

WEST TORONTO INVESTMENT GEM!

855 SHAW STREET



PILARSKI
REAL ESTATE GROUP

RESIDENTIAL & COMMERCIAL
REAL ESTATE SERVICES
BUY | SELL | LEASE

855 SHAW STREET

DOVERCOURT-WALLACE EMERSON-JUNCTION



Wonderful Investment Opportunity!

This expansive four-unit residential semi offers a plethora of opportunity for end-users and investors alike. Live-in and supplement your income or add this gem to your investment portfolio. Located in one of West Toronto's most vibrant communities, this home features self-contained units on each level, separate hydro meters, and a rare laneway garage. Steps to Bloor Street, Shops, Cafes, Restaurants, Christie Pits Park and of course the Subway.





BEDROOMS

5

BATHROOMS

4

NEIGHBOURHOOD

Dovercourt-Wallace
Emerson-Junction

PARKING

1

SQFT

1775 + 675

LOT SIZE

18.73 x 125 *(irregular)

PROPERTY TYPE

Semi / Multiplex

TAXES / YEAR

4,297

Feature List

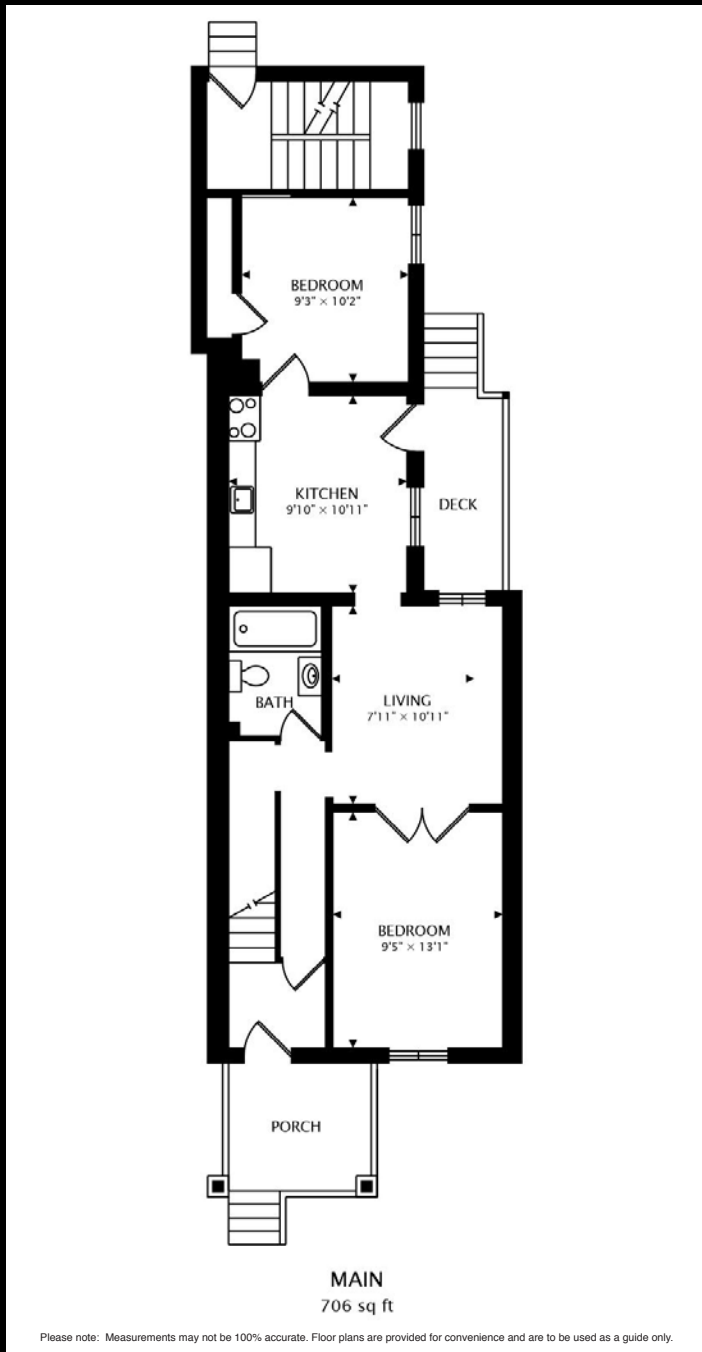
Features

- 4 Self Contained Units
- Separate Entrances
- Updated Flat Roof with Membrane
- Update Roof Top Terrace
- Fire Certificate Compliance (2019)
- Premium Lot Size
- Garage with Laneway Access
- Below Market Rents

Area Amenities

- Steps to Bloor Street West
- Steps to Shopping, Restaurants, Bars and Cafes
- Steps to Christie Pits Park
- Steps to Subway
- Minutes to the Downtown Core
- Minutes to UP GO

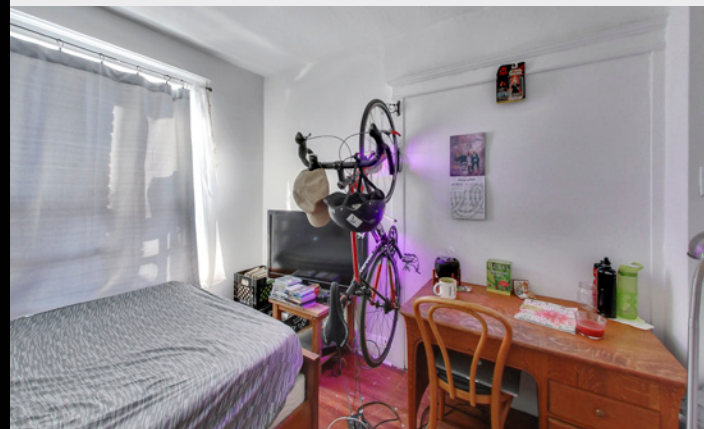




Unit I

Unit Features

- Current Monthly Rent \$1,400 Per month, Market Rents \$1,800
- 2 Bedroom
- 1 Full Bathroom
- Separate Entrance
- Private Terrace
- 706 Square Feet

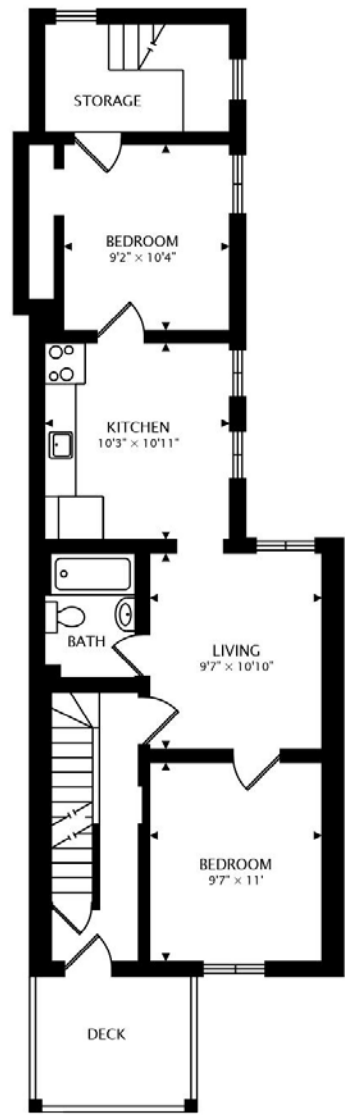




Unit 2

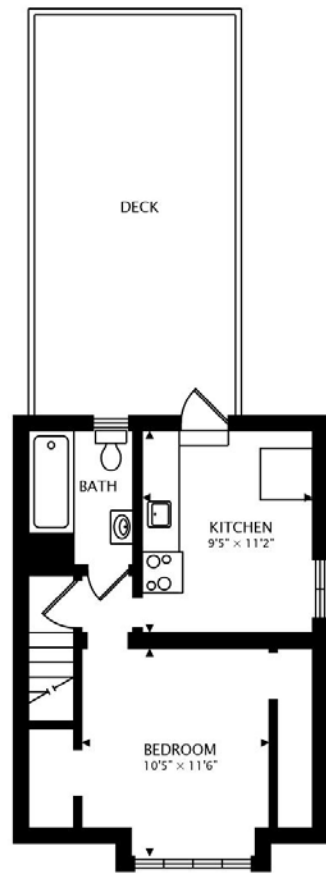
Unit Features

- Current Monthly Rent \$1,400 Per month, Market Rents \$1,600
- 2 Bedroom
- 1 Full Bathroom
- Separate Entrance
- Private Terrace
- 678 Square Feet



SECOND
678 sq ft

Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.



THIRD
390 sq ft

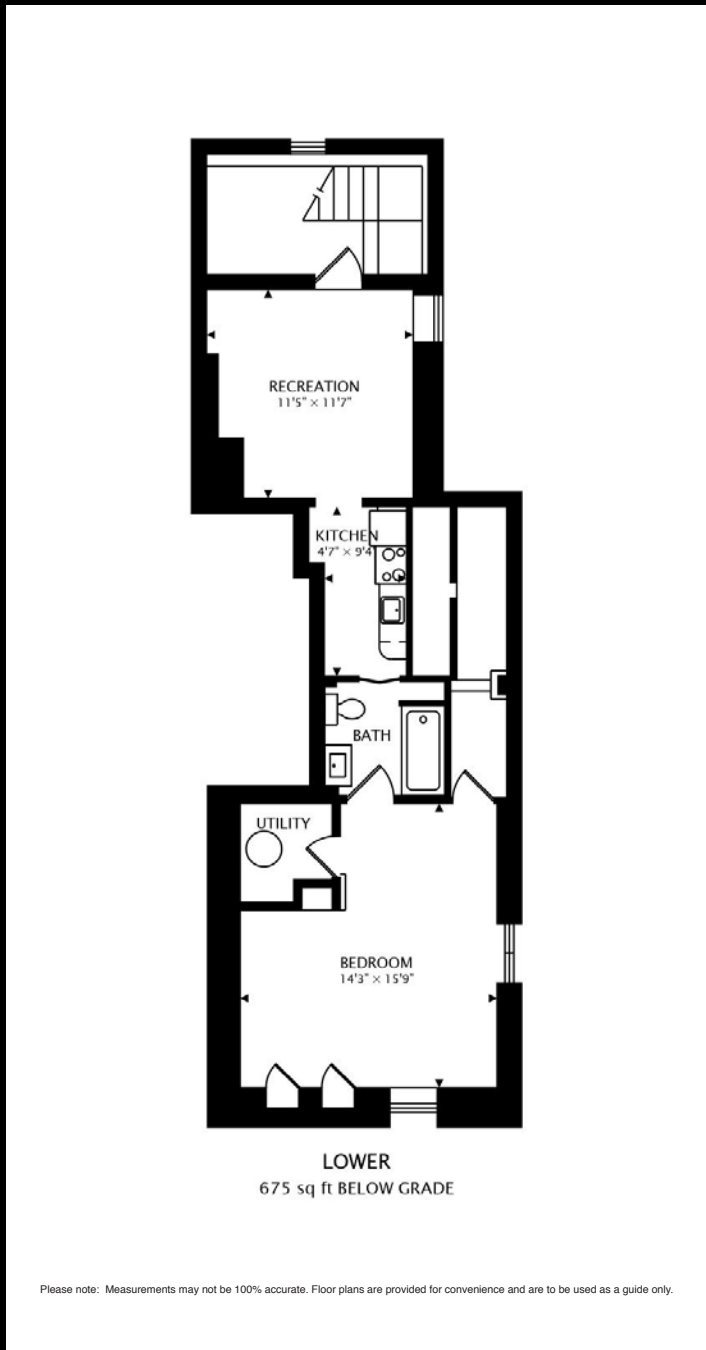
Unit 3

Unit Features

- Current Monthly Rent \$700 Per month, Market Rents \$1,300
- 1 Bedroom
- 1 Full Bathroom
- Separate Entrance
- Rooftop Terrace
- 390 Square Feet



Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide only.



Unit 4

Unit Features

- Current Monthly Rent \$875 Per month, Market Rents \$1,200
- 1 Bedroom
- 1 Full Bathroom
- Separate Entrance
- 675 Square Feet



HoodQ Address Report™

SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Essex Junior and Senior Public School

Designated Catchment School
Grades PK to 8
50 Essex St

É Éléonore-Pierre-Elliott-Trudeau

Designated Catchment School
Grades PK to 6
65 Grace St

Harbord Collegiate Institute

Designated Catchment School
Grades 9 to 12
286 Harbord St

ÉS Toronto Ouest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools

Lord Lansdowne Junior Public School

Grades K to 6
33 Robert St

Downtown Vocal Music Academy of Toronto

Grades 4 to 8
96 Denison Ave

Central Toronto Academy

Grades 9 to 12
570 Shaw St

PARKS & REC.

This home is located in park heaven, with 4 parks and a long list of recreation facilities within a 20 minute walk from this address.



Christie Pits Park

779 Crawford Ave W



Irene Avenue Parkette

760 Shaw St



Alex Duff Outdoor Pool

779 Crawford St



FACILITIES WITHIN A 20 MINUTE WALK

- 4 Pools
- 3 Playgrounds
- 3 Wading Pools
- 1 Sports Field
- 1 Basketball Court
- 1 Volleyball Court
- 2 Splash Pads
- 3 Ball Diamonds
- 1 Rink
- 1 Trail
- 1 Amphitheatre
- 1 Community Garden

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 3 minute walk away and the nearest rail transit stop is a 6 minute walk away.

Nearest Rail Transit Stop
Christie Station
6 min

Nearest Street Level Transit Stop
Ossington Ave At Pendrith St
3 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 1.89km.

Toronto Western Hospital (University Health Network)
399 Bathurst St

Fire Station
1285 Dufferin St

Police Station
350 Dovercourt Rd

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.

- Coffee**
- Gym**
- Grocery**
- Gas Station**

Financials

Expenses (Annual)		Income		
		Currently Monthly	Market Monthly (Estimated)	
Property Taxes	\$4,297	Unit 1	\$1,400	\$1,800
Insurance	\$1,518	Unit 2 (vacant)	\$1,400	\$1,600
Gas	\$2,250	Unit 3	\$700	\$1,300
Hydro	\$2,466	Unit 4	\$875	\$1,200
Water / Garbage	\$1,256	Gross Income (Annual)	\$52,500	\$70,800

Total Annual Expense	\$11,787	Net Yearly Income	\$40,713	\$59,013
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For more information, photos and interactive tour visit:
julianpilarski.com/property-listing/855-shaw-street/



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RESIDENTIAL & COMMERCIAL REAL ESTATE SERVICES

Top 1% of Realtors in GTA*



Royal LePage Real Estate
Services Ltd., Brokerage



2007 - 15



2011 - 15



2012 - 15



2017



2018



2020-2021

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Network.



Promise.



Method.



Advantage.



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Julian Pilarski

Service · Integrity · Results.

Let's be social:



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*Toronto Real Estate Board for Total units sold and total \$ Volume as per TREB stats and independent 3rd party RESTATS. for 2017