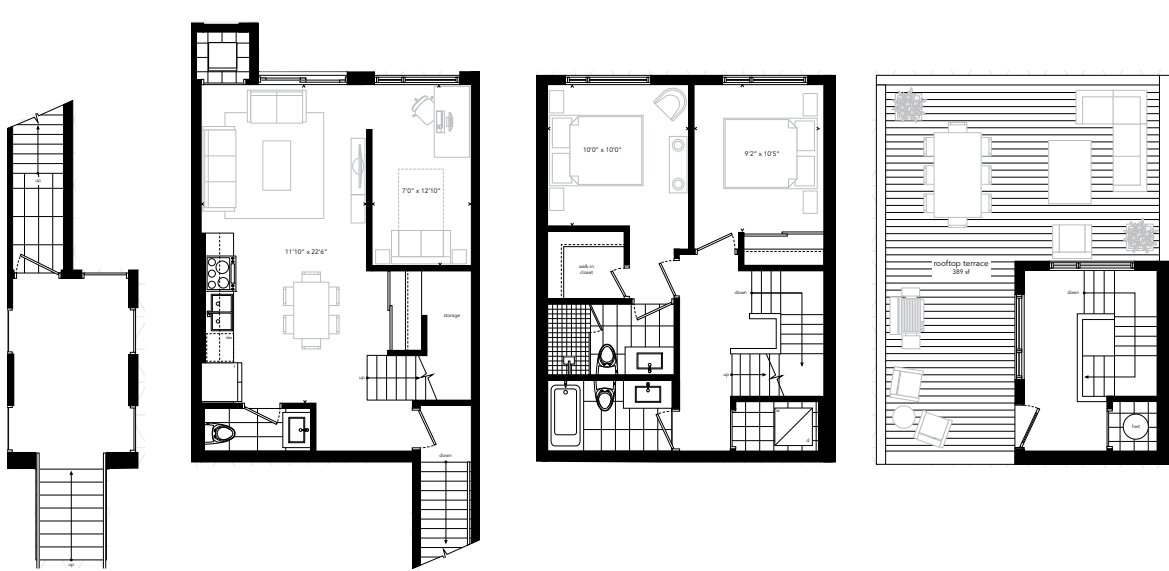
**A203**

1,348 SF



**A209 / A210 / A215 / A216 / A221**

1,366 - 1,386 SF



**A222**

1,660 SF



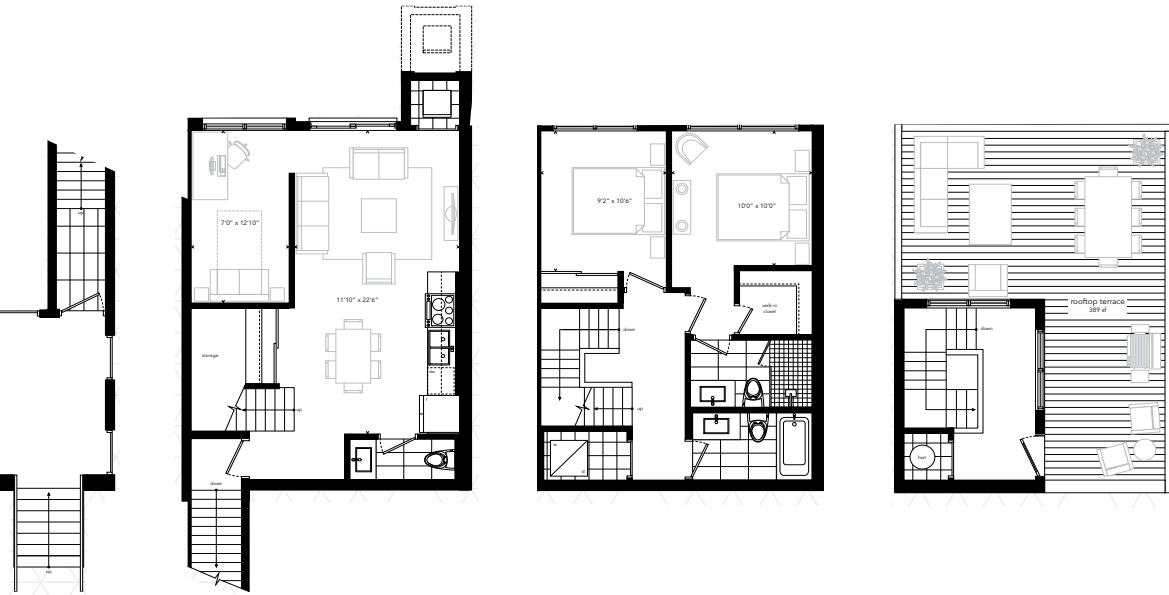
**B205 / B211 / B214**

1,271 - 1,275 SF



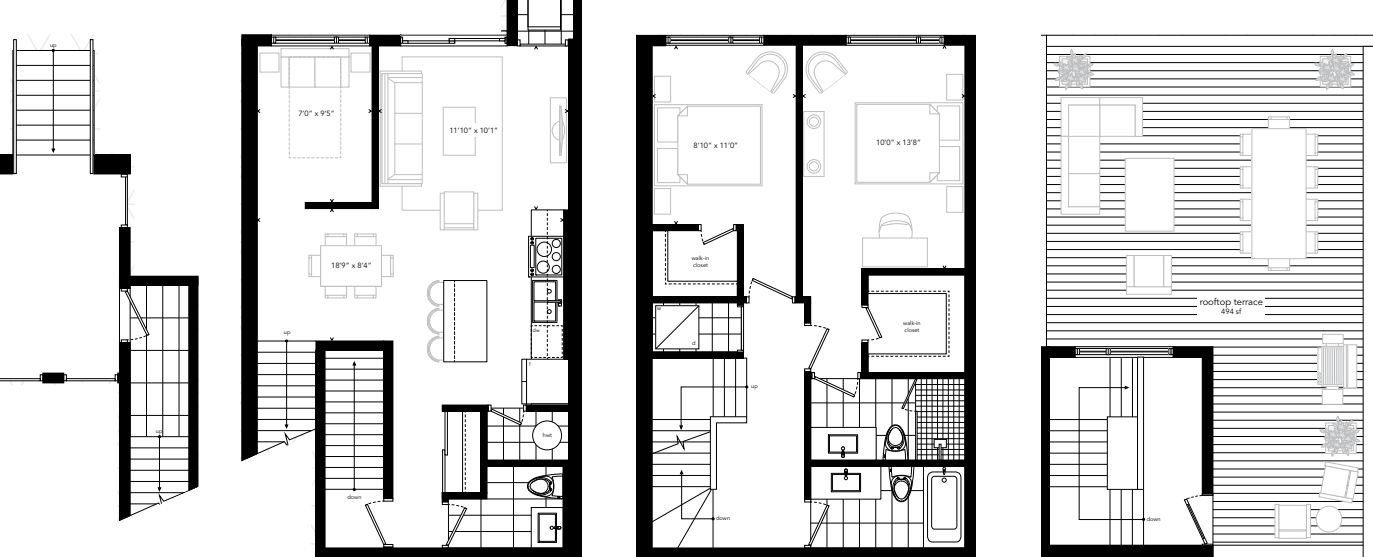
**B212 / B213 / B218 / B224**

1,368 SF - 1,373 SF



**B217 / B223**

1,483 - 1,493 SF



**B226**

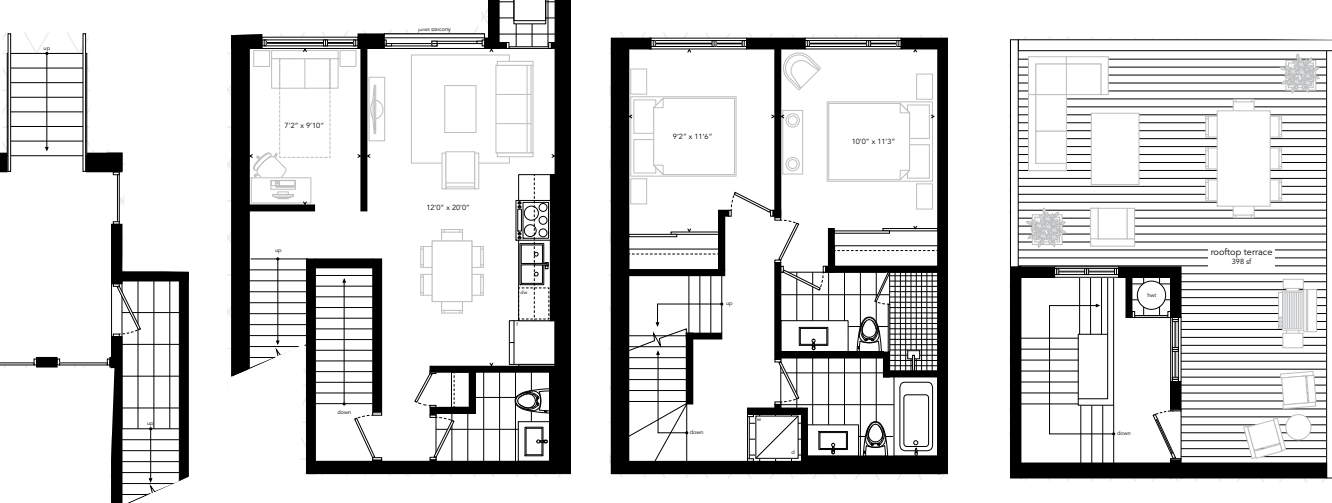
1,575 SF



**C205 / C208 / C211 / C214 / C217 / C220**

**D202 / D205 / D208 / D211 / D214 / D217 / D220 / D223**

1,281 SF - 1,295 SF



**C223**

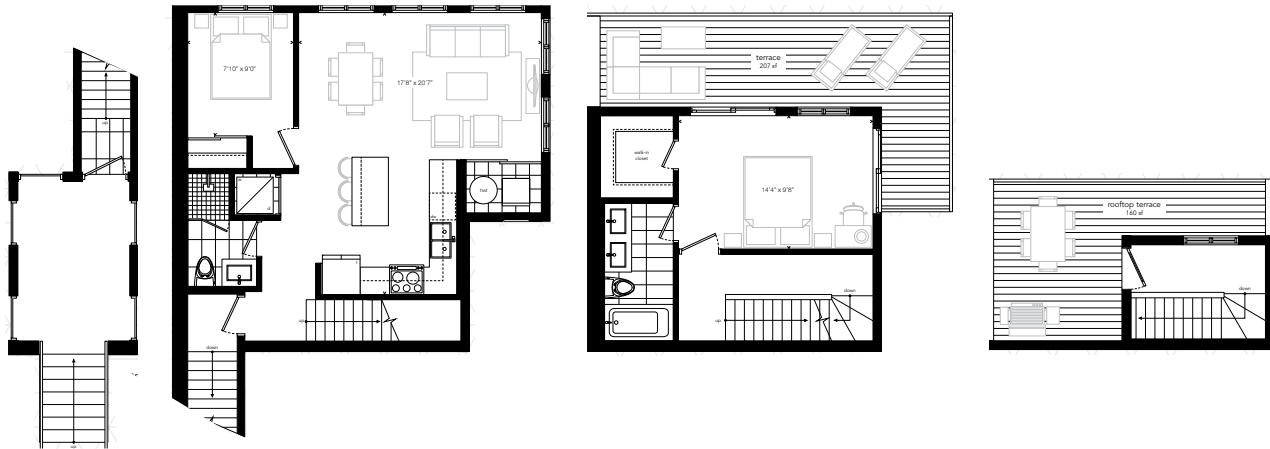
1,576 SF



# Sample 2 Bedroom + Den Floor Plans

**D225**

1,157 SF



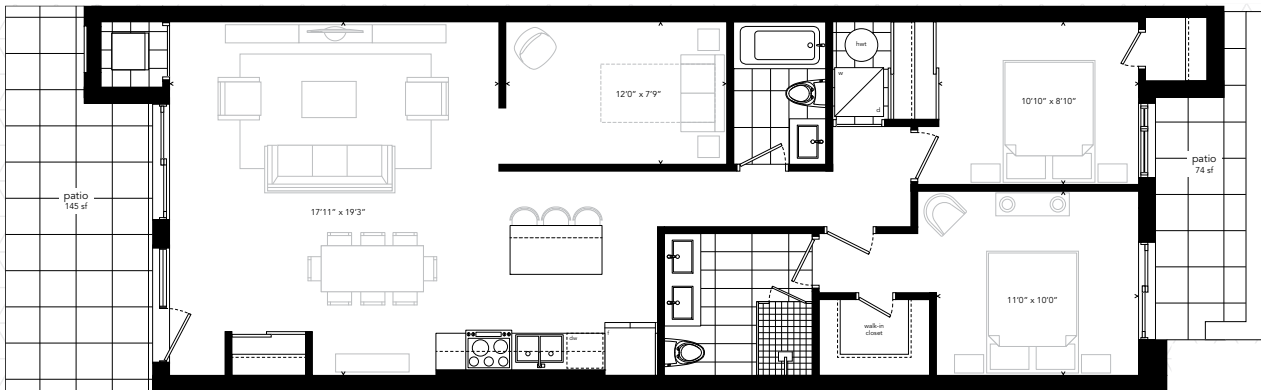
**D226**

1,349 SF



**B101**

1,164 SF



**B108**

1,241 SF



**B215**

1,002 SF



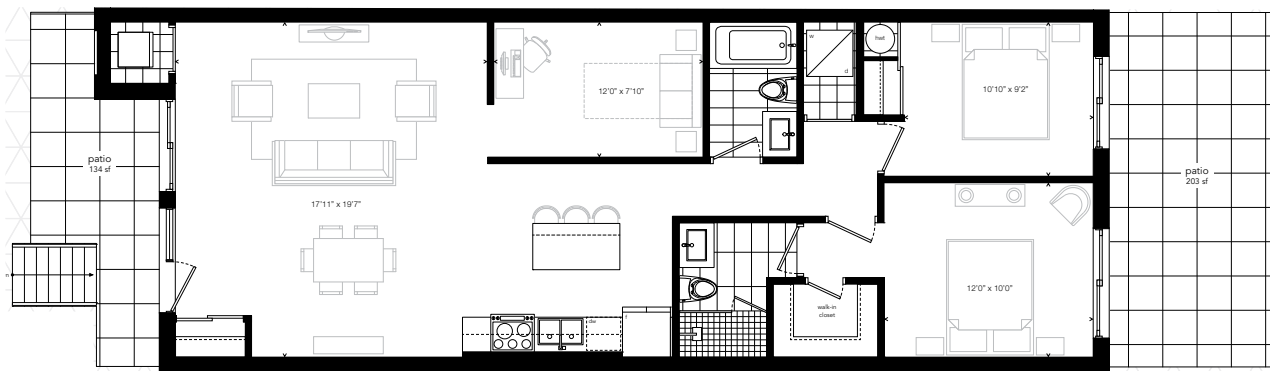
**B219**

1,368 SF



**C102 / C103 / C104 / C105 / C106 / C107**

1,125 - 1,128 SF



**C108**

1,378 SF



**D101 / D102 / D103 / D104 / D105 / D106 / D107 / D108**

1,125 - 1,155 SF



# Offering Process

## Exclusive Listing Agents

### Alexander Silver\*

Associate Vice President  
+1 905 334 9417  
alexander.silver@colliers.com

### Tut Ruach\*

Broker  
+1 647 798 0994  
tut.ruach@colliers.com

The Vendor has retained Colliers (the “Agent or Advisor”) on an exclusive basis to offer for sale the Property located at 618 Evans Avenue, Toronto, Ontario (the “Property”). The Vendor invites interested parties to submit an offer to purchase The Property via a purchasers letter of intent (the “LOI”) or Agreement of Purchase and Sale (the ‘APS’) to the Advisor.

## Data Room Material

A data room has been set up for this transaction and prospective purchasers are strongly encouraged to access this data room in order to make their offers as unconditional as possible.

Please sign and return a copy of the Confidentiality Agreement included in the button below.

[Confidentiality Agreement](#)

OR

Please print the CA, complete, sign and scan an email copy to the Advisor.

## Offering Guidelines

Offers will be presented to Vendors as they are submitted for Vendor consideration.

An offer should outline the terms for the purchase of the property and should include, at a minimum, the following information and items:

1. Purchase price;
2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;
3. Evidence of the Purchaser’s financial ability to complete the transaction;
4. Confirmation that the property will be purchased on an “as-is, where-is” basis;
5. Terms and conditions of closing including a schedule of timing and events to complete the transaction; and
6. An address, email address and fax number for the delivery of notices to the Purchaser.

The Vendor reserves the right to remove the Property from the market and to alter the offering process described above and timing thereof, at its sole discretion.

## Offers should be directed to:

### Alexander Silver

alexander.silver@colliers.com

### Tut Ruach

tut.ruach@colliers.com

## Review of Offers

Offers to purchase will be evaluated based upon the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.

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