

3 Bater Avenue, Toronto, ON



Executive Summary

Colliers International is pleased to present 3 Bater Avenue ("The Property"), a rare multifamily investment opportunity in the heart of East York, one of Toronto's most established and highly sought-after residential neighbourhoods. Ideally situated just off Broadview Avenue and Pottery Road, the Property offers excellent connectivity to Downtown Toronto via the Don Valley Parkway, TTC bus service along Broadview Avenue, and Line 2 subway access at Broadview Station.

Positioned moments from the Danforth and the Don Valley ravine system, residents benefit from immediate access to an extensive network of parks, trails, cafés, restaurants, and everyday amenities. The surrounding neighbourhood combines established residential charm with strong long-term growth fundamentals, further enhanced by proximity to destinations including Evergreen Brick Works, Riverdale Park, and Toronto's vibrant east-end retail corridors.

The Property comprises a well-maintained 6-plex consisting of five spacious one-bedroom suites and one bachelor suite situated on a 33.37 ft x 100.17 ft lot with 4 on-site parking spaces. The building has been carefully maintained and presents investors with significant value-add potential through future rental growth and suite repositioning opportunities. With stable in-place income, strong rental demand, and an irreplaceable infill location, 3 Bater Avenue represents an exceptional opportunity to acquire a high-quality multifamily asset with long-term appreciation potential in one of Toronto's most desirable rental markets.

Investment Highlights



Turnkey Multi-Residential Asset

Well-maintained low-rise apartment building with minimal immediate capital needs, offering stable in-place income, embedded rental upside, and strong long-term appreciation potential in a highly sought-after rental corridor.



Efficient Urban Suite Mix – 6 Units

Composed of five one-bedroom suites and one bachelor suite, the Property offers practical, well-configured layouts that cater to consistent rental demand in a strong East York location.



Prime East York Location

Positioned just off Broadview Avenue in a highly connected East York pocket, the Property provides excellent access to TTC transit including Broadview Station (Line 2) and nearby surface routes. The surrounding area features a strong mix of urban amenities, green space, and established residential character, with the Danforth, Don Valley ravine system, and Downtown Toronto all within close reach.



On-Site Parking

The Property benefits from 4 on-site parking spaces on a well-proportioned 33.33 ft x 100.14 ft lot, offering added convenience for tenants in a highly urban, transit-connected location.



Transit-Oriented & Amenity-Rich

Excellent walkability and transit access, ideal for attracting a diverse tenant demographic.



Property Overview

Rectangular site located on the south side of Bater Avenue, just east of Broadview Avenue, in Toronto's Broadview North / Danforth Village corridor.



Municipal Address	3 Bater Avenue
Municipality	Toronto
Roll Number	190603214001000
Legal Description	PT LT 13 CON 2 FTB TWP OF YORK AS IN EY227809; S/T & T/W EY227809; TORONTO (E YORK), CITY OF TORONTO
Asset Type	Multi-residential
Site Area	3,336.81 ft ² (0.077 ac)
Frontage	33.37 ft
Depth	100.17 ft

Building Specifications

Construction Year	1953
Construction Type	Solid masonry constructed with brick veneer and wood framing
Exterior Walls	Solid masonry with concrete block construction
Suite Profile	One Bedroom: 5 Bachelor: 1
Suite Renovations	Unit 6 recently renovated
HVAC & Heating	Hot water radiant heating, window AC units
Mechanical / Electrical	200 amp electrical service
Staircases	Two internal staircases (east and west)
Parking	4 spaces in located in on-site garage

Property Gallery



Area Overview

The Neighbourhood

3 Bater Avenue is located in a quiet residential pocket of East York, just off Broadview Avenue near Danforth Avenue, within close proximity to the vibrant Greektown (The Danforth) corridor. The area is characterized by a strong mix of established low-rise residential streets, mature trees, and ongoing neighbourhood renewal.

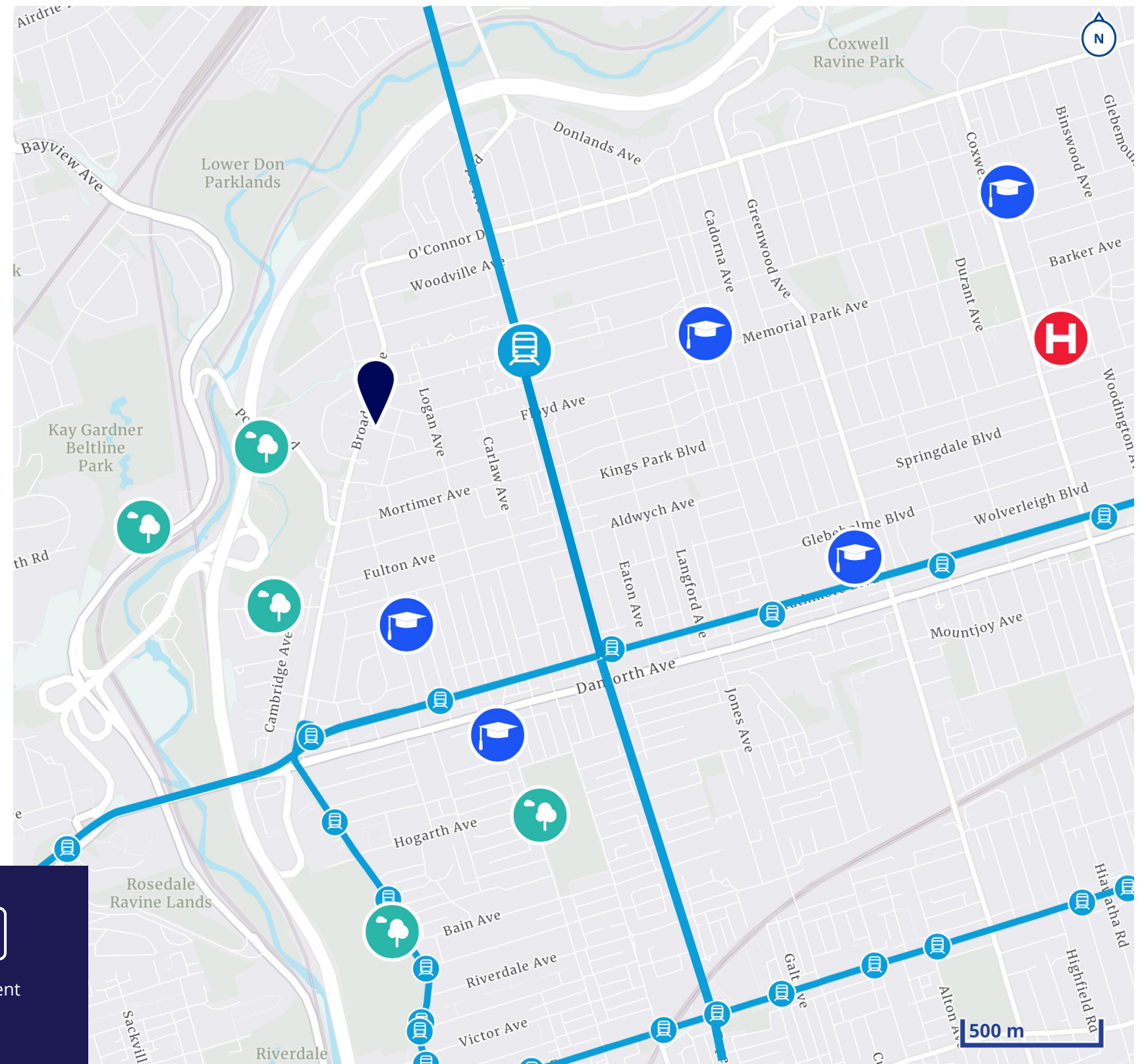
Residents benefit from immediate access to the Danforth's extensive amenity strip, featuring a wide range of restaurants, cafés, grocers, and independent retailers, as well as excellent connectivity to Downtown Toronto via Broadview Station (Line 2), nearby TTC routes, and the Don Valley Parkway. The area is further enhanced by its proximity to the Don Valley ravine system, Riverdale Park, and Evergreen Brick Works, creating a unique balance of urban amenities and natural green space.

Further strengthening the area's long-term growth outlook is the upcoming Ontario Line and future Cosburn Station, currently slated for completion in 2030. The Property is situated approximately 750 metres from the future station and approximately 250 metres from the defined Major Transit Station Area ("MTSA"), positioning it within the broader Cosburn transit-oriented community. Significant provincial and municipal investment has already been committed toward the station and surrounding infrastructure, which is expected to enhance transit accessibility, walkability, and future neighbourhood intensification.

Transportation

3 Bater Avenue benefits from strong transit connectivity in East York, just off Broadview Avenue near Danforth Avenue and Pottery Road. The Property is within close proximity to Broadview Station, providing direct access to Line 2, as well as nearby TTC bus routes along Broadview and Danforth.

The Property is also located approximately 750 metres from the future Cosburn Station on the Ontario Line, further enhancing long-term connectivity throughout Toronto upon completion. The area also offers quick access to the Don Valley Parkway, while nearby cycling routes and the Don Valley ravine system enhance local mobility and connectivity.



Current Population	Projected Population by 2030	Average Household Income	Employment Rate
326,172	341,288	CA\$165,813	91.5%



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