HIGHLY VISIBLE CORNER PROPERTY FOR RENOVATION OR REDEVELOPMENT

1160 Dufferin Street, Toronto

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COMMERCIAL GROUP
APARTMENT GROUP
ROYAL LEPAGE COMMERCIAL

Contact Info:

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THE OFFERING

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K2 Commercial Group and Royal LePage Commercial are pleased to present 1160 Dufferin Street, Toronto. This well-maintained mixed-use property features a main floor commercial unit, with three residential units located at the rear and on the upper levels. The property is situated in the Junction–Wallace area, just a short walk from Dufferin Subway Station.

This versatile property offers the option to renovate, with an anticipated 8% leveraged return, or to pursue redevelopment under Toronto's Major Streets Initiative for a purpose-built multi-residential apartment project. Situated in a desirable, transit-oriented location, the area benefits from strong rental demographics. Ideal for investors and builders seeking value-add or redevelopment potential in a well-connected community.

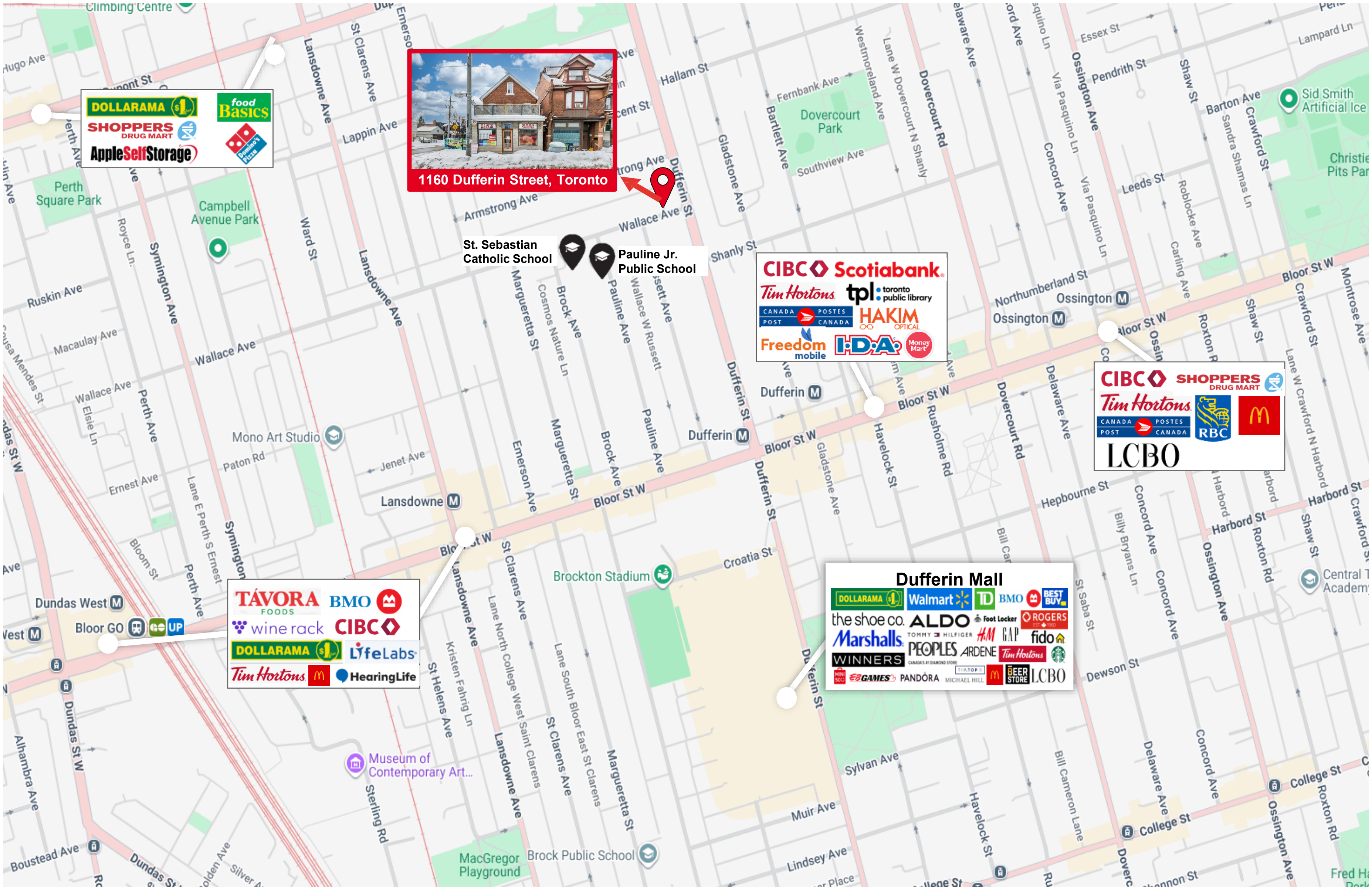
OFFERING PRICE:

$1,499,000.00

PROPERTY OVERVIEW

Location	Dufferin Street and Wallace Avenue
Municipal Address	1160 Dufferin Street Toronto, ON M6H 4B8
Legal Description	PT LT E PL 605 NORTH WEST ANNEX AS IN WH134880; CITY OF TORONTO
Site Area	2249 sq. ft. 22.08 ft x 106 ft.
Building Area	2390 sq. ft. plus 660 sq. ft basement
Zoning	R(d0.6*740)
Property	Mixed-use property with one commercial unit and three residential apartments

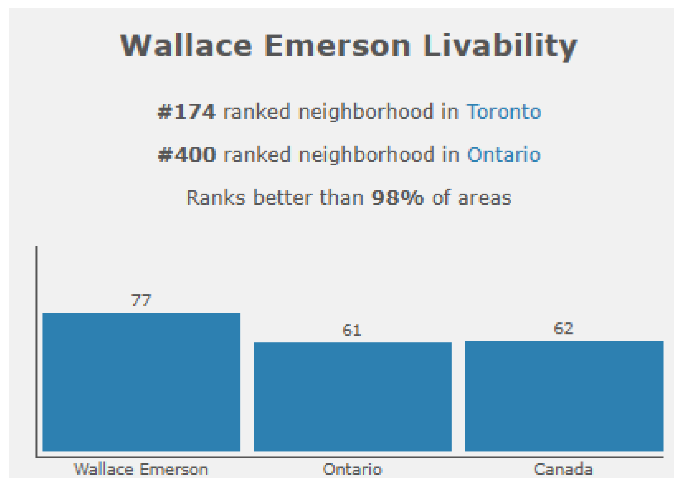
MAP LOCATION



Junction-Wallace

Located in the highly sought-after Junction and Wallace Emerson neighbourhoods of Toronto's west end, the area offers a strong blend of urban convenience, transit accessibility, and community-oriented living. The neighbourhood is known for its walkability, access to TTC subway and streetcar routes, and close proximity to High Park and downtown Toronto, providing efficient connections to major employment centers.

The Junction and Wallace Emerson continue to see steady reinvestment and growing renter demand, supported by a vibrant mix of local shops, restaurants, parks, schools, and community facilities. With well-established residential streets and ongoing neighbourhood growth, the area remains an attractive choice for both long-term residents and real estate investors.



Population
12,292

Median Age
36.1 Years

GALLERY – EXTERIOR IMAGES

GALLERY – MAIN FLOOR, UNIT 1

GALLERY – MAIN FLOOR, UNIT 2






GALLERY – SECOND FLOOR, UNIT 3

GALLERY – THIRD FLOOR, UNIT 3

GALLERY – LOWER LEVEL

PROPETY OVERVIEW

PROPERTY OVERVIEW

PROPERTY AND MARKET OVERVIEW

A versatile investment opportunity to acquire a highly visible corner property with significant upside through renovation or redevelopment. The property features a 425 sq. ft. commercial storefront unit, and three residential apartments (two 1-bedroom and one three-bedroom apartment units), offering approximately 2,390 sq. ft. of rentable space plus a basement. Positioned on a prominent corner lot with 22.08 ft. frontage along Dufferin Street, the property benefits from excellent exposure in a transit-oriented location surrounded by shops, restaurants, and schools.

Either take advantage of the existing 4-unit building and renovate for higher rental yields with an anticipated 8% leveraged return or look to Toronto's Major Street Initiative to pursue a purpose-built multi-residential development.

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PROPERTY OVERVIEW – POSITION & ACCESS

PROPERTY DESCRIPTION - LOCATION	
Site Position	Dufferin Street and Wallace Avenue
Public Transit	1-minute walk from the nearest TTC bus stop 6-minute walk from Dufferin Subway Station
Surrounding Property	The property is located in a predominantly residential area, with a small presence of mixed-use buildings with commercial units in the main level
SURROUNDING AMENITIES	
Schools	• 14 Public Schools • 10 Catholic Schools • 1 Private School
Parks and Recreation	• 4 Playgrounds • 1 Rink • 2 Tennis courts • 1 Basketball court • 1 Ball diamond • 3 Sports fields • 2 Splash pads • 1 Sport court • 1 Community garden

Walk Score 83

Very Walkable

Most errands can be accomplished on foot.

Transit Score 89

Excellent Transit

Transit is convenient for most trips.

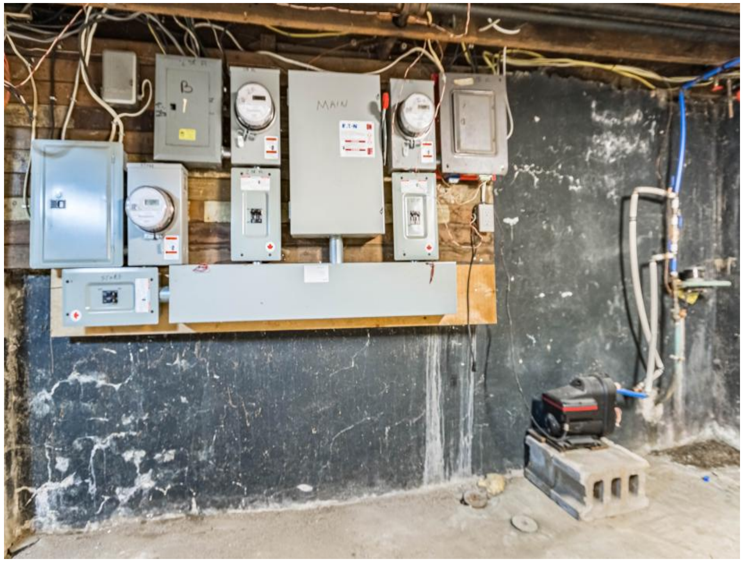
Bike Score 80

Very Bikeable

Biking is convenient for most trips.

PROPERTY OVERVIEW – BUILDING DESCRIPTION

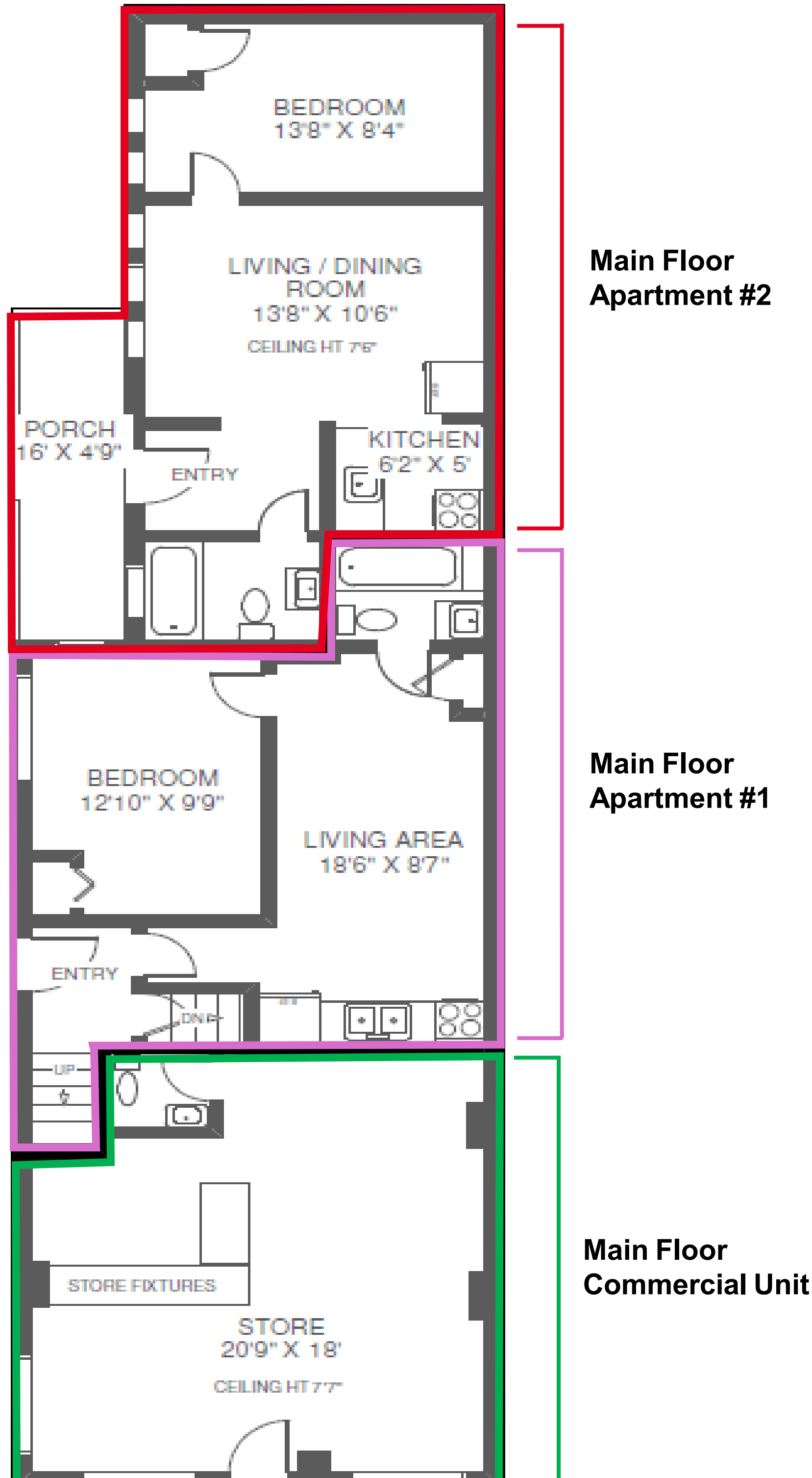
PROPERTY DESCRIPTION – BUILDING DETAILS	
Number of Units	1 commercial unit 3 residential units
Room Breakdown	1 – storefront retail unit 2 – one-bedroom apartments 1 – three-bedroom apartment
Zoning	R(d0.6*740)
Frontage	22.08 ft.
Depth	106 ft.
Lot Area	2249 sq. ft.
Building area	**Above grade:** 2390 sq. ft. **Below grade:** 660 sq. ft.
Parking	6 spaces Outside/surface parking
Year Built	1942



Mechanicals

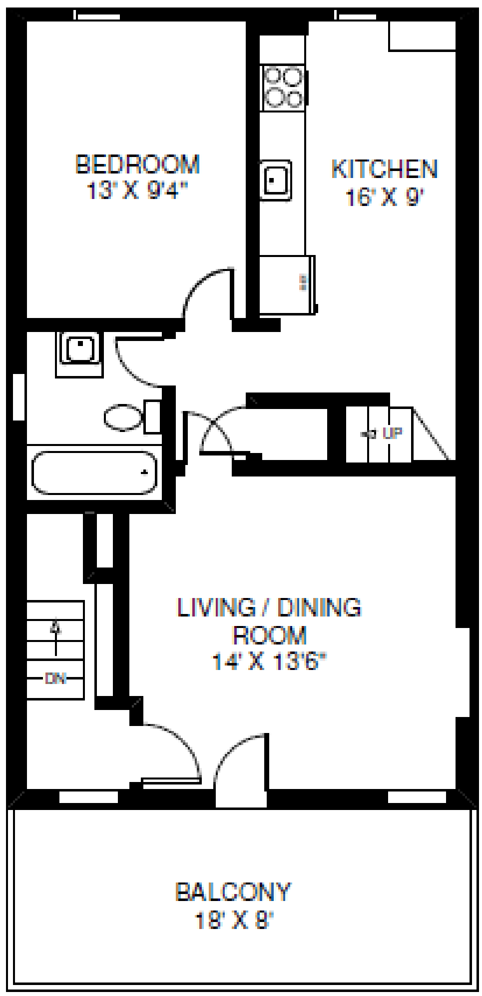
- 3 Hydro meters
- 200 AMP
- 600V power
- Radiant furnace
- Gas hot water tank

Main Floor – 1325 sq. ft.



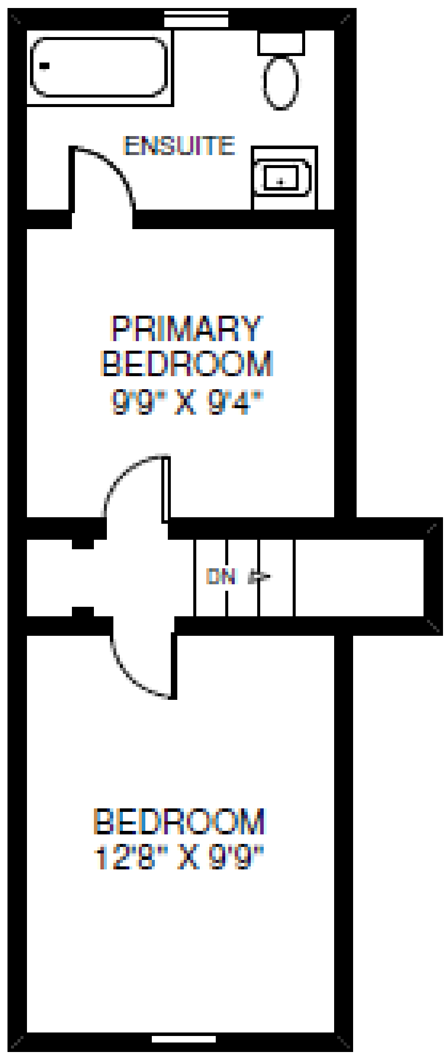
Second Floor – 700 sq. ft.

Apartment #3



Third Floor – 365 sq. ft.

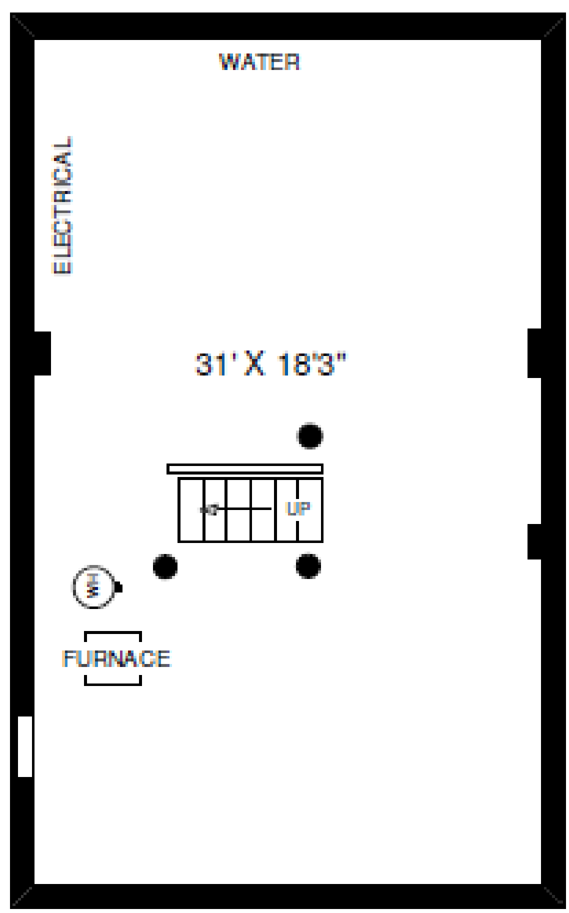
Apartment #3

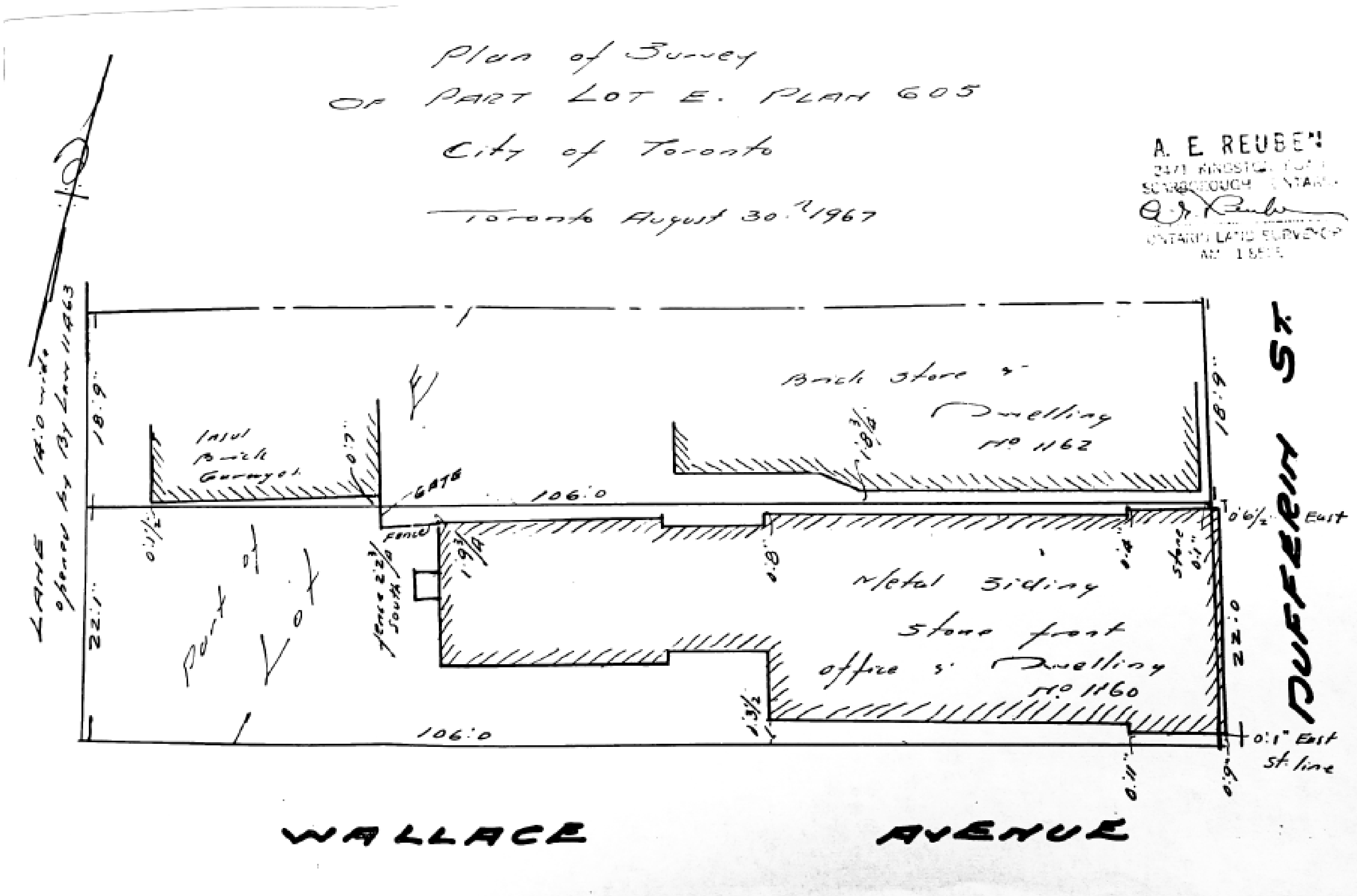


PROPERTY OVERVIEW – FLOORPLAN

Lower Floor – 660 sq. ft.

Unfinished basement




Plan of Survey
of Part Lot E. Plan 605
City of Toronto
Toronto August 30th 1967
A. E. REUBEN
ONTARIO LAND SURVEYOR
Brick Store & Dwelling
No 1162
Insul Brick Garage
GATE
106:0
Fence
Metal Siding
Stone front
office & Dwelling
No 1160
Part of Lot
LANE
106:0
DUFFERIN ST
WALLACE AVENUE

DEVELOPMENT OVERVIEW

DEVELOPMENT OVERVIEW

PROPOSED DEVELOPMENT	
Description	A purpose-built multi-residential apartment with eight units
Proposed buildable area	5,500 sq. ft

Zoning Information	
Zoning	R(d0.6*740)
Permitted Residential building types in R-zones	• Detached house • Semi-detached house • Duplex • Triplex • Fourplex; and • Apartment building

Concept Images for a three-storey apartment building

Major Streets Initiative

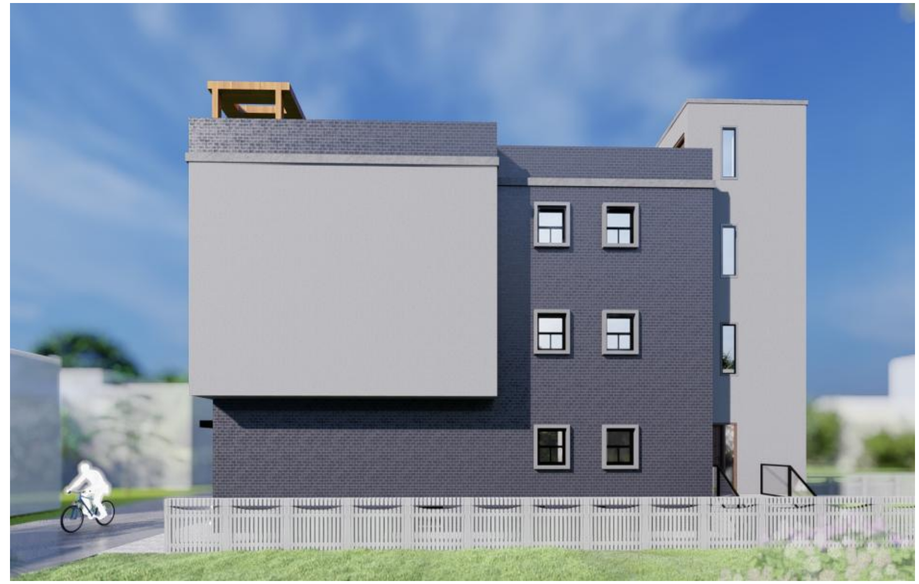
In 2024, Toronto City Council approved the Expanding Housing Options in Neighbourhoods Major Streets ("Major Streets") Official Plan amendment and Zoning By-law Amendment. This introduced new as-of-right permissions for intensification for properties located on Major Streets on Map 3 of the Official Plan. These permissions expanded the already approved permissions for such properties which included up-to 4-unit multiplexes and garden/laneway suites.

Official Plan – Map 3 – Major Streets

Major Streets established new built form performance standards for new townhouses and apartment buildings for eligible properties, which includes those on Dufferin Street. Broadly speaking, while both townhouses and apartments were permitted in the R-zone, old performance standards made them impractical to construct. The new zoning by-law explicitly permits apartments of up to 6-storeys/19m in height and 60 units, and townhouses can have up to 4-storeys/13m in height.

The appeal of the Major Streets OPA/ZBA has been resolved, and what Council approved in the zoning by-law is now in effect.

DEVELOPMENT CONCEPT IMAGES



FINANCIAL OVERVIEW
DEVELOPMENT PRO FORMA

DEVELOPMENT PRO FORMA

Stabilized Income Model

Assumption: Redevelopment into a purpose-built multi-residential building with 8 apartment units

1160 Dufferin Street

CASH IN FLOWS		YEAR 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue											
	Apartments (8)	$ 244,800.00	$ 249,696.00	$ 254,689.92	$ 259,783.72	$ 264,979.39	$ 270,278.98	$ 275,684.56	$ 281,198.25	$ 286,822.22	$ 292,558.66
	Parking /Storage	$ 4,500.00	$ 4,590.00	$ 4,681.80	$ 4,775.44	$ 4,870.94	$ 4,968.36	$ 5,067.73	$ 5,169.09	$ 5,272.47	$ 5,377.92
	Laundry	$ 6,000.00	$ 6,120.00	$ 6,242.40	$ 6,367.25	$ 6,494.59	$ 6,624.48	$ 6,756.97	$ 6,892.11	$ 7,029.96	$ 7,170.56
Total Inflows		$ 244,800.00	$ 249,696.00	$ 254,689.92	$ 259,783.72	$ 264,979.39	$ 270,278.98	$ 275,684.56	$ 281,198.25	$ 286,822.22	$ 292,558.66
CASH OUTFLOWS											
Expenses	Property Taxes	$ 14,000.00	$ 14,280.00	$ 14,565.60	$ 14,856.91	$ 15,154.05	$ 15,457.13	$ 15,766.27	$ 16,081.60	$ 16,403.23	$ 16,731.30
	Hydro --common	$ 1,500.00	$ 1,530.00	$ 1,560.60	$ 1,591.81	$ 1,623.65	$ 1,656.12	$ 1,689.24	$ 1,723.03	$ 1,757.49	$ 1,792.64
	Water/Garbage	$ 5,500.00	$ 5,610.00	$ 5,722.20	$ 5,836.64	$ 5,953.38	$ 6,072.44	$ 6,193.89	$ 6,317.77	$ 6,444.13	$ 6,573.01
	Insurance	$ 5,000.00	$ 5,100.00	$ 5,202.00	$ 5,306.04	$ 5,412.16	$ 5,520.40	$ 5,630.81	$ 5,743.43	$ 5,858.30	$ 5,975.46
	Maintenance	$ 3,500.00	$ 3,570.00	$ 3,641.40	$ 3,714.23	$ 3,788.51	$ 3,864.28	$ 3,941.57	$ 4,020.40	$ 4,100.81	$ 4,182.82
	Management	$ 5,000.00	$ 5,100.00	$ 5,202.00	$ 5,306.04	$ 5,412.16	$ 5,520.40	$ 5,630.81	$ 5,743.43	$ 5,858.30	$ 5,975.46
Total Outflows		$ 34,500.00	$ 35,190.00	$ 35,893.80	$ 36,611.68	$ 37,343.91	$ 38,090.79	$ 38,852.60	$ 39,629.66	$ 40,422.25	$ 41,230.69
NET CASH FLOWS		$ 210,300.00	$ 214,506.00	$ 218,796.12	$ 223,172.04	$ 227,635.48	$ 232,188.19	$ 236,831.96	$ 241,568.60	$ 246,399.97	$ 251,327.97

Avg Cash Flow
10 years **$230,272.63**

		Total Investment
CAP RATE ANALYSIS	4.00%	$5,756,815.82
	4.25%	$5,418,179.59
	4.50%	$5,117,169.61
	4.75%	$4,847,844.90

Wealth Analysis - Stabilized

Assumption: Redevelopment into a purpose-built multi-residential building with 8 apartment units

1160 Dufferin Street	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Purchase Price	$5,700,000.00										
Downpayment	$1,710,000.00										
Net Cash Flow	**$210,300.00**	**$214,506.00**	**$218,796.12**	**$223,172.04**	**$227,635.48**	**$232,188.19**	**$236,831.96**	**$241,568.60**	**$246,399.97**	**$251,327.97**	$2,302,726.33
Yearly Principal recapture	$34,028.25	$35,502.96	$37,041.57	$38,646.87	$40,321.74	$42,069.19	$43,892.37	$45,794.57	$47,779.20	$49,849.84	$414,926.54
Yearly Principal Interest	$147,971.72	$146,491.79	$144,947.72	$143,336.74	$141,655.94	$139,902.30	$138,072.66	$136,163.73	$134,172.07	$132,094.09	$1,404,808.76
Net Income B4 Debt	$210,300.00	$214,506.00	$218,796.12	$223,172.04	$227,635.48	$232,188.19	$236,831.96	$241,568.60	$246,399.97	$251,327.97	$2,302,726.33
Net Benefit After Interest Including Principal	$62,328.28	$68,014.21	$73,848.40	$79,835.30	$85,979.54	$92,285.89	$98,759.30	$105,404.87	$112,227.90	$119,233.87	$897,917.56
Net Operating Income	$28,300.03	$32,511.26	$36,806.82	$41,188.43	$45,657.81	$50,216.70	$54,866.92	$59,610.30	$64,448.70	$69,384.03	$482,991.02
Assumed Market Value	$5,700,000.00	$5,985,000.00	$6,284,250.00	$6,598,462.50	$6,928,385.63	$7,274,804.91	$7,638,545.15	$8,020,472.41	$8,421,496.03	$8,842,570.83	
Net Benefit Including Principal Recapture and Estimated Appreciation (5%)	$347,328.28	$367,264.21	$388,060.90	$409,758.43	$432,398.82	$456,026.14	$480,686.55	$506,428.49	$533,302.70	$561,362.42	$4,482,616.94
Leveraged ROI	**3.64%**	**3.98%**	**4.32%**	**4.67%**	**5.03%**	**5.40%**	**5.78%**	**6.16%**	**6.56%**	**6.97%**	
Average Leveraged Rate of Return	**5.25%**										
Leveraged ROI plus appreciation	20.31%	21.48%	22.69%	23.96%	25.29%	26.67%	28.11%	29.62%	31.19%	32.83%	

Build Pro Forma

Assumption: Redevelopment into a purpose-built multi-residential building with 8 apartment units

PROJECT SUMMARY				
		SQFT		
1 Site Area		2,250.00		
2 Proposed Buildable Area		5,500.00		
PRO FORMA PROJECT EXIT PRICE				
				$ 5,700,000.00
PRO FORMA PROJECT BUDGET				
Land				
	Assumed sales price			$ 1,600,000.00
	Land Transfer Tax			$ 52,950.00
TOTAL				**$ 1,652,950.00**
Construction Budget			PER SQ FT GFA	
	Construction		350	1,925,000.00
	Soft Costs		86	192,500.00
	Legal		2	10,000.00
	Marketing			
	Operating costs			
	Finance		82	449,437.50
	Contingency		35	192,500.00
	Development Charges		30	167,500.00
	Total		**$ 585**	**2,936,937.50**
TOTAL				**$ 4,589,887.50**
PROJECTED PROFIT				**$ 1,110,112.50**
Profit margin				**24.19%**

FINANCIAL OVERVIEW
RENOVATION PRO FORMA

RENOVATION PRO FORMA

Income Model

Assumption: Renovating the existing 4-unit building

1160 Dufferin Street

CASH IN FLOWS		YEAR 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue											
	Commercial Unit	$ 24,000.00	$ 24,480.00	$ 24,969.60	$ 25,468.99	$ 25,978.37	$ 26,497.94	$ 27,027.90	$ 27,568.46	$ 28,119.83	$ 28,682.22
	Apt 1-Main	$ 26,400.00	$ 26,928.00	$ 27,466.56	$ 28,015.89	$ 28,576.21	$ 29,147.73	$ 29,730.69	$ 30,325.30	$ 30,931.81	$ 31,550.44
	Apt 2-Rear	$ 26,400.00	$ 26,928.00	$ 27,466.56	$ 28,015.89	$ 28,576.21	$ 29,147.73	$ 29,730.69	$ 30,325.30	$ 30,931.81	$ 31,550.44
	Apt 3-2nd Floor	$ 36,000.00	$ 36,720.00	$ 37,454.40	$ 38,203.49	$ 38,967.56	$ 39,746.91	$ 40,541.85	$ 41,352.68	$ 42,179.74	$ 43,023.33
	Laundry	$ 2,400.00	$ 2,448.00	$ 2,496.96	$ 2,546.90	$ 2,597.84	$ 2,649.79	$ 2,702.79	$ 2,756.85	$ 2,811.98	$ 2,868.22
	Parking	$ 3,600.00	$ 3,672.00	$ 3,745.44	$ 3,820.35	$ 3,896.76	$ 3,974.69	$ 4,054.18	$ 4,135.27	$ 4,217.97	$ 4,302.33
Total Net Revenue		**$ 118,800.00**	**$ 121,176.00**	**$ 123,599.52**	**$ 126,071.51**	**$ 128,592.94**	**$ 131,164.80**	**$ 133,788.10**	**$ 136,463.86**	**$ 139,193.13**	**$ 141,977.00**
Total Inflows		**$ 118,800.00**	**$ 121,176.00**	**$ 123,599.52**	**$ 126,071.51**	**$ 128,592.94**	**$ 131,164.80**	**$ 133,788.10**	**$ 136,463.86**	**$ 139,193.13**	**$ 141,977.00**
CASH OUTFLOWS											
Expenses	Property Taxes	$ 8,295.00	$ 8,460.90	$ 8,630.12	$ 8,802.72	$ 8,978.77	$ 9,158.35	$ 9,341.52	$ 9,528.35	$ 9,718.91	$ 9,913.29
	Enbridge Gas	$ 2,500.00	$ 2,550.00	$ 2,601.00	$ 2,653.02	$ 2,706.08	$ 2,760.20	$ 2,815.41	$ 2,871.71	$ 2,929.15	$ 2,987.73
	Hydro	$ 2,500.00	$ 2,550.00	$ 2,601.00	$ 2,653.02	$ 2,706.08	$ 2,760.20	$ 2,815.41	$ 2,871.71	$ 2,929.15	$ 2,987.73
	Water	$ 1,500.00	$ 1,530.00	$ 1,560.60	$ 1,591.81	$ 1,623.65	$ 1,656.12	$ 1,689.24	$ 1,723.03	$ 1,757.49	$ 1,792.64
	Insurance/prof fees	$ 3,500.00	$ 3,570.00	$ 3,641.40	$ 3,714.23	$ 3,788.51	$ 3,864.28	$ 3,941.57	$ 4,020.40	$ 4,100.81	$ 4,182.82
	Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Maintenance		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Renovation Cost	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00	$ 30,000.00
	Cable		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Vacancy Rate		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Management Fee		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Outflows		**$ 48,295.00**	**$ 48,660.90**	**$ 49,034.12**	**$ 49,414.80**	**$ 49,803.10**	**$ 50,199.16**	**$ 50,603.14**	**$ 51,015.20**	**$ 51,435.51**	**$ 51,864.22**
NET CASH FLOWS		**$ 70,505.00**	**$ 72,515.10**	**$ 74,565.40**	**$ 76,656.71**	**$ 78,789.84**	**$ 80,965.64**	**$ 83,184.95**	**$ 85,448.65**	**$ 87,757.63**	**$ 90,112.78**
NPV										**Avg Cash Flow 10 years**	**$ 80,050.17**
CAP RATE ANALYSIS											
	4.50%	$ 1,778,892.69									
	5.00%	$ 1,601,003.42									

Wealth Analysis

Assumption: Renovating the existing 4-unit building

1160 Dufferin Street	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Purchase Price	**$ 1,600,000.00**										
Downpayment	**$ 480,000.00**										
Net Cash Flow	**$ 70,505.00**	**$ 72,515.10**	**$ 74,565.40**	**$ 76,656.71**	**$ 78,789.84**	**$ 80,965.64**	**$ 83,184.95**	**$ 85,448.65**	**$ 87,757.63**	**$ 90,112.78**	$ 800,501.71
Yearly Principal recapture	$ 19,723.61	$ 20,527.18	$ 21,363.49	$ 22,233.87	$ 23,139.71	$ 24,082.46	$ 25,063.61	$ 26,084.75	$ 27,147.48	$ 28,253.51	$ 237,619.66
Yearly Principal Interest	$ 44,375.26	$ 43,569.01	$ 42,729.92	$ 41,856.63	$ 40,947.77	$ 40,001.88	$ 39,017.46	$ 37,992.92	$ 36,926.65	$ 35,816.93	$ 403,234.43
Net Income B4 Debt	$ 70,505.00	$ 72,515.10	$ 74,565.40	$ 76,656.71	$ 78,789.84	$ 80,965.64	$ 83,184.95	$ 85,448.65	$ 87,757.63	$ 90,112.78	$ 800,501.71
Net Benefit After Interest Including Principal Recapture	$ 26,129.74	$ 28,946.09	$ 31,835.49	$ 34,800.08	$ 37,842.07	$ 40,963.76	$ 44,167.50	$ 47,455.73	$ 50,830.98	$ 54,295.85	$ 397,267.27
Net Operating Income	$ 6,406.13	$ 8,418.91	$ 10,472.00	$ 12,566.21	$ 14,702.36	$ 16,881.30	$ 19,103.88	$ 21,370.99	$ 23,683.50	$ 26,042.34	$ 159,647.62
Net Benefit Including Principal Recapture and Estimated Appreciation (5%)	$ 106,129.74	$ 112,946.09	$ 120,035.49	$ 127,117.58	$ 134,617.52	$ 142,559.95	$ 150,970.99	$ 159,878.27	$ 169,311.09	$ 179,300.45	$ 1,402,867.15
Leveraged ROI	**5.44%**	**6.03%**	**6.63%**	**7.25%**	**7.88%**	**8.53%**	**9.20%**	**9.89%**	**10.59%**	**11.31%**	
Average Leveraged Rate of Return	**8.28%**										
Leveraged ROI plus appreciation	22.11%	23.53%	25.01%	26.48%	28.05%	29.70%	31.45%	33.31%	35.27%	37.35%	

This represents the estimated return on your initial investment of 30% down, it is a combination of positive cash flow PLUS principal recapture

OFFERING PROCESS

MARKETING DISPOSITION STRATEGY

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to:

Royal LePage Real Estate Services

Ian Wilson, MBA

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

iwilson@royallepage.ca

SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase price
- Indication of the conditions, due diligence and closing timelines
- The name of the beneficial owners

The seller reserves the right to remove the offering from the market and to alter the offering process, as described above, at it's sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.

MARKETING DISPOSITION STRATEGY

ADVISOR REPRESENTATION

The Advisor is acting solely as the agent for the Seller. All enquiries should be directed to one of the individuals identified below at Royal LePage Real Estate Services, as Advisor for the Seller:

Ian Wilson, MBA

Managing Director
K2 Commercial Group

iwilson@royallepage.ca

O: 416.236.1871
C: 416.458.8498

Christopher Chandler, LLB

Sales Representative
K2 Commercial Group

christopher.chandler@royallepage.ca

O: 416.236.1871
C: 416.475.5469

INTERESTED PARTIES MUST OBTAIN CONSENT FROM THE ADVISOR BEFORE WALKING THE PROPERTY. FURTHER, INTERESTED PARTIES MUST NOT APPROACH ANY OF THE TENANTS.

Ian Wilson, MBA
Managing Director
K2 Commercial Group
iwilson@royallepage.ca
(416)-458-8498

K2 COMMERCIAL GROUP
K2 APARTMENT GROUP
ROYAL LEPAGE COMMERCIAL

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