

THE ESSEX HOUSE

FOR SALE

6 Milepost Place, Toronto | ON

List Price: \$23,500,000

An 82-suite apartment building situated on a 1.23-acre site in Toronto's highly desirable Thorncliffe Park / Leaside neighbourhood





Executive Summary

Essex House is a well-maintained, 82-suite apartment building situated on a 1.23-acre site in Toronto's highly desirable Thorncliffe Park / Leaside neighbourhood. The Property offers a rare combination of established in-place income, meaningful rental growth potential, extensive recent capital investment, and a highly livable setting backing directly onto lush forest and green space. It represents a transit-oriented Toronto value-add apartment investment with substantial embedded rental growth, minimal near-term capital requirements, and long-term redevelopment potential.

With an estimated Year 1 NOI of \$922,473 and approximately 57% upside potential, Essex House provides investors with a compelling opportunity to acquire a scalable Toronto multifamily asset with multiple avenues for income enhancement. The Property's suite mix is well-positioned for broad tenant demand, including 46 one-bedroom units, 35 two-bedroom units, and one three-

bedroom unit, while ancillary income is generated through on-site laundry facilities, underground and surface parking, and storage lockers and units. Ownership has completed significant capital improvements over the past decade, including elevator modernization, heating boiler replacement, balcony railing upgrades, hallway lighting improvements, and a full roof replacement completed in 2026. These investments help position Essex House as a durable, well-maintained rental asset with reduced near-term capital requirements.

The Property is further supported by excellent access to retail, schools, community services, parks, and future rapid transit infrastructure. Located approximately 600 metres from the future Thorncliffe Park Ontario Line station, Essex House is expected to benefit from a significant long-term transit and employment catalyst while continuing to offer residents immediate access to Toronto's extensive ravine, park, and trail network.

Property Overview

Address 6 Milepost Place, East York, Toronto

Property Name Essex House

Suite Area 1.23 acres

Suites 82

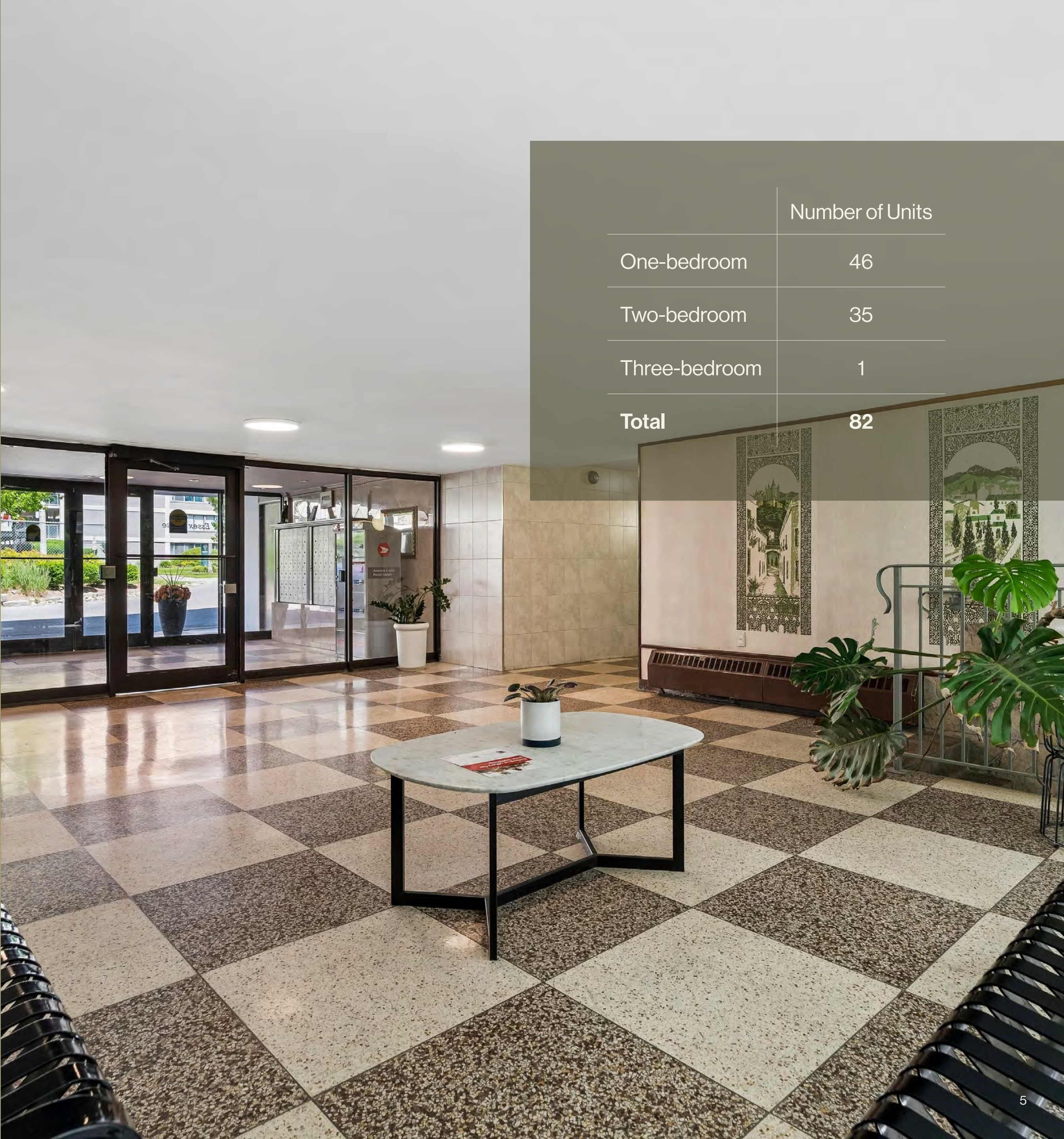
Suite Mix
46 one-bedroom
35 two-bedroom
1 three-bedroom

Year 1 NOI \$922,473

Parking
41 underground spaces
44 surface spaces

Legal Description PCL 5-1 SEC M796; LT 5 PL M796 EAST YORK; TORONTO, CITY OF TORONTO

	Number of Units
One-bedroom	46
Two-bedroom	35
Three-bedroom	1
Total	82



Investment Highlights



ATTRACTIVE SCALE WITH OPERATIONAL EFFICIENCY

- 82-suite multifamily asset offering meaningful economies of scale.
- Well-balanced suite mix comprising 46 one-bedroom units, 35 two-bedroom units, and one three-bedroom unit.
- Multiple ancillary revenue sources, including two on-site laundry rooms, underground and surface parking, and storage lockers/units throughout the building.



EXCEPTIONAL PARKING OFFERING

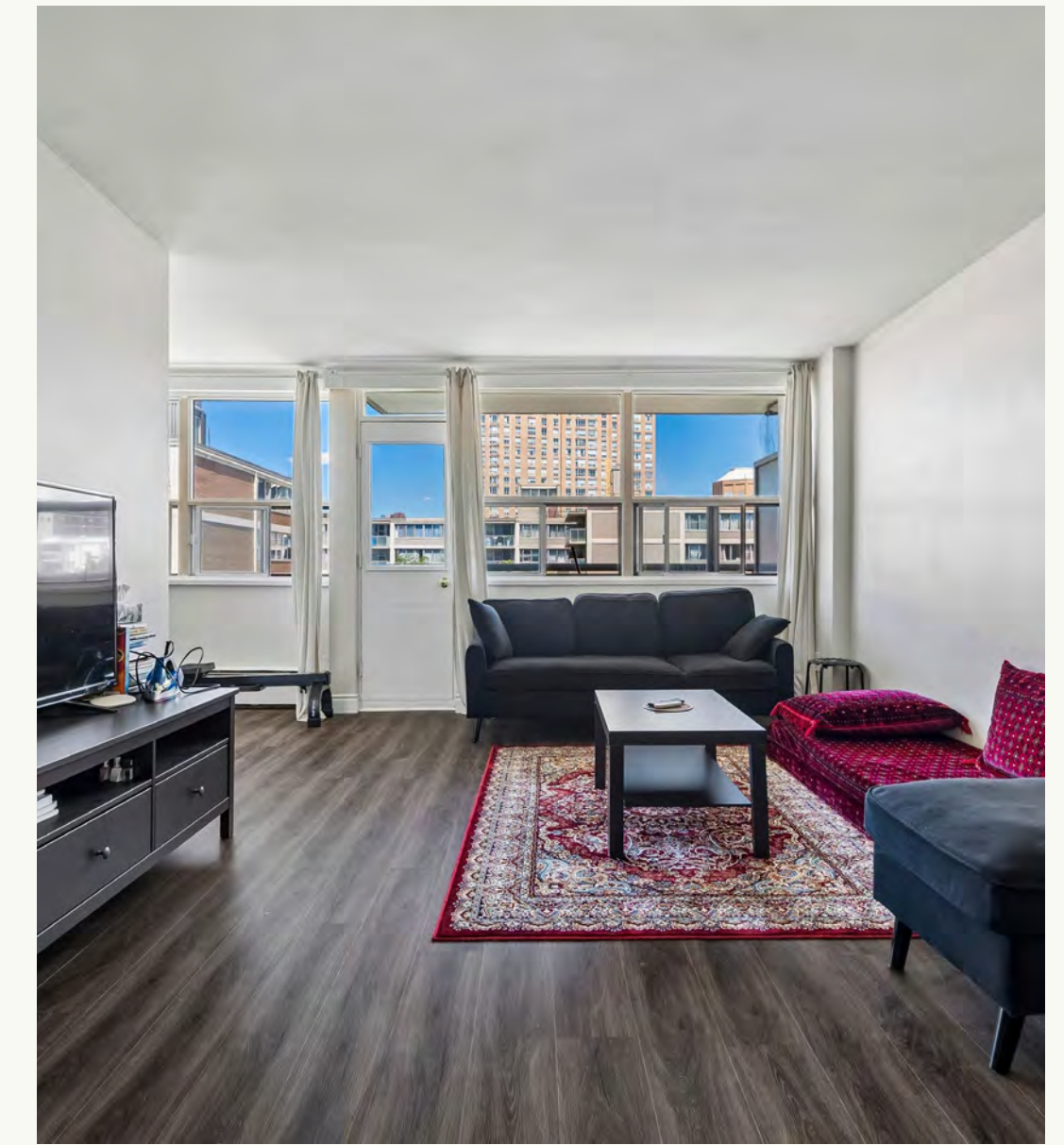
- Bright, well-functioning underground garage with 41 parking spaces and a heated driveway.
- An additional 44 spacious surface parking spaces.
- Newly installed asphalt across the surface parking area.



EXTENSIVELY IMPROVED BUILDING

The Property has benefited from substantial capital investment over the past decade, including elevator modernization, heating boiler replacement, new balcony railing systems, and upgraded hallway lighting. Most recently, ownership completed a comprehensive roof replacement in 2026, including:

- Soprema modified bitumen roofing system with insulation upgraded to R-20.
- New modified bitumen membranes on balconies and entrance canopies.
- New metal flashings at all perimeters, walls, and curbs.



SIGNIFICANT RENTAL GROWTH OPPORTUNITY

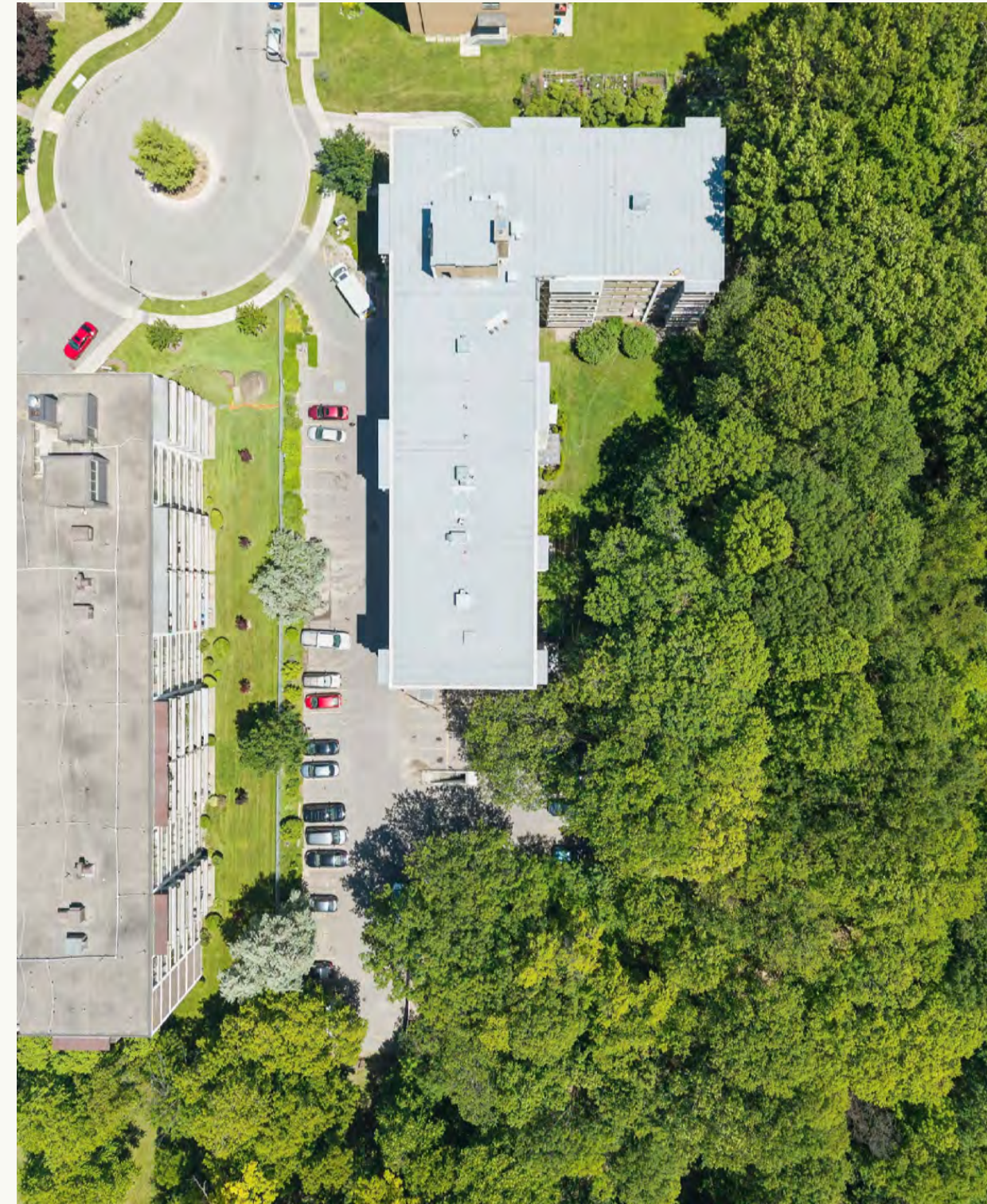
- Approximately 57% upside potential, providing investors with a compelling opportunity to grow income over time.
- Strong family-oriented suite mix with broad tenant appeal in a supply-constrained Toronto rental market.
- Additional opportunity to enhance income through continued optimization of parking, storage, and laundry revenue.

Investment Highlights



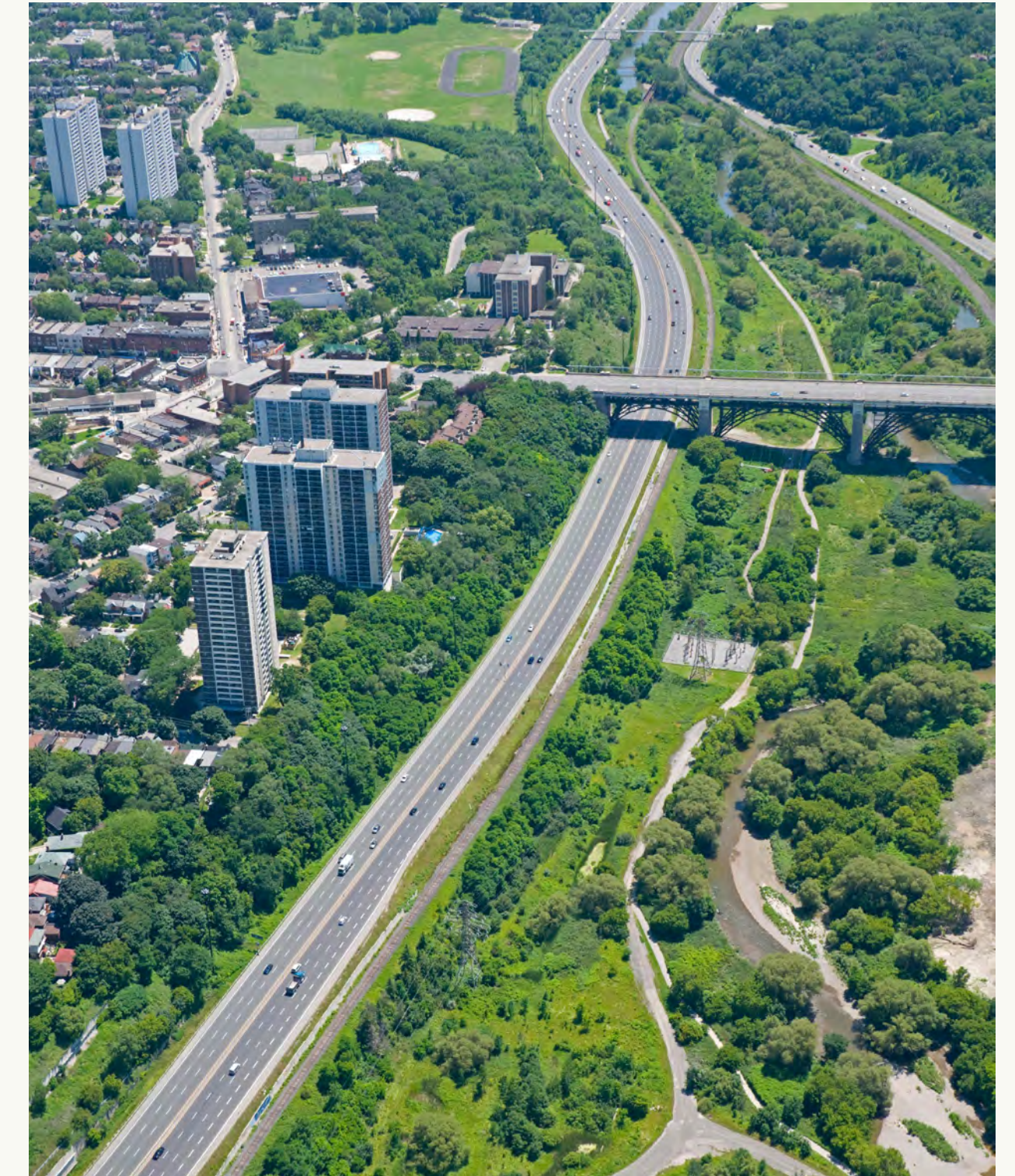
LONG-TERM TRANSIT AND EMPLOYMENT CATALYSTS

- The future Ontario Line connection is expected to be a value driver for the neighbourhood.
- Future Thorncliffe Park Station is anticipated to be located approximately 600 metres from Essex House, providing convenient access to the planned 15.6-kilometre line connecting Exhibition Place and Don Mills Road.
- The planned Ontario Line Operations, Maintenance and Storage Facility in Thorncliffe Park is expected to bring more than 300 permanent jobs to the area.



PARK-LIKE TORONTO SETTING

- Situated on a 1.23-acre site backing directly onto lush forest and green space.
- Immediate access to the Taylor Creek Park valley and trail network, as well as Sunnybrook Park and Serena Gundy Park.
- A rare combination of urban convenience and surrounding natural amenities.



CONNECTED EAST YORK LOCATION

- Convenient walking-distance access to the East York Town Centre, Thorncliffe Park Community Hub, Thorncliffe Park Public School, and Toronto Public Library.
- Close to a broad range of daily-needs retail, grocery, restaurant, and service amenities, including Costco Wholesale, Tim Hortons, and numerous local businesses.

Gallery



About the Area



2025 Total Population	1,801,239
2030 Projected Total Population	1,807,157
Average Household Income	\$168,637.77
Median Age	38
Workforce Population	1,079,154
Employment Rate	92.3%

Data is estimated within a 10km radius of 6 Milepost Place
Source: Colliers | Hydra 2026

A NEIGHBOURHOOD WITH TIMELESS APPEAL

The Essex House is situated within one of Midtown Toronto’s most established residential enclaves, offering a rare blend of urban convenience and neighbourhood tranquillity. Mature trees, quiet winding streets, and a strong community character define this pocket of the city, creating a setting that feels both connected and comfortably removed from the pace of downtown. With quick access to the Don Valley Parkway, Bayview Avenue, and major east-west corridors, residents benefit from exceptional connectivity across Toronto.

Everyday convenience is a hallmark of the area, with grocery stores, cafés, boutique retail, and essential services only minutes

away. Nearby destinations such as Leaside, Danforth Village, and Yonge & Eglinton provide vibrant shopping and dining options, while the surrounding ravine system and Don Valley trail network offer expansive opportunities for walking, cycling, and outdoor recreation. This seamless blend of nature and urban amenities adds balance and livability to the neighbourhood.

Families and long-term residents value the area for its established community feel, reputable schools, and access to recreation centres and sports facilities. Whether commuting downtown, enjoying nearby parks, or exploring local amenities, residents experience a lifestyle that is both practical and elevated. With its combination of accessibility, natural beauty, and enduring residential charm, The Essex House stands at the heart of a neighbourhood known for exceptional quality of life.

Amenity Map



9+ Health & Medical Facilities



5+ Grocery Stores



6+ Banks



10+ Service Providers



26+ Restaurants & Cafes



6+ Education Facilities



Toronto Overview

A CITY OF CULTURE, CONNECTION & OPPORTUNITY

Toronto is a dynamic and culturally rich metropolis known for its diverse neighbourhoods, vibrant arts scene, and world-class amenities.

Situated along the shores of Lake Ontario, the city seamlessly blends urban sophistication with expansive natural spaces, offering residents an exceptional quality of life. Toronto's downtown core serves as a thriving hub for business, entertainment, and global cuisine, while its extensive network of parks, waterfront trails, and outdoor attractions provides ample opportunities for recreation and leisure.

Renowned for its multicultural communities, the city celebrates a wide range of festivals, cultural events, and culinary experiences throughout the year. With efficient transit options, iconic landmarks, and an atmosphere that is both welcoming and forward-thinking, Toronto stands as one of Canada's premier destinations for living, working and exploring.

ARTS + ENTERTAINMENT

- Art Gallery of Ontario
- Distillery District Galleries
- The Theatre Centre
- Arts & Letters Club
- Yonge Centre for the Performing Arts

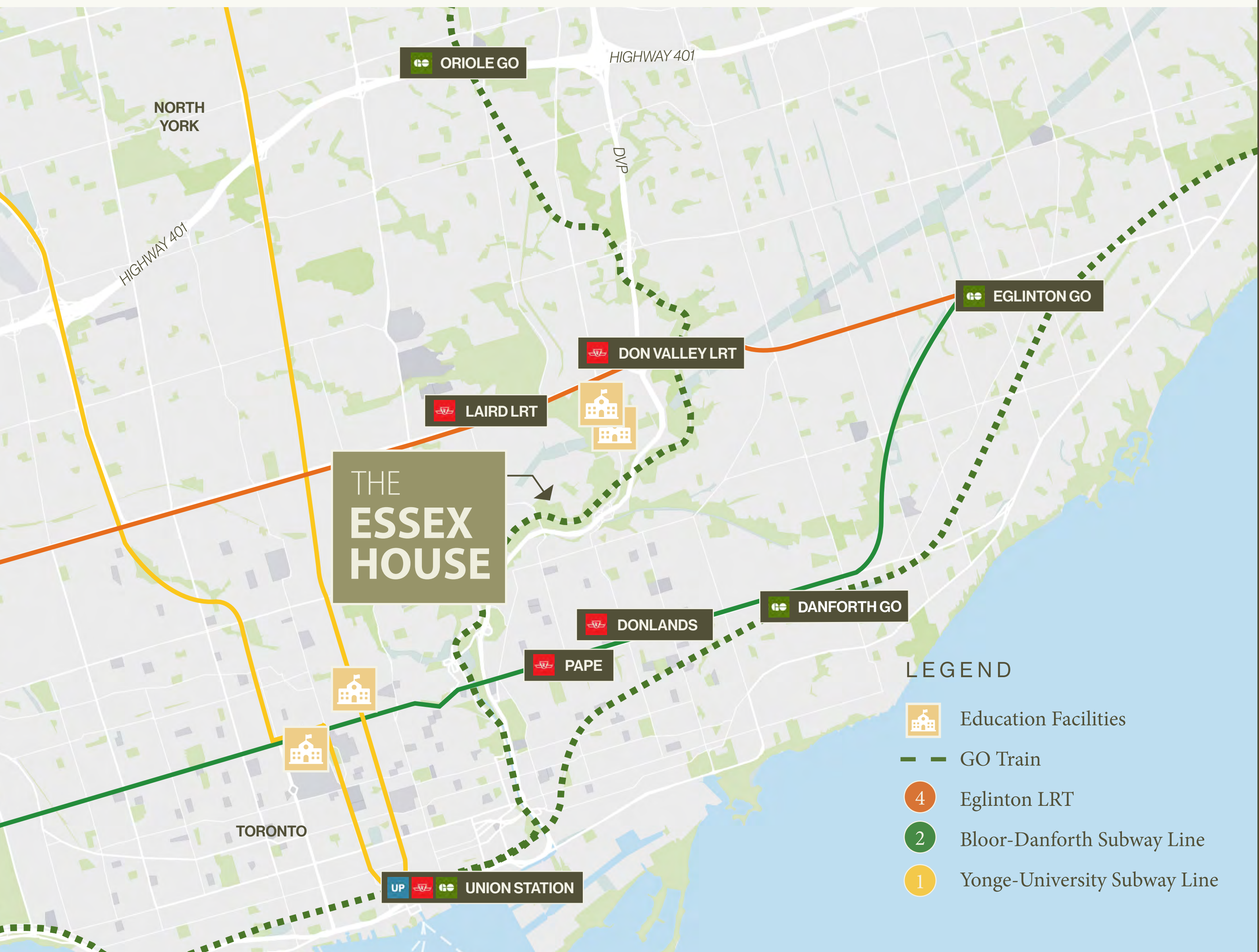
OUTDOORS

- Marilyn Bell Park
- Spencer Cowan Park
- Dufferin – King Parkette
- Lakeshore Boulevard Parklands
- Martin Goodman Trail

FESTIVALS + EVENTS

- Toronto Jazz Festival
- Cavalcade of Lights
- Caribbean Carnival
- Toronto Comic Arts Festival
- Luminato Festival
- Toronto Fringe Festival
- Toronto International Film Festival and more!

Transit Map



EDUCATION

Colleges & Universities

Don Mills Career College	5 min drive	2 km
Metro College of Technology	6 min drive	2.5 km
Oxford College	18 min drive	10.5 km
University of Toronto	22 min drive	13 km

TRANSPORTATION

Bus Stop

162 Lawrence–Donway	2 min walk	200m
54 Lawrence East	3 min walk	250m
25 Don Mills	8 min walk	600m
56 Leaside	9 min walk	650m

Subway (TTC)

Laird LRT Station	7 min drive	2.8 km
Don Valley LRT Station	6 min drive	3 km
Donlands Station	9 min drive	3.5 km
Pape Station	8 min drive	3.5 km

Commuter Rail

Oriole GO	7 min drive	3.5 km
Eglinton GO	15 min drive	9 km
Danforth GO	18 min drive	10 km
Union Station	22 min drive	14 km

Airports

Billy Bishop Toronto City Airport	22 min drive	14.8 km
Toronto Pearson International Airport	33 min drive	34.7 km

Highways

DVP	4 min drive	2 km
401	10 min drive	7 km
404	12 min drive	8 km
407 ETR	13 min drive	12km
400	18 min drive	15km

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