

FOR SALE

CBRE

1059 DON MILLS ROAD

NORTH YORK, ONTARIO

Multifamily Investment
Opportunity

OPPOSITE

CF Shops at
Don Mills

 2 MINUTE WALK
150 METRES



LARGE SUITE
WITH BALCONIES



EXCEPTIONAL SUITE MIX
70% TWO BEDROOM SUITES



SIGNIFICANT VALUE
ADD RENTAL UPSIDE



CONSISTENTLY
WELL MAINTAINED



SEPARATELY METERED
FOR HYDRO

6

STOREYS PLUS AT GRADE PARKING LEVEL

70

LARGE SUITES

70%

2-BEDROOM SUITES

67,098 SF

TOTAL GLA INCLUDING BALCONIES

35

PRIVATE GARAGES

LARGE BALCONIES OVERLOOKING THE SHOPS AT DON MILLS



INVESTMENT HIGHLIGHTS

TROPHY DON MILLS LOCATION



Prominently situated on Don Mills Road in the heart of the highly sought-after Don Mills neighbourhood, one of Toronto's most established and affluent residential communities.

DIRECTLY ACROSS FROM CF SHOPS AT DON MILLS



Residents enjoy walkable access to the Shops at Don Mills, a premier mixed-use destination featuring upscale retail, restaurants, cafés, entertainment, grocery options, and everyday services.

INSTITUTIONAL-QUALITY RENTAL ASSET



Purpose-built apartment building featuring 70 spacious rental suites with an attractive mix of one, two and three-bedroom layouts designed to appeal to a broad tenant demographic.

STABLE CASH FLOW WITH VALUE-ADD POTENTIAL



Well-occupied property generating dependable income with opportunities for continued revenue growth through suite turnover, rental repositioning, and ongoing asset management initiatives.

EXTENSIVELY UPGRADED & WELL MAINTAINED



Significant capital improvements have been completed throughout ownership, including modernized elevators, roof replacement, balcony restoration, building system upgrades, and suite renovations.

BENEFITING FROM AREA GROWTH & INVESTMENT



Located within a rapidly evolving urban corridor benefiting from substantial public and private investment, neighbourhood revitalization, transit enhancements, and long-term population growth.

LARGE SUITES WITH ENDURING TENANT APPEAL



Generously sized suites provide a competitive advantage in a market increasingly dominated by smaller unit formats, supporting strong tenant retention and broad market appeal.

COVERED PARKING



Features 35 private garages with new garage doors at grade within the building envelope, dedicated storage lockers and separately metered hydro.

LONG-TERM INTENSIFICATION UPSIDE



Strategically positioned within a rapidly evolving urban corridor benefiting from substantial public and private investment, transit improvements, and ongoing redevelopment activity, providing investors with exposure to long-term intensification and value appreciation potential.



1059 DON MILLS RD

TOTAL OFFERING	The property consists of a 6-storey, multi-residential apartment building containing a total of 70 residential suites and an additional level at grade which contains 35 private garage spaces within the building envelope, laundry room, management office, private lockers, mechanical room and storage rooms.
MUNICIPAL ADDRESS	1059 Don Mills Road, Toronto, Ontario, M3C 1X1
OWNER	BRUCE-JAMES INVESTMENTS LTD.
AGE	The property was constructed circa 1960 (MPAC)
MAJOR INTERSECTION	Don Mills Road and Lawrence Avenue East
MUNICIPALITY	North York, Greater Toronto Area
LEGAL DESCRIPTION	PT BLK A PL 4566 NORTH YORK AS IN TB973399; S/T & T/W TB973399 AMENDED BY TB320553 & TB320554; S/T TB498677 & TB498681; T/W TB498676 AMENDED BY TB320555; S/T NY284339; S/T,T/W NY762820, NY771094, NY771096, NY771097, EXCEPT TB320553, TB320554, TB320555 & TB741406, TORONTO, (N YORK), CITY OF TORONTO
LOT DIMENSIONS	Site Area: Approximately 48,319 square feet = 1.11 acres Frontage: Approximately 147.74 feet Depth: Irregular Lot- Approximate Dimensions 311.09 feet x 147.97 feet x 84.09 feet x 11.02 feet x 226.41 feet
ROLL NO PIN	190810134000400
FINANCING	Free and clear of mortgage debt
ENVIRONMENTAL	Terraprobe Limited conducted a Phase I Environmental Assessment on the property in November, 2005 (File No. 1-05-0363) and reported that there were no significant environmental issues affecting the property. This report is made available in CBRE's electronic data room.
ZONING	RA(f30;a1375;d1)



SUITE MIX

Type # of Suites	Number	Size Range (SF)	Balcony Size (SF)
1 Bedroom	15	636 - 724	83 - 86
2 Bedroom	48	883 - 1167	65 - 85
3 Bedroom	7	955 - 1100	66 - 85
TOTAL	70	67,098 SF	



PHOTO GALLERY



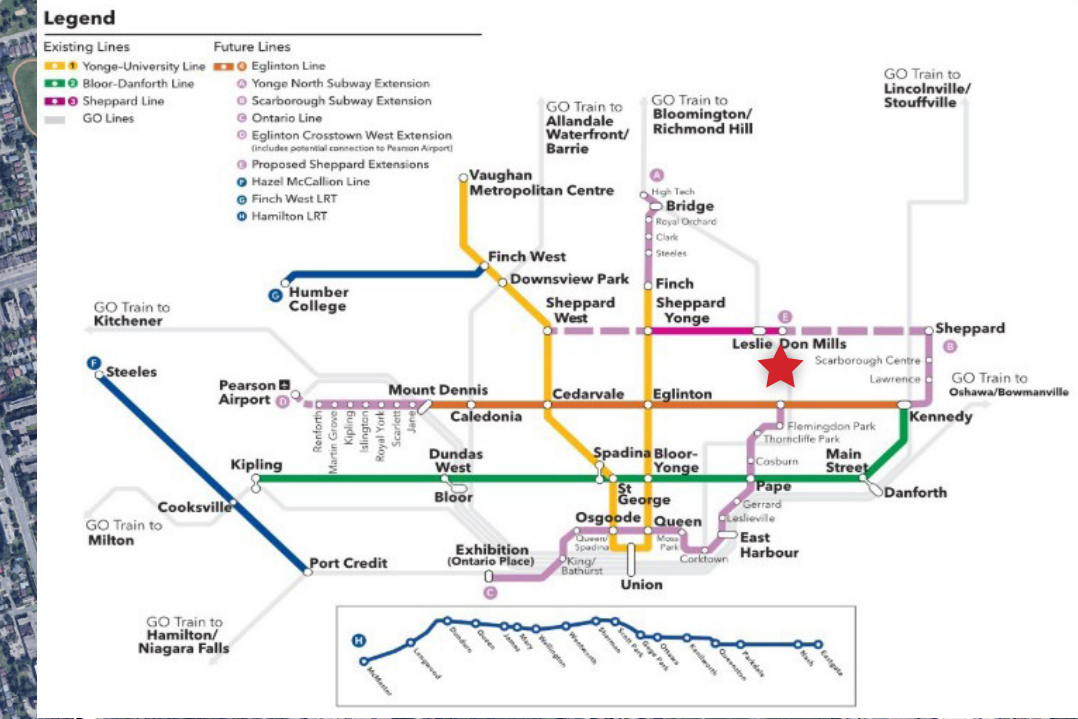
AREA OVERVIEW

Located in the heart of Don Mills, the property is surrounded by an extensive collection of amenities that cater to a wide range of residents. Just minutes away, the Shops at Don Mills features over 85 retailers, restaurants, cafés, and services, creating one of Toronto's premier open-air lifestyle destinations. Residents also benefit from convenient access to CF Fairview Mall, grocery stores, banks, fitness centres, and a variety of everyday services. The neighbourhood is anchored by major institutions including Sunnybrook Health Sciences Centre, York University Glendon Campus, and numerous public and private schools.

The area is equally distinguished by its abundance of green space and recreational amenities. Residents enjoy proximity to Sunnybrook Park, Edwards Gardens, the Don River trail system, and numerous community parks offering walking trails, sports facilities, and outdoor recreation opportunities. Combined with excellent transportation infrastructure, strong employment access, and a diverse mix of retail and recreational amenities, the Don Mills neighbourhood continues to be one of Toronto's most desirable and stable residential communities.

TRANSPORTATION

The property benefits from exceptional connectivity within Toronto's transportation network. Situated along the Don Mills corridor, the property offers immediate access to the Don Valley Parkway and Highway 401, providing efficient travel throughout the GTA. Residents are also served by frequent TTC bus routes connecting to the Bloor-Danforth and Yonge-University subway lines. The future Ontario Line will further enhance accessibility through the nearby Flemingdon Park Station, delivering rapid transit service to Downtown Toronto, the Financial District, East Harbour, and other major employment centres, significantly reducing commute times and supporting long-term rental demand.



169 THE DONWAY W

PROJECT STATUS: Approved

STOREYS: 12

TOTAL SUITES: 570



895 LAWRENCE AVE E

PROJECT STATUS: Appealed

STOREYS: 29+14+26

TOTAL SUITES: 1022



1053 DON MILLS RD

PROJECT STATUS: Approved

STOREYS: 29+25

TOTAL SUITES: 1179



123 WYNFORD DR

PROJECT STATUS: Approved

STOREYS: 52+50

TOTAL SUITES: 1253



150 THE DONWAY W, 4 OVERLAND DR

PROJECT STATUS: Approved

STOREYS: 9

TOTAL SUITES: 230



1030 DON MILLS RD

PROJECT STATUS: Approved

STOREYS: 30

TOTAL SUITES: 402

CF SHOPS AT DON MILLS

Logos include: EATALY, SCADDABUSH, JOEY RESTAURANTS, maewan, LCBO, Tim Hortons, STRUCTUBE, NOMÉ, Chick-fil-A, ROSIE'S, Ice 'n' Cake, L.L.Bean, CINEPLEX, MADO, metro, ANTHROPOLOGIE, demetres, ARITZIA, STARBUCKS, RBC, AÑEJO RESTAURANT, JACK'S, HEAL, Roots.

GOLDEN MILE SHOPPING DISTRICT

Logos include: COSTCO WHOLESALE, Walmart, petvalu, SHOPPERS DRUG MART, AGW, Tim Hortons, Fit 4 Less, metro, CANADIAN TIRE, RONA, Jollibee, UPS, SPORT CHEK, McDonald's, Wendy's, BP, WINNERS, PETSMART, BRICK, LAIFITNESS, CINEPLEX, BEST BUY, DOLLAR TREE, HOMESENSE, FIVE GUYS, ADONIS Mediterranean market, value village, GAP FACTORY, Michaels.

NORMAN INGRAM PUBLIC SCHOOL

DON MILLS COLLEGIATE INSTITUTE

GREENLAND PUBLIC SCHOOL

YORK UNIVERSITY GLENDON CAMPUS

Sunnybrook HEALTH SCIENCES CENTRE

SUNNYBROOK PARK

LAIFITNESS

DONALDA GOLF CLUB

EAST DON TRAIL

AGA KHAN MUSEUM

FLEMINGDON PARK GOLF CLUB



AREA AMENITIES

CF SHOPS AT DON MILLS

Located directly across from CF Shops at Don Mills, the Property benefits from immediate access to one of Toronto's premier open-air lifestyle destinations. Situated at the intersection of Don Mills Road and Lawrence Avenue East, CF Shops at Don Mills serves as the commercial and social heart of the Don Mills community, attracting residents from some of the city's most affluent and established neighbourhoods.



The centre combines premium retail, dining, entertainment, and everyday conveniences within a pedestrian-oriented urban village environment. Since its redevelopment into Ontario's first major open-air lifestyle centre, CF Shops at Don Mills has evolved into a vibrant mixed-use destination featuring more than 100 retailers, restaurants, services, and entertainment venues. The centre is anchored by a diverse mix of national and international brands, specialty grocers, fitness operators, and experiential offerings that provide a level of convenience and lifestyle amenity rarely found within Toronto's suburban apartment markets.



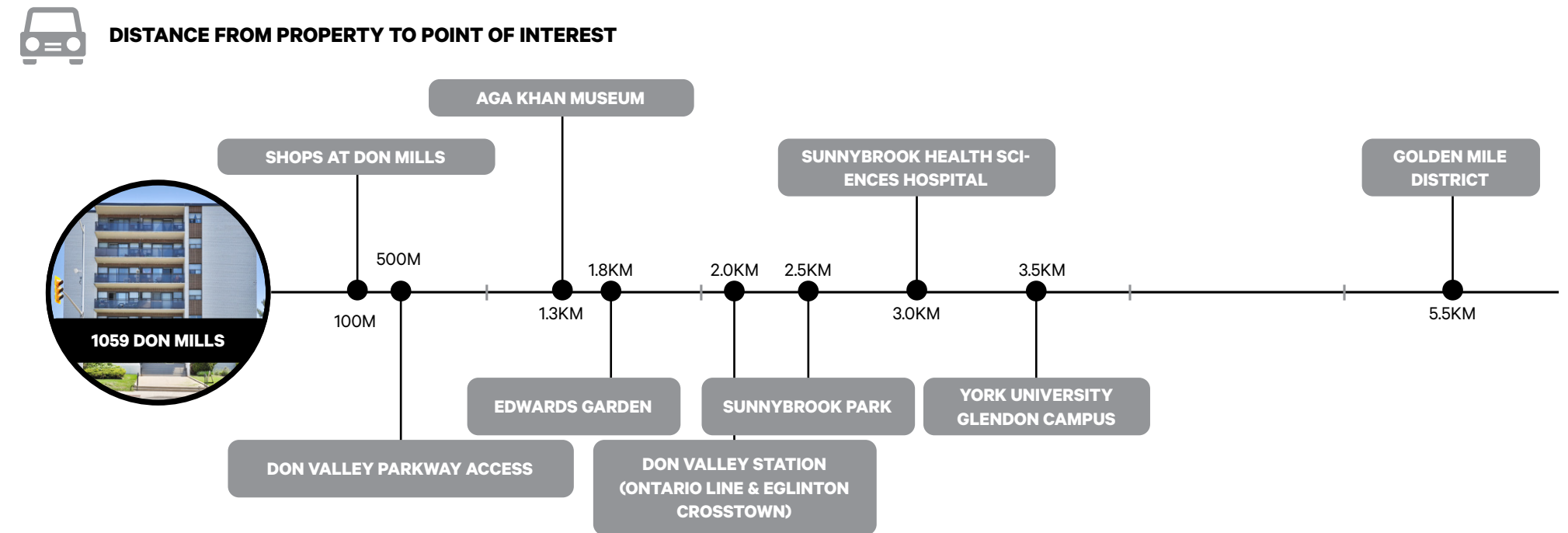
The centre's unique streetscape design, public gathering spaces, seasonal programming, and year-round community events have established it as a destination that extends well beyond traditional retail. Residents enjoy walkable access to cafés, restaurants, outdoor patios, entertainment venues, and everyday services, creating an attractive live-work-play environment that enhances tenant satisfaction and supports long-term rental demand.



CF Shops at Don Mills is also surrounded by significant residential intensification, with existing condominium developments and ongoing mixed-use projects continuing to expand the area's population base. This continued investment reinforces the neighbourhood's status as one of Toronto's most desirable urban nodes and supports sustained demand for quality rental housing in the immediate area.



For residents of 1059 Don Mills Road, proximity to CF Shops at Don Mills represents a compelling lifestyle advantage, providing walkable access to a comprehensive range of shopping, dining, entertainment, and daily services. This highly sought-after amenity base contributes to the Property's strong tenant appeal and supports future rental growth potential within an increasingly amenity-rich and evolving neighbourhood.



THE OFFERING PROCESS

CBRE

CONFIDENTIALITY AGREEMENT

Potential purchasers that require access to the Document Centre must complete a CA and return it to **barbara.bardos@cbre.com**

DOCUMENT CENTRE

- Property Tax Bills
- Floor Plans
- Financial Statements
- Environmental Report
- Contracts
- Leases

OFFER SUBMISSIONS

All offers are requested to be submitted to the attention of:

barbara.bardos@cbre.com

**OFFERS WILL BE ACCEPTED ON
WEDNESDAY, AUGUST 11, 2026**

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All outlines are approximate.

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