

# 10-UNIT APARTMENT BUILDING IN SOUTH ETOBICOKE

3263 Lake Shore Boulevard West, Toronto



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**Contact Info:**



## 1.0 The Offering

## 2.0 Property Overview

1. Executive Summary
2. Position and Access
3. Property Overview
4. Financial Overview

## 3.0 Offering Process





# THE OFFERING

## THE OFFERING

K2 Commercial Group and Royal LePage Commercial are pleased to offer 3263 Lake Shore Boulevard West, Toronto. A well-maintained, legal 10-unit apartment building. Located in South Etobicoke within two-minute walk to the Humber College – Lake Shore Campus with easy access to Lake Ontario and downtown Toronto. The building is in excellent condition with modern and updated appearance, as it underwent comprehensive renovations in 2017 and 2019. A profitable investment opportunity that can be operated as a traditional rental building or as an Airbnb operation.

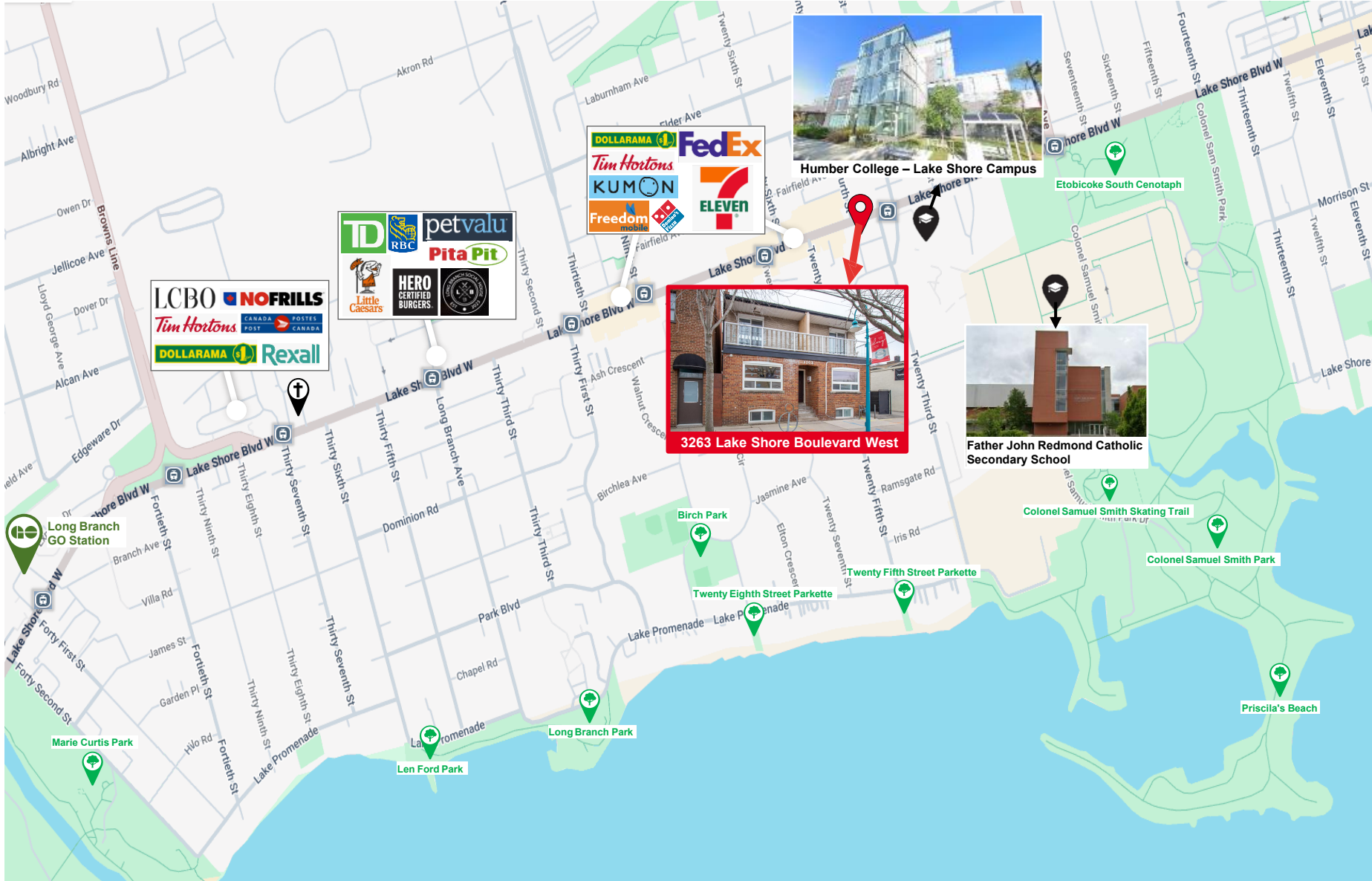
## OFFERING PRICE:

**\$4,495,000.00**

## PROPERTY OVERVIEW

<b>Location</b>	Lake Shore Boulevard West and Kipling Avenue
<b>Municipal Address</b>	3263 Lake Shore Blvd W, Toronto, ON M8V 1M2
<b>Legal Description</b>	PT LT 169, PL 1581, AS IN TB942258 ; ETOBICOKE , CITY OF TORONTO
<b>Site Area</b>	4617.71 sq ft 40.06 ft x 115.55 ft
<b>Building Area</b>	7707 sq ft (includes the basement)
<b>Zoning</b>	C1-AV – Commercial Avenues
<b>Property</b>	10-unit apartment building

# MAP LOCATION



Humber College - Lake Shore Campus



3263 Lake Shore Boulevard West

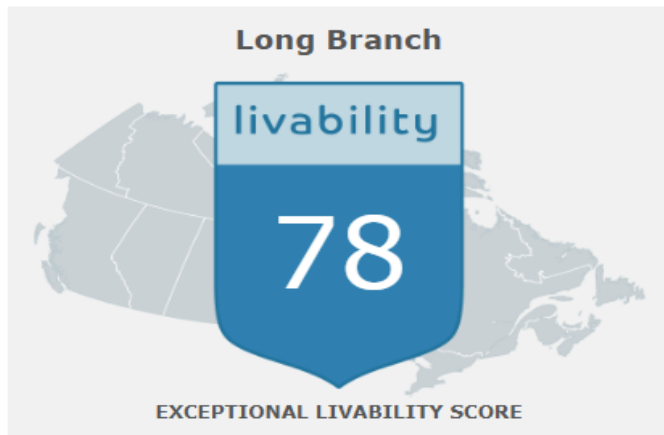


Father John Redmond Catholic Secondary School

## Long Branch

Located in the established and rapidly evolving Long Branch neighbourhood of South Etobicoke, the property benefits from a well-balanced mix of residential stability, transit connectivity, and lifestyle amenities. The area is known for its walkable streets, proximity to Lake Ontario, Humber College – Lake Shore Campus, and convenient access to TTC and GO Transit, offering efficient connections to downtown Toronto and surrounding employment centres.

Long Branch continues to experience steady reinvestment and residential intensification, making it an attractive location for renters and investors alike. With nearby parks, waterfront trails, local retail, and everyday services, the neighbourhood supports strong long-term rental appeal and sustained demand.



# GALLERY – EXTERIOR IMAGES



# GALLERY – UNIT 1



# GALLERY – UNIT 2



# GALLERY – UNIT 4



# GALLERY – UNIT 5





# PROPERTY OVERVIEW

## PROPERTY AND MARKET OVERVIEW

A unique investment opportunity to acquire a well-maintained 10-unit apartment building. The property features a strong unit mix consisting of 3-studio-style units, 3-one-bedroom units, 3-two-bedroom units, and a 1-three-bedroom unit, offering a total of 7,707 sq. ft. of rentable space. Situated on a 4,617 sq. ft. lot with 40 ft of frontage along Lake Shore Boulevard West, the property is well located in the highly desirable Long Branch neighbourhood, steps from Humber College's Lakeshore Campus and in close proximity to Lake Ontario and Downtown Toronto.

This legal multiplex building includes a common laundry room in the basement, High-tech security with keyless/key scan access, API fire monitoring, 24/7 security cameras, and 10 hydro meters (6 existing, 4 approved) and one gas meter.



# PROPERTY OVERVIEW – POSITION & ACCESS

## PROPERTY DESCRIPTION - LOCATION

**Site Position** Lake Shore Boulevard West & Kipling Avenue

**Public Transit** Nearest street transit is only a 3-minute walk.  
6-minute drive from Long Branch GO Station.

**Surrounding Property** The property is located just a 2-minute walk from Humber College – Lake Shore Campus. The building is surrounded by a concentration of commercial and multi-residential buildings along Lake Shore Boulevard West.

## SURROUNDING AMENITIES

**Schools**

- 6 Public Schools
- 4 Catholic Schools

**Parks and Recreation**

- 5 Playgrounds
- 2 Dog Parks
- 1 Rink
- 2 Tennis Courts
- 1 Ball Diamond
- 2 Sports Fields
- 2 Tracks
- 1 Community Centre
- 1 Splash Pads
- 1 Trail



**Very Walkable**

Most errands can be accomplished on foot.



**Good Transit**

Many nearby public transportation options.



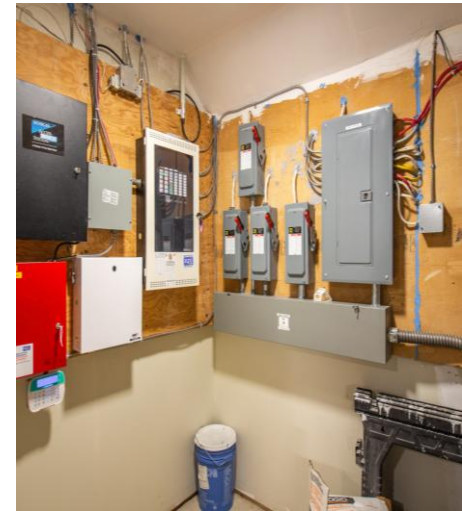
**Very Bikeable**

Biking is convenient for most trips.

# PROPERTY OVERVIEW – BUILDING DESCRIPTION

## PROPERTY DESCRIPTION – BUILDING DETAILS

<b>Number of Units</b>	10 Apartment Units
<b>Room Breakdown</b>	<ul style="list-style-type: none"> <li>4 – studio-style units</li> <li>2 – one-bedroom units</li> <li>2 – two-bedroom units</li> <li>2 – three-bedroom units</li> </ul>
<b>Zoning</b>	C1-AV: Commercial Avenues
<b>Frontage</b>	40.06 ft
<b>Depth</b>	115 ft
<b>Lot Area</b>	4617.17 sq ft
<b>Security Features</b>	<ul style="list-style-type: none"> <li>• Keyless/Key scan access</li> <li>• API fire monitoring</li> <li>• 24/7 security cameras</li> </ul>
<b>Mechanicals and Renovations</b>	<ul style="list-style-type: none"> <li>• Comprehensive renovation in 2017 and 2019</li> <li>• New washer and dryer machines</li> <li>• Roof (2017)</li> <li>• Tankless boilers</li> <li>• LED lights</li> <li>• 10 Hydro meters (6 existing, 4 approved), 1 Gas meter</li> </ul>



# PROPERTY OVERVIEW – BUILDING DESCRIPTION

## PROPERTY DESCRIPTION – INTERIOR DETAILS

### Total Area

- **Above grade:** 4,403 sq ft
- **Below Grade:** 3,304 sq ft

### Main Floor

- Lobby area
- **Apt 1:** one-bedroom unit
- **Apt 2:** one-bedroom unit
- **Apt 3:** two-bedroom unit

### Second Floor

- **Apt 4:** two- bedroom unit with balcony
- **Apt 5:** three-bedroom unit with balcony

### Lower Floor

- Common Laundry Room
- Janitor Room
- Electrical Room
- **Apt 6, 7, 8, & 9:** studio-style units

### Connected Apartment

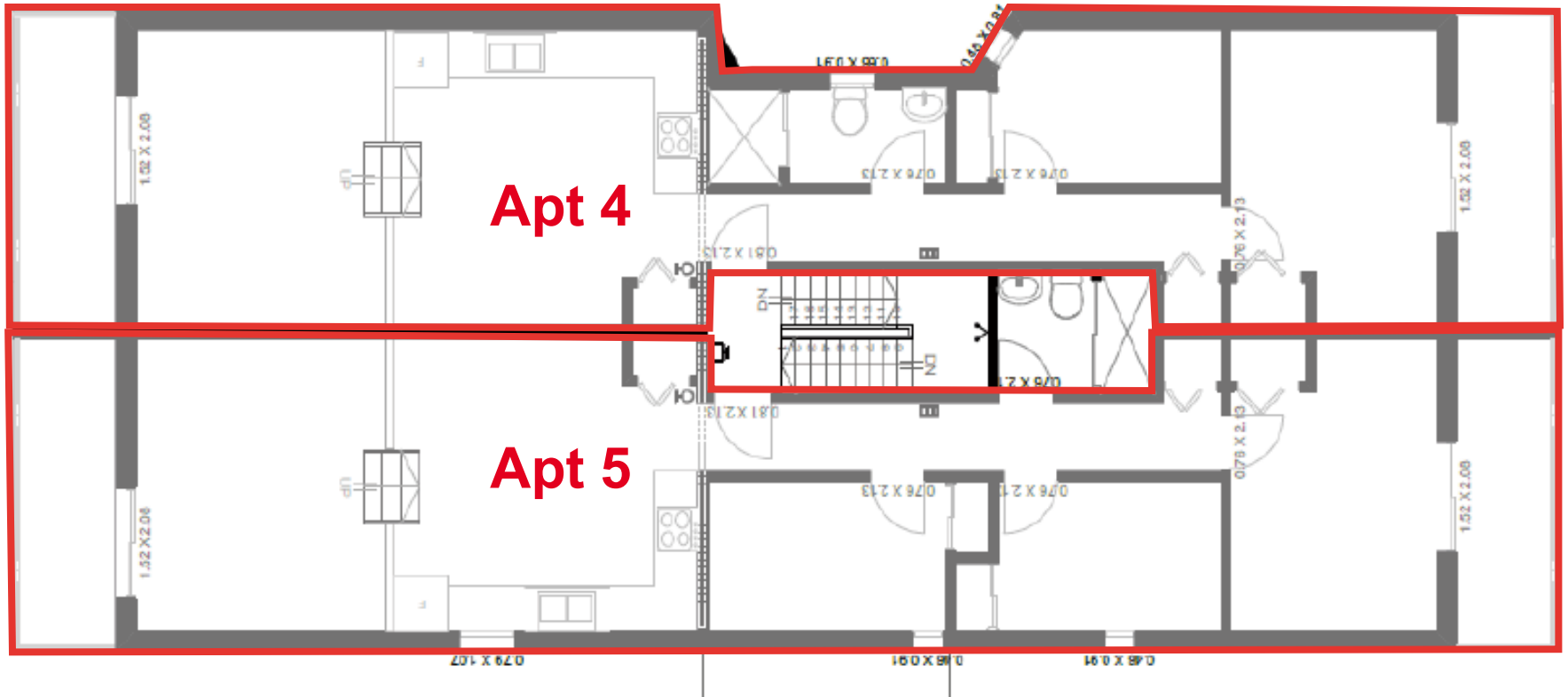
- **Apt 10:** three-bedroom unit, detached bi-level



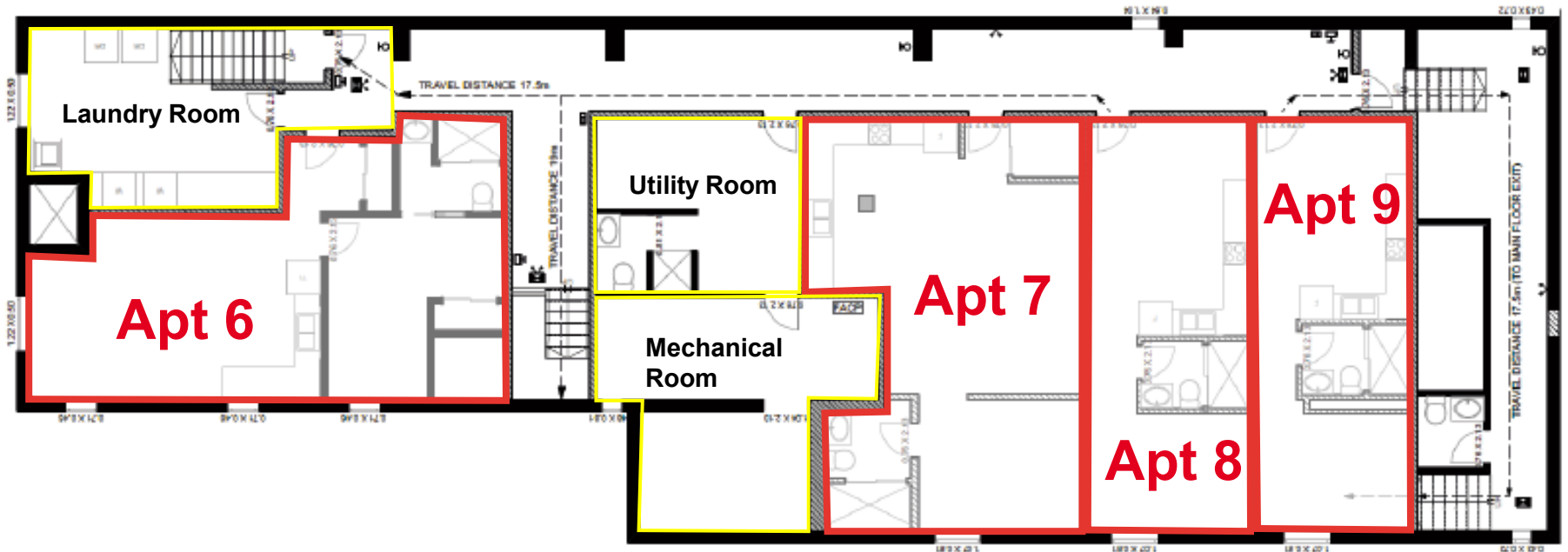




## Second Floor



## Lower Floor



# PROPERTY OVERVIEW - SURVEY

**SURVEYOR'S REAL PROPERTY REPORT**  
**PART 1) PLAN AND TOPOGRAPHIC DETAIL OF**  
**REGISTERED PLAN 1581**  
**CITY OF TORONTO**  
**(FORMERLY CITY OF ETOBICOKE)**  
**SCALE 1:200**

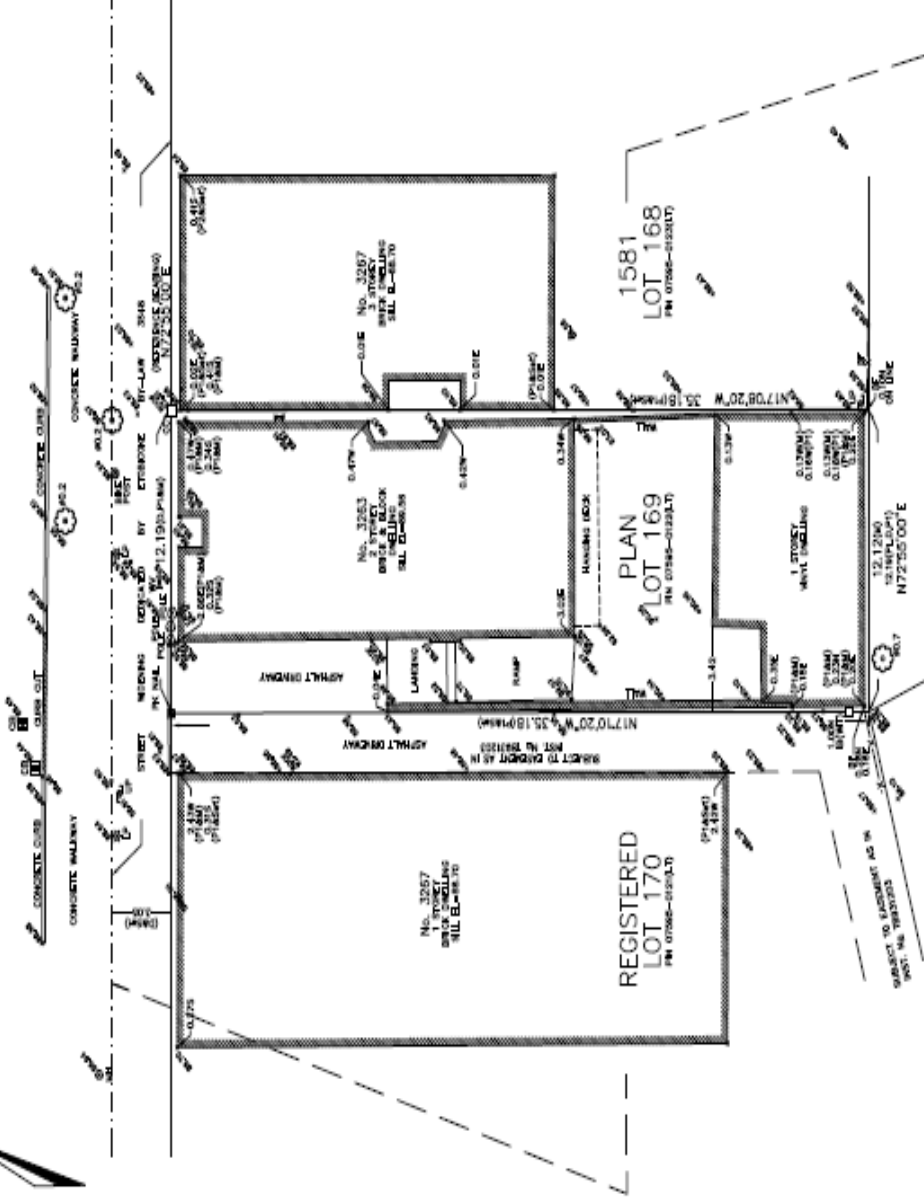
0 5 10 METRES

VLADIMIR DOSEN SURVEYING, O.L.S.



## LAKESHORE BOULEVARD WEST

(ROAD ALLOWANCE BETWEEN CONCESSION 1, SOUTHERN DIVISION FRONTING LAKE ONTARIO AND BROKEN FRONT CONCESSION)  
 (AS CONFIRMED BY MUNICIPAL SURVEY OF TORONTO-HAMILTON HIGHWAY)  
 PLAN 07887-0200(13)



THIS REPORT WAS PREPARED FOR  
 NEARBY PROPERTY/ADJACENT ALIENATION  
 RESPONSIBILITY FOR USE BY  
 OTHER PARTIES.

LOT 156  
 PLAN 07886-0200(12)

LOT 157  
 PLAN 07886-0200(11)

REGISTERED  
 LOT 170  
 PLAN 07886-0200(10)

PLAN  
 LOT 169  
 PLAN 07886-0200(11)

1581  
 LOT 168  
 PLAN 07886-0200(10)

**BENCHMARK:**  
 ELEVATIONS ARE GEODETIC AND ARE DERIVED FROM  
 CITY OF TORONTO BENCHMARK N45 E335  
 HAVING AN ELEVATION OF 89.560 METRES.

- NOTES AND LEGEND**
- DENOTES SURVEY INSTRUMENT PLANTED
  - DENOTES SURVEY INSTRUMENT FOUND
  - DENOTES CUT CROSS
  - DENOTES INTERSECT
  - DENOTES UNKNOWN
  - DENOTES OCEAN UNKNOWN
  - DENOTES CATCH BASIN
  - DENOTES LIGHT POLE
  - DENOTES WATER VALVE
  - DENOTES MANHOLE
  - DENOTES BENCHMARK
  - DENOTES INSTRUMENT NO. T8842208
  - DENOTES BEARING PLANKING & TYPOLUX, O.L.S.
  - DENOTES DATED SEPTEMBER 19TH, 1979
  - DENOTES NORTH/EAST/SOUTH/WEST
  - DENOTES BEYOND TREE

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 WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF  
 VLADIMIR DOSEN, O.L.S.

**SURVEYOR'S CERTIFICATE**

I, THE SURVEYOR, HAVE BEEN AND AM IN ACCORDANCE  
 WITH THE SURVEY ACT AND THE REGULATIONS MADE UNDER THEREOF  
 IN THE PERFORMANCE OF MY DUTY AS A SURVEYOR

DATE: JUNE 5, 2019  
 SURVEYOR: VLADIMIR DOSEN, O.L.S.  
 FIRM: ONTARIO LAND SURVEYOR

**BEARING NOTE:**  
 BEARINGS ARE TRUE BEARINGS AND ARE  
 DERIVED FROM THE SUTHERLY  
 LIMIT OF LAKESHORE BOULEVARD WEST  
 AS SHOWN ON PLAN BA-1712  
 HAVING A BEARING OF N72°55'00"E

**VLADIMIR DOSEN SURVEYING**  
**ONTARIO LAND SURVEYORS**  
 555 DAVISVILLE AVENUE 112  
 TORONTO, ONTARIO M4S 1J2  
 PHONE: (416) 498-0110 EMAIL: vlad@vldosen.com

DRAWN BY: EG FIELD: KUMAR FILE: 08-005  
 CHECKED BY: VD JOB NO: 19180

**PART 2) SURVEY REPORT**  
 DESCRIPTION OF LAND: PLAN 1581, PLAN 07886-0200(10)  
 REGISTERED EASEMENTS AND/OR RIGHT OF WAYS:  
 NO EASEMENTS OR RIGHT OF WAYS ARE REGISTERED  
 BOUNDARY FEATURES:  
 POSITION OF POLES AS SHOWN ON PLAN  
 COMPLIANCE WITH MUNICIPAL ZONING BY-LAWS:  
 THIS PLAN DOES NOT CERTIFY COMPLIANCE WITH ZONING  
 BY-LAWS.

**METRIC**  
 DIMENSIONS SHOWN ON THIS  
 PLAN ARE IN METRES AND  
 CAN BE CONVERTED TO  
 FEET BY DIVIDING BY 0.3048

**ASSOCIATION OF ONTARIO  
 LAND SURVEYORS**  
 PLAN 2091633



COMMERCIAL GROUP



APARTMENT GROUP



ROYAL LEPAGE COMMERCIAL



# **FINANCIAL OVERVIEW**

# FINANCIAL SUMMARY

## Adjusted Income Model

3263 Lake Shore Blvd W--Seller reported income

CASH IN FLOWS		YEAR 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue											
Apt 1		\$ 21,600.00	\$ 22,032.00	\$ 22,472.64	\$ 22,922.09	\$ 23,380.53	\$ 23,848.15	\$ 24,325.11	\$ 24,811.61	\$ 25,307.84	\$ 25,814.00
Apt 2		\$ 19,200.00	\$ 19,584.00	\$ 19,975.68	\$ 20,375.19	\$ 20,782.70	\$ 21,198.35	\$ 21,622.32	\$ 22,054.76	\$ 22,495.86	\$ 22,945.78
Apt 3		\$ 21,600.00	\$ 22,032.00	\$ 22,472.64	\$ 22,922.09	\$ 23,380.53	\$ 23,848.15	\$ 24,325.11	\$ 24,811.61	\$ 25,307.84	\$ 25,814.00
Apt 4		\$ 30,000.00	\$ 30,600.00	\$ 31,212.00	\$ 31,836.24	\$ 32,472.96	\$ 33,122.42	\$ 33,784.87	\$ 34,460.57	\$ 35,149.78	\$ 35,852.78
Apt 5		\$ 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
Apt 6		\$ 21,600.00	\$ 22,032.00	\$ 22,472.64	\$ 22,922.09	\$ 23,380.53	\$ 23,848.15	\$ 24,325.11	\$ 24,811.61	\$ 25,307.84	\$ 25,814.00
Apt 7		\$ 21,600.00	\$ 22,032.00	\$ 22,472.64	\$ 22,922.09	\$ 23,380.53	\$ 23,848.15	\$ 24,325.11	\$ 24,811.61	\$ 25,307.84	\$ 25,814.00
Apt 8		\$ 19,200.00	\$ 19,584.00	\$ 19,975.68	\$ 20,375.19	\$ 20,782.70	\$ 21,198.35	\$ 21,622.32	\$ 22,054.76	\$ 22,495.86	\$ 22,945.78
Apt 9		\$ 21,600.00	\$ 22,032.00	\$ 22,472.64	\$ 22,922.09	\$ 23,380.53	\$ 23,848.15	\$ 24,325.11	\$ 24,811.61	\$ 25,307.84	\$ 25,814.00
Apt 10		\$ 33,600.00	\$ 34,272.00	\$ 34,957.44	\$ 35,656.59	\$ 36,369.72	\$ 37,097.11	\$ 37,839.06	\$ 38,595.84	\$ 39,367.76	\$ 40,155.11
Laundry		\$ 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
			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Net Revenue</b>		<b>\$ 249,600.00</b>	<b>\$ 254,592.00</b>	<b>\$ 259,683.84</b>	<b>\$ 264,877.52</b>	<b>\$ 270,175.07</b>	<b>\$ 275,578.57</b>	<b>\$ 281,090.14</b>	<b>\$ 286,711.94</b>	<b>\$ 292,446.18</b>	<b>\$ 298,295.11</b>
<b>Total Inflows</b>		<b>\$ 249,600.00</b>	<b>\$ 254,592.00</b>	<b>\$ 259,683.84</b>	<b>\$ 264,877.52</b>	<b>\$ 270,175.07</b>	<b>\$ 275,578.57</b>	<b>\$ 281,090.14</b>	<b>\$ 286,711.94</b>	<b>\$ 292,446.18</b>	<b>\$ 298,295.11</b>
CASH OUTFLOWS											
Expenses											
Property Taxes		\$ 11,877.00	\$ 12,114.54	\$ 12,356.83	\$ 12,603.97	\$ 12,856.05	\$ 13,113.17	\$ 13,375.43	\$ 13,642.94	\$ 13,915.80	\$ 14,194.11
Enbridge Gas		\$ 3,753.00	\$ 3,828.06	\$ 3,904.62	\$ 3,982.71	\$ 4,062.37	\$ 4,143.62	\$ 4,226.49	\$ 4,311.02	\$ 4,397.24	\$ 4,485.18
Hydro		\$ 3,709.00	\$ 3,783.18	\$ 3,858.84	\$ 3,936.02	\$ 4,014.74	\$ 4,095.04	\$ 4,176.94	\$ 4,260.48	\$ 4,345.68	\$ 4,432.60
Water		\$ 2,720.00	\$ 2,774.40	\$ 2,829.89	\$ 2,886.49	\$ 2,944.22	\$ 3,003.10	\$ 3,063.16	\$ 3,124.43	\$ 3,186.91	\$ 3,250.65
Insurance/prof fees		\$ 4,564.00	\$ 4,655.28	\$ 4,748.39	\$ 4,843.35	\$ 4,940.22	\$ 5,039.02	\$ 5,139.81	\$ 5,242.60	\$ 5,347.45	\$ 5,454.40
Repairs		\$ 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
Vacancy Rate		\$ 4,992.00	\$ 5,091.84	\$ 5,193.68	\$ 5,297.55	\$ 5,403.50	\$ 5,511.57	\$ 5,621.80	\$ 5,734.24	\$ 5,848.92	\$ 5,965.90
Management Fee		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Outflows</b>		<b>\$ 37,615.00</b>	<b>\$ 38,367.30</b>	<b>\$ 39,134.65</b>	<b>\$ 39,917.34</b>	<b>\$ 40,715.69</b>	<b>\$ 41,530.00</b>	<b>\$ 42,360.60</b>	<b>\$ 43,207.81</b>	<b>\$ 44,071.97</b>	<b>\$ 44,953.41</b>
<b>NET CASH FLOWS</b>		<b>\$ 211,985.00</b>	<b>\$ 216,224.70</b>	<b>\$ 220,549.19</b>	<b>\$ 224,960.18</b>	<b>\$ 229,459.38</b>	<b>\$ 234,048.57</b>	<b>\$ 238,729.54</b>	<b>\$ 243,504.13</b>	<b>\$ 248,374.21</b>	<b>\$ 253,341.70</b>
NPV										<b>Avg Cash Flow 10 years</b>	<b>\$ 232,117.66</b>
CAP RATE ANALYSIS											
	3.50%	\$ 6,631,933.16									
	4.00%	\$ 5,802,941.52									
	4.50%	\$ 5,158,170.24									
	5.00%	\$ 4,642,353.21									

# FINANCIAL SUMMARY

## Wealth Effect Analysis

3263 Lake Shore Blvd W											
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Purchase Price	\$ 4,500,000.00										
Downpayment	\$ 1,350,000.00										
Net Cash Flow	\$ 211,985.00	\$ 216,224.70	\$ 220,549.19	\$ 224,960.18	\$ 229,459.38	\$ 234,048.57	\$ 238,729.54	\$ 243,504.13	\$ 248,374.21	\$ 253,341.70	\$ 2,321,176.61
Yearly Principal recapture	\$ 69,782.26	\$ 72,988.05	\$ 76,341.11	\$ 79,848.20	\$ 83,516.42	\$ 87,353.15	\$ 91,366.13	\$ 95,563.48	\$ 99,953.65	\$ 104,545.50	\$ 861,257.95
Yearly Principal Interest	\$ 140,060.73	\$ 136,842.92	\$ 133,477.29	\$ 129,957.04	\$ 126,275.07	\$ 122,423.96	\$ 118,395.92	\$ 114,182.83	\$ 109,776.20	\$ 105,167.13	\$ 1,236,559.10
Net Income B4 Debt	\$ 211,985.00	\$ 216,224.70	\$ 220,549.19	\$ 224,960.18	\$ 229,459.38	\$ 234,048.57	\$ 238,729.54	\$ 243,504.13	\$ 248,374.21	\$ 253,341.70	\$ 2,321,176.61
Net Benefit After Interest Including Principal Recapture	\$ 71,924.27	\$ 79,381.78	\$ 87,071.90	\$ 95,003.14	\$ 103,184.31	\$ 111,624.61	\$ 120,333.62	\$ 129,321.30	\$ 138,598.01	\$ 148,174.57	\$ 1,084,617.51
Net Operating Income	\$ 2,142.01	\$ 6,393.73	\$ 10,730.80	\$ 15,154.93	\$ 19,667.89	\$ 24,271.47	\$ 28,967.49	\$ 33,757.82	\$ 38,644.36	\$ 43,629.07	\$ 223,359.56
Net Benefit Including Principal Recapture and Estimated Appreciation (5%)	\$ 296,924.27	\$ 315,631.78	\$ 335,134.40	\$ 354,907.33	\$ 375,846.87	\$ 398,021.83	\$ 421,505.12	\$ 446,373.92	\$ 472,709.98	\$ 500,599.87	\$ 3,917,655.38
Leveraged ROI Average	5.33%	5.88%	6.45%	7.04%	7.64%	8.27%	8.91%	9.58%	10.27%	10.98%	
Leveraged Rate of Return	8.03%										
Leveraged ROI plus appreciation	21.99%	23.38%	24.82%	26.29%	27.84%	29.48%	31.22%	33.06%	35.02%	37.08%	



# OFFERING PROCESS

# OFFERING PROCESS

## OFFERING MEMORANDUM (OM)

This **Offering Memorandum (OM)** has been provided to parties who have expressed an interest in investigating the property to determine whether they wish to proceed with an offer submission.

While the information contained in this OM has been obtained from various sources that we consider as being reliable, neither the Seller nor Royal LePage Real Estate Services (the Advisor) make any representations, declarations or warranties expressly or implied, as to the accuracy or completeness of the information contained herein. Both the Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications and such information or statements should not be relied upon by prospective buyers who are strongly advised to complete independent investigation and verification before submitting an offer. The Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications which have been provided to the prospective buyer.

The OM has been provided to interested parties for information purposes only and on the understanding that interested parties will use the OM for the purposes set out herein and upon and subject to the terms of the Confidentiality Agreement (CA). The Seller and the Advisor are under no obligation to provide the recipient with access to additional information.

Both the Seller and the Advisor strongly advise prospective buyers to conduct their own independent investigations and verification of the information provided herein, and should seek advice from planning, engineering, environmental, legal, accounting, and tax, and other industry professionals prior to submitting an offer on the property.

## CONFIDENTIALITY

Prior to receiving access to the data room, prospective buyers agree to executed a CA and, pursuant to the CA, agree to hold and treat this OM and its contents and the details contained within the data room in the strictest confidence. Parties who have received the OM and access to the data room, and professionals who may be assisting these parties in their property investigations, will not, except as outlined in the CA, disclose or communicate any of the contents of the OM and data room to any person, firm, or entity without the prior written consent of the Seller.

## 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](mailto:iwilson@royallepage.ca)

## SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase Price
- Indication of the conditions and due diligence and closing timelines;
- The name of the beneficial owners

The seller reserve 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.

## 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](mailto:iwilson@royallepage.ca)

O: 416.236.1871  
C: 416.458.8498



ROYAL LePAGE®  
NATIONAL  
CHAIRMAN'S  
CLUB™ TOP 1%  
2022 & 2024



### John Morrison

Vice President  
K2 Commercial Group

[john.morrison@royallepage.ca](mailto:john.morrison@royallepage.ca)

O: 416.236.1871  
C: 416.230.3353

**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](mailto:iwilson@royallepage.ca)  
(416)-458-8498



## John Morrison

Vice President  
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(416)-230-3353

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