

# WEST TORONTO INVESTMENT OPPORTUNITY

## 10 IRENE AVENUE



**PILARSKI**  
REAL ESTATE GROUP

RESIDENTIAL & COMMERCIAL  
REAL ESTATE SERVICES  
BUY | SELL | LEASE



# 10 IRENE AVENUE

WEST TORONTO



## *Incredible Turn-Key Investment Opportunity In West Toronto.*

Located in one of West Toronto's Most charming downtown communities, this turn-key investment opportunity is not to be missed. This four-unit multiplex residential building features updates throughout including remodelled bathrooms and kitchens, updated common elements, professional landscaping and exterior improvements. Ideally located just steps to Bloor Street, Ossington Subway, Christie Pits Park, Shops, Restaurants and only minutes to the Downtown Core. This efficient investment offers low operational expenses and minimal management. An exception investment vehicle for new and avid investors alike.

Build Wealth Through Investing in Real Estate.







BEDROOMS	BATHROOMS	NEIGHBOURHOOD
5+1	4	Wallace / Emerson / Christie Pits
KITCHENS	SQFT	LOT SIZE
3+1	1749.39	22.34 ft x 80.25 ft
PARKING	PROPERTY TYPE	TAXES / YEAR
1	Residential - Multiplex	\$5,609
ANNUAL EXPENSES	ANNUAL INCOME	
\$18,198	\$97,200.00	

## Feature List

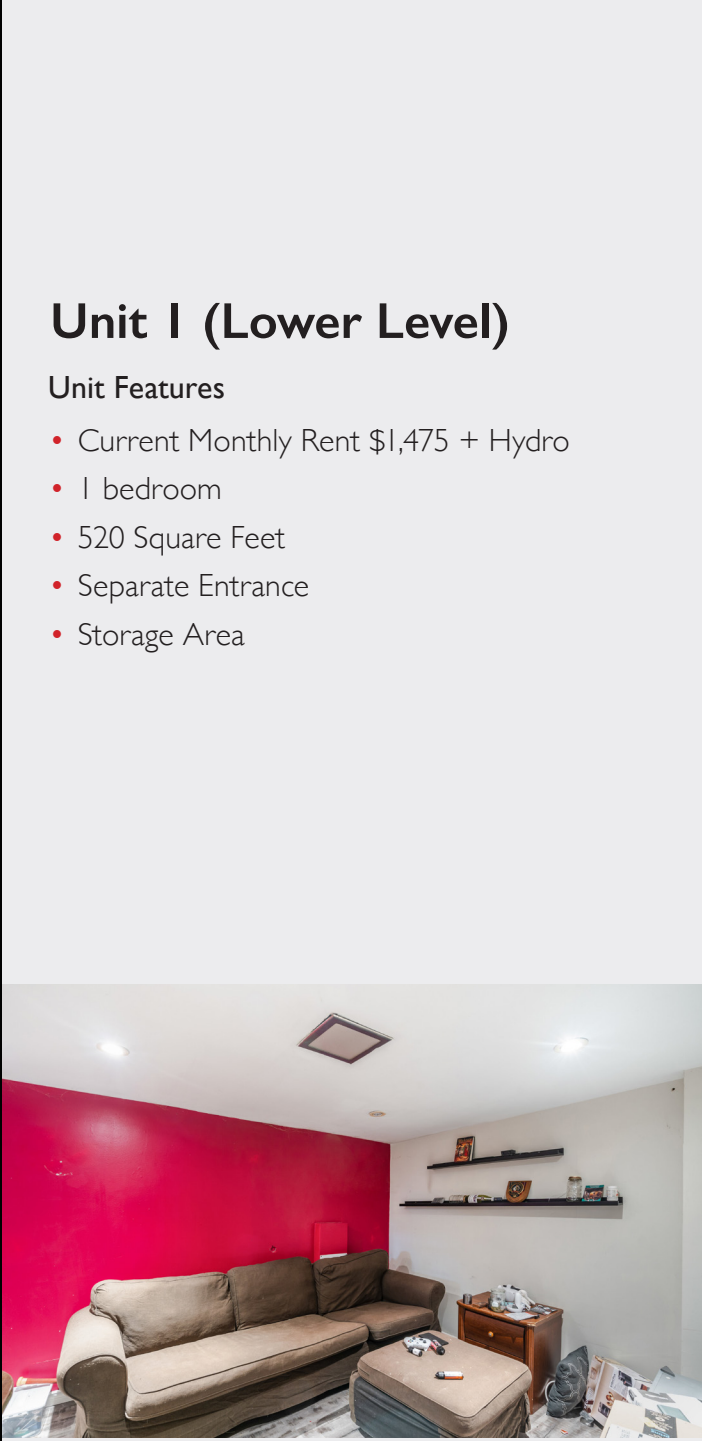
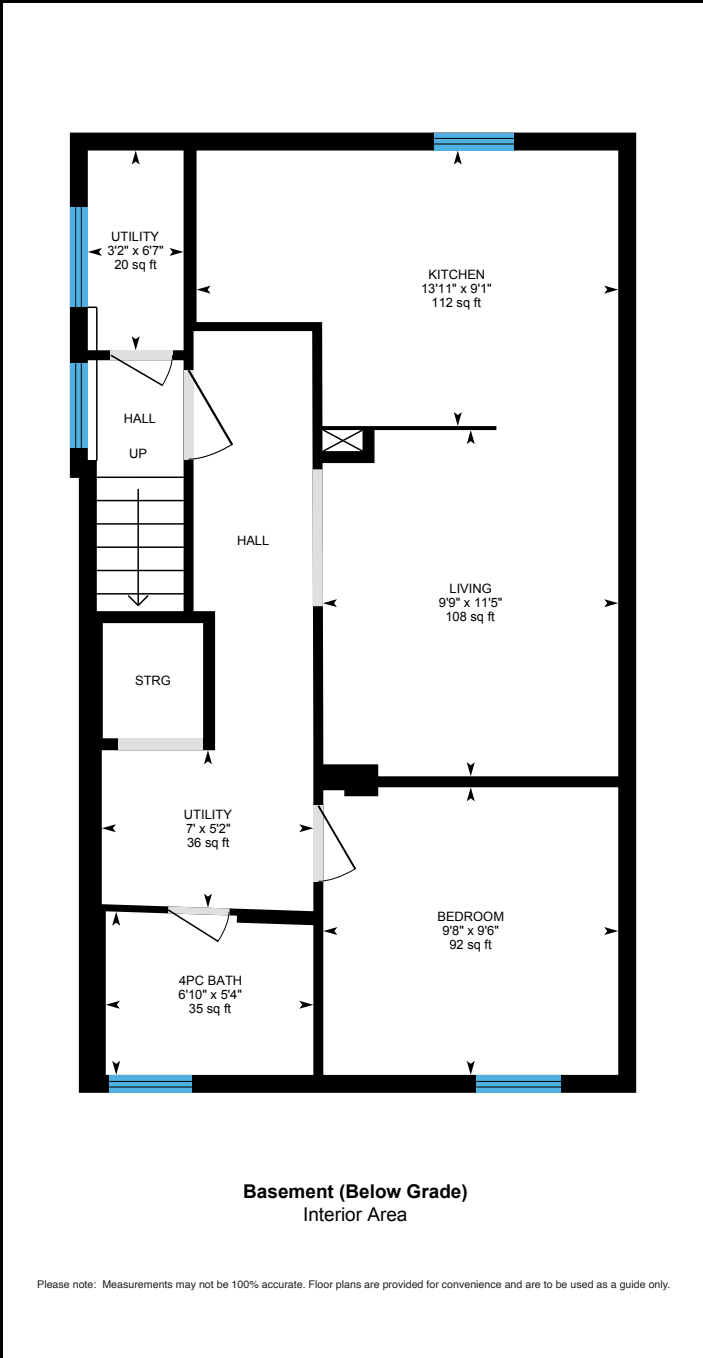
### Building Features

- 4 Self Contained Units
- 4 Electrical Meters
- Renovated Units Throughout
- Updated Facade and Exterior Landscaping
- Low Maintenance Landscaping
- Fire Retrofit Certificate
- Front Porch (covered)
- Fully Tenanted / AAA Tenants

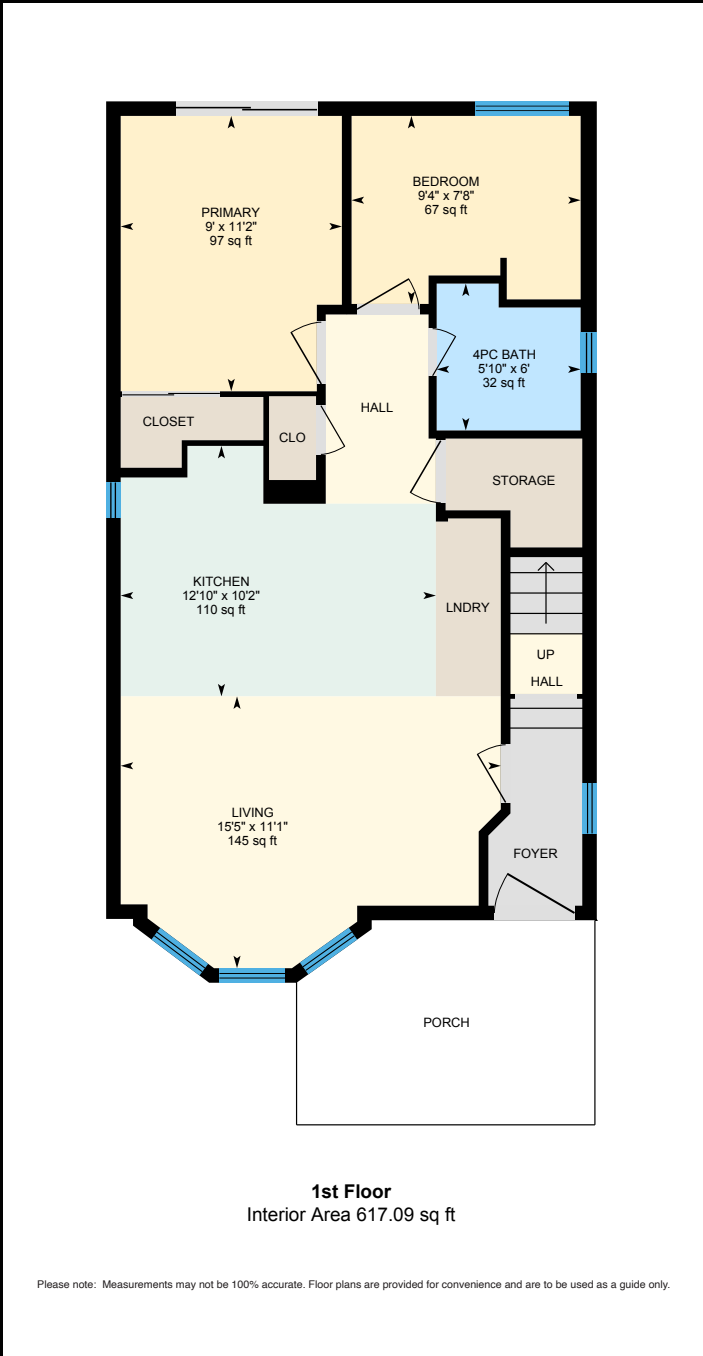
### Area Amenities

- Steps to Bloor Street West at Ossington Ave
- Steps to Ossington Subway
- Steps to Christie Pits Park
- Minutes to the Downtown Core
- Restaurants, shopping, Bars and Cafes at your Doorstep
- 1 Street North of Bloor









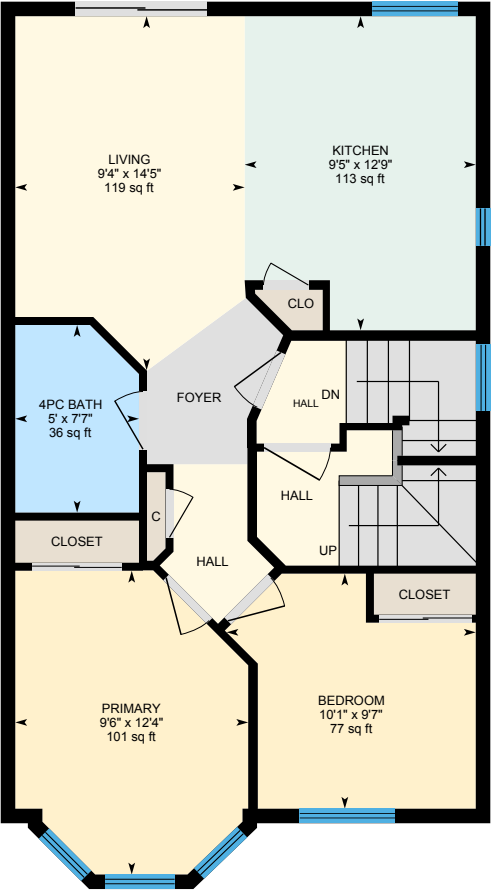
## Unit 2

### Unit Features

- Current Monthly Rent \$2,600 + Hydro
- 2 bedroom
- 617 Square Feet
- Separate Entrance
- Large Open Plan Living and Dining
- Updated Kitchen and Bathroom







**2nd Floor**  
Interior Area 619.41 sq ft

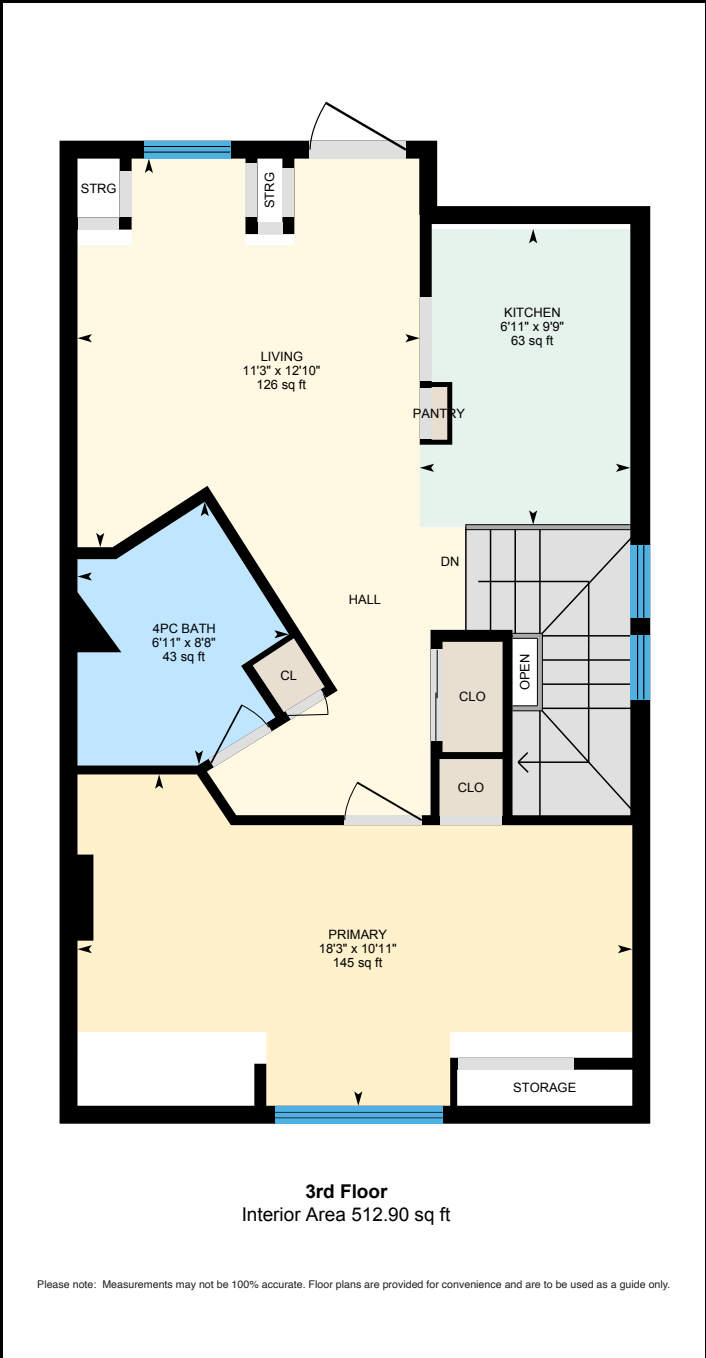
Please note: Measurements may not be 100% accurate. Floor plans are provided for convenience and are to be used as a guide

### Unit 3

#### Unit Features

- Current Monthly Rent \$2,257 - Hydro Included But Separately Metered
- 2 bedroom
- 619 Square Feet
- Separate Entrance
- Large Open Plan Living and Dining





## Unit 4

### Unit Features

- Current Monthly Rent \$1,768 - Hydro Included But Separately Metered
- 1 bedroom
- 512 Square Feet
- Separate Entrance
- Large Open Plan Living and Dining





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 Élé<sup>m</sup> 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

É<sup>s</sup> 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.



Irene Avenue Parkette

760 Shaw St



1 min

Northumberland Playground

770 Ossington Ave



2 min

Christie Pits Park

779 Crawford Ave W



3 min

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 Skateboard Park  |
| 1 Trail            | 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 2 minute walk away and the nearest rail transit stop is a 4 minute walk away.



Nearest Rail Transit Stop

Ossington Station



4 min



Nearest Street Level Transit Stop

Bloor St West At Shaw St



2 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 1.72km.



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

CURRENT INCOME

Unit	Type	Rent	Utilities	Lease Term
Unit 1	1 Bedroom	\$1,475	Plus Hydro	April 2023-2024
Unit 2	2 Bedroom	\$2,600	Plus Hydro	May 2023-2024
Unit 3	2 Bedroom	\$2,257	Inclusive	Month To Month
Unit 4	1 Bedroom	\$1,768	Inclusive	Month To Month

Total Monthly	\$8,100
Total Annually	\$97,200

OPERATION EXPENSES

Taxes	\$5,609	Gross Annual Yearly Income	\$97,200
Insurance	\$2,235	Net Operating Income	\$79,001
Hot Water Rental Tanks	\$225		
Hydro	\$7,768		
Water & Waste	\$2,361		
Total Operation	\$18,198		



For more information, photos and interactive tour visit:  
<https://julianpilarski.com/property-listing/10-irene-avenue/>



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Royal LePage Real Estate  
Services Ltd., Brokerage



2007 - 15



2011 - 15



2012 - 15



2017



2018



ROYAL LEPAGE  
**CHAIRMAN'S CLUB**  
NATIONAL TOP 1%  
2020-2021

2020-2021

Julian Pilarski  
Sales Representative

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**Network.**



**Promise.**



**Method.**



**Advantage.**



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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