



CBRE

Toronto, Ontario

332 CHISHOLM AVENUE ——— *For Sale*

The Offering

CBRE Limited is pleased to offer for sale a 100% interest in 332 Chisholm Avenue, Toronto (the "Property"). This Property presents investors with a rare opportunity to acquire a value-add, multi-family character apartment building with strong market positioning and significant income growth potential.

Located on a 0.33-acre site, 332 Chisholm Avenue is a 3-storey walk-up apartment building, originally constructed in the late 1950s.

The Property has been well-maintained, with several key restorations completed between 2015 and 2025, including major roof repairs, a heating boiler replacement, and catch basin system upgrades.

The Property benefits from high tenant appeal, driven by its desirable location in the heart of East York. Residents enjoy outstanding access to Taylor Creek Ravine and Stan Wadlow Park. The Property is also within walking distance of Main Street Subway Station and Danforth Avenue, a vibrant retail corridor with a wide array of amenities.

The Property comprises 12 one-bedroom apartments, each featuring a three-piece bathroom and kitchen. Currently, the Property is 84% occupied (with two units purposefully held vacant). The superintendent also occupies a unit. In-place rents average approximately \$1,091 per month, offering substantial rental upside upon unit turnover.



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Investment Highlights

1. PRIME EAST YORK (TORONTO) LOCATION

This property boasts a prime location along Taylor Creek Ravine, steps from Stan Wadlow Park. Residents enjoy abundant green space and unparalleled convenience, with neighbourhood amenities and retail at their fingertips. The Property is just a 10-minute walk to the vibrant Danforth and is easily accessible from Main Street Subway Station.

2. SIGNIFICANT RENTAL UPSIDE

With average in-place rents of \$1,091 per month, the Property presents an exceptional value enhancement opportunity to re-lease to market rents upon tenant turnover.

3. WELL MAINTAINED PROPERTY WITH RECENT UPGRADES

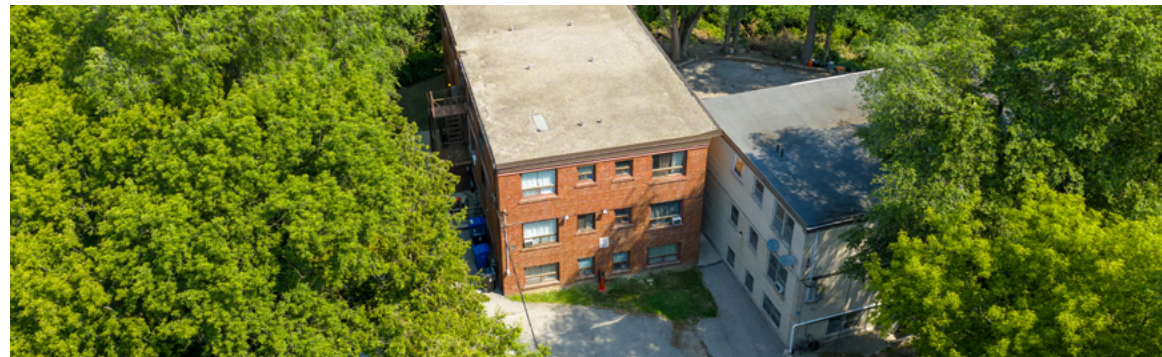
Building systems have been well maintained and well managed.



Property Details

Property Overview

PIN	104341061
LEGAL DESCRIPTION	PT LT 512 PL 1770 TWP OF YORK; PT LT 516 PL 1770 TWP OF YORK; PT LT 517 PL 1770 TWP OF YORK AS IN EY168406; S/T & T/W EY168406; TORONTO (E YORK), CITY OF TORONTO
LAND AREA	0.33 acres (14,467 sq. ft.)
HEIGHT	3-storeys
SUITE MIX	12 one-bedroom units
ZONING	RD (f6.0; a185; d0.75)
OFFICIAL PLAN	Neighbourhoods
OCCUPANCY	10 units (1 unit occupied by superintendent)
TAXES	\$17,902.16 (2024)



Building Specifications

Property Overview

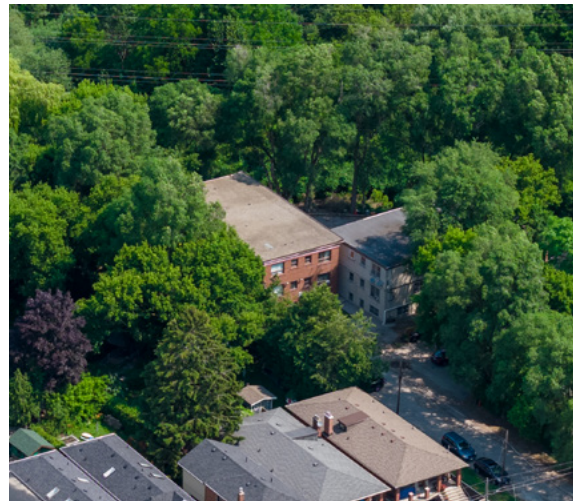
CONSTRUCTION	Poured concrete and concrete block
ROOF	Flat single-tiered roof comprised of BUR membrane
PARKING	Surface parking
APPLIANCES	Fridge and stove in each unit
LAUNDRY	Coin Laundry Room on Site
HVAC	Natural gas fired hot water boiler radiant heating system
ELECTRICAL	120/240-Volt 400-Amp
ELEVATOR	None



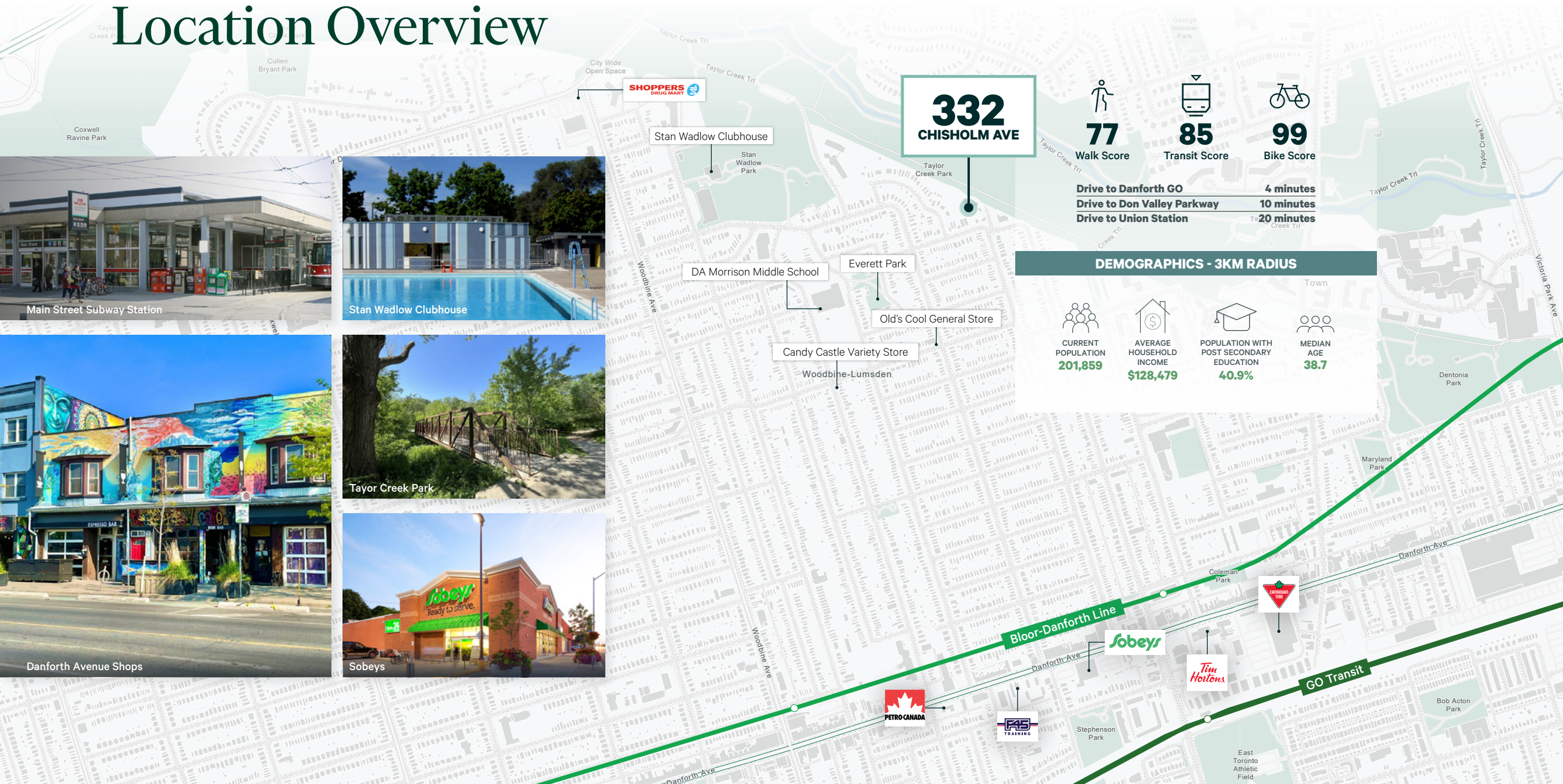
Gallery



Gallery



Location Overview



332
CHISHOLM AVE

77
Walk Score

85
Transit Score

99
Bike Score

Drive to Danforth GO **4 minutes**

Drive to Don Valley Parkway **10 minutes**

Drive to Union Station **20 minutes**

DEMOGRAPHICS - 3KM RADIUS

CURRENT POPULATION
201,859

AVERAGE HOUSEHOLD INCOME
\$128,479

POPULATION WITH POST SECONDARY EDUCATION
40.9%

MEDIAN AGE
38.7

Main Street Subway Station

Stan Wadlow Clubhouse

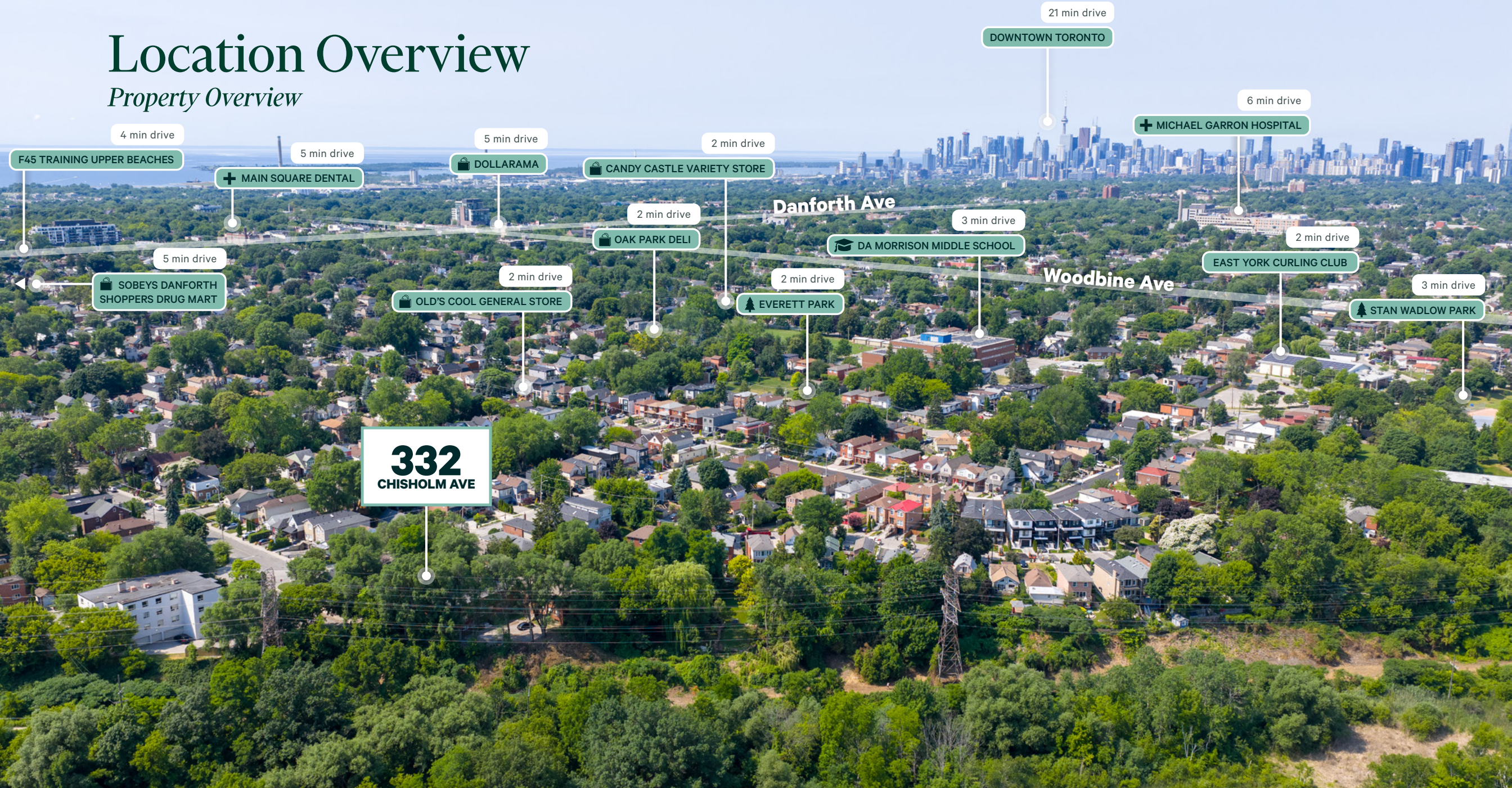
Taylor Creek Park

Danforth Avenue Shops

Sobeys

Location Overview

Property Overview



4 min drive

F45 TRAINING UPPER BEACHES

5 min drive

+ MAIN SQUARE DENTAL

5 min drive

DOLLARAMA

2 min drive

CANDY CASTLE VARIETY STORE

2 min drive

OAK PARK DELI

3 min drive

DA MORRISON MIDDLE SCHOOL

6 min drive

+ MICHAEL GARRON HOSPITAL

21 min drive

DOWNTOWN TORONTO

2 min drive

EAST YORK CURLING CLUB

3 min drive

STAN WADLOW PARK

5 min drive

SOBEYS DANFORTH
SHOPPERS DRUG MART

2 min drive

OLD'S COOL GENERAL STORE

2 min drive

EVERETT PARK

332
CHISHOLM AVE

Danforth Ave

Woodbine Ave

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