

DOWNTOWN INVESTMENT OPPORTUNITY

5 & 7 PEMBROKE STREET



PILARSKI
REAL ESTATE GROUP

RESIDENTIAL & COMMERCIAL
REAL ESTATE SERVICES
BUY | SELL | LEASE

5 & 7 PEMBROKE STREET

MOSS PARK



Incredible Investment Opportunity In Prime Downtown Location.

Rare Opportunity To Own Two Side By Side Self-Contained Triplexes Located In Prime Downtown Location Steps To Transit, Yonge & Dundas Square And The Eaton Centre! Surrounded By New Condos Developments And Right Next To The Upcoming Metrolinx Ontario Subway Line! Amazing Opportunity To Live In And Collect Income Or Add To Your Portfolio! Do Not Miss Out On This Once In A Lifetime Opportunity To Own Prime Downtown Property With Future Potential For Redevelopment!



5 PEMBROKE ST



7 PEMBROKE ST



BATHROOMS	NEIGHBOURHOOD	PARKING
7	Moss Park	3

PROPERTY TYPE	TAXES / YEAR	MLS #
Investment Apartment (6 units)	12,886.16	C5731109



Feature List

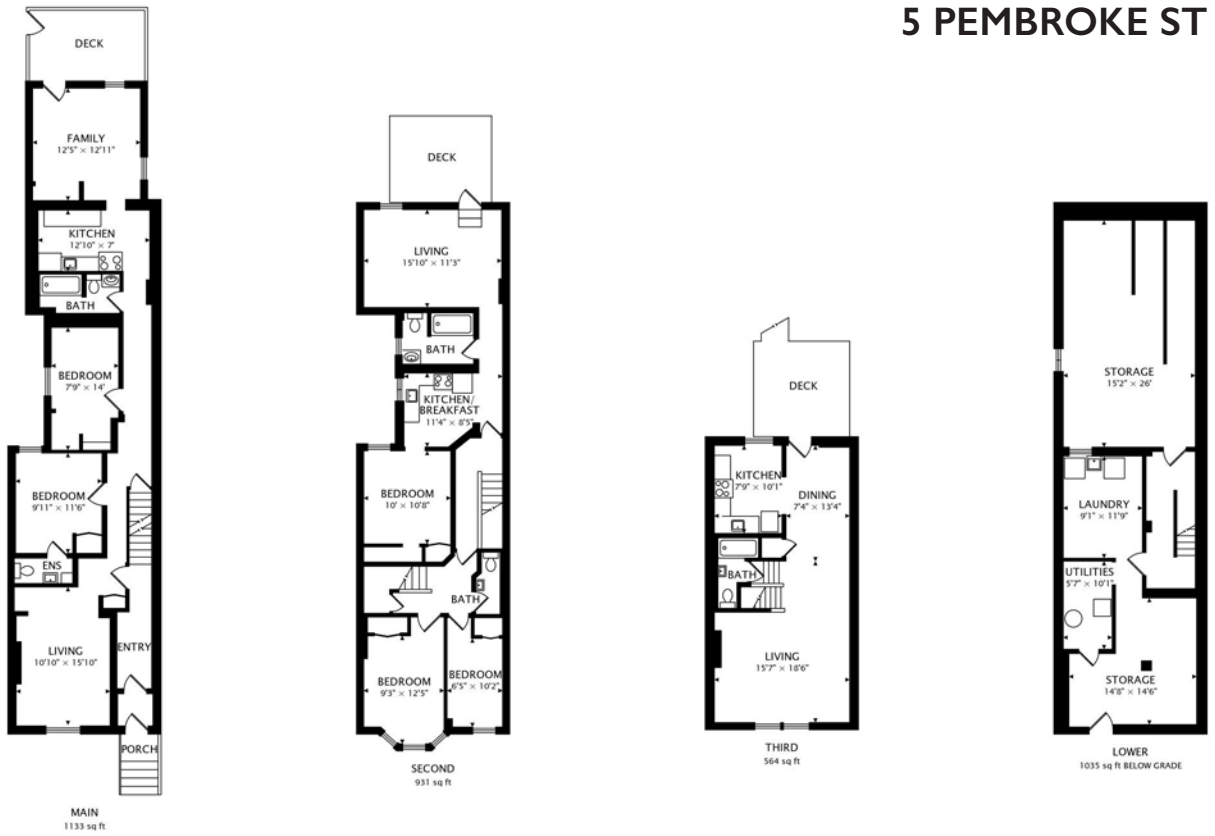
Building Features

- 7 Self Contained Units
- Low Maintenance Landscaping
- 3 Units Tenanted
- Shared Coin Laundry
- Easy Access to Transit
- 3 Parking Spots

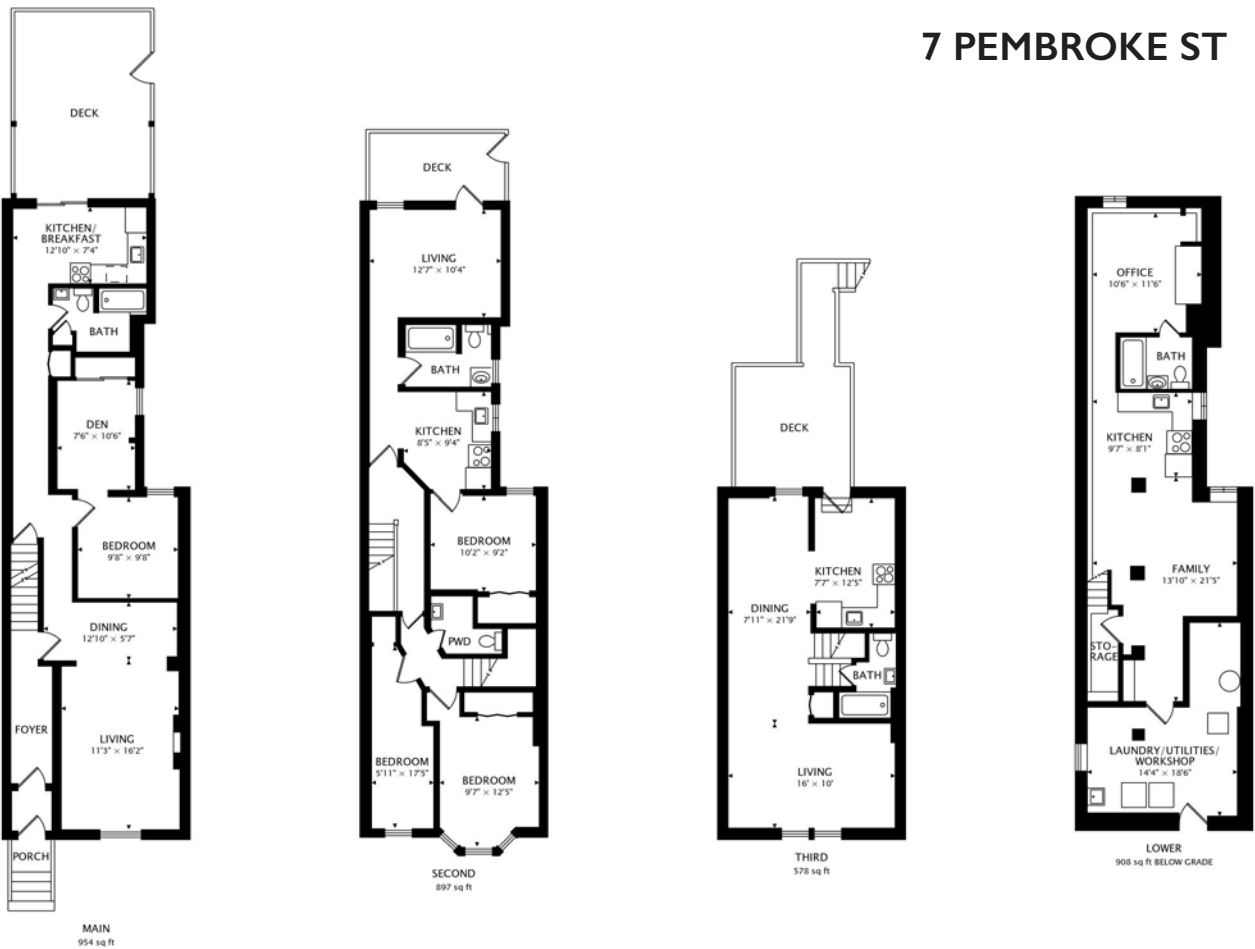
Area Amenities

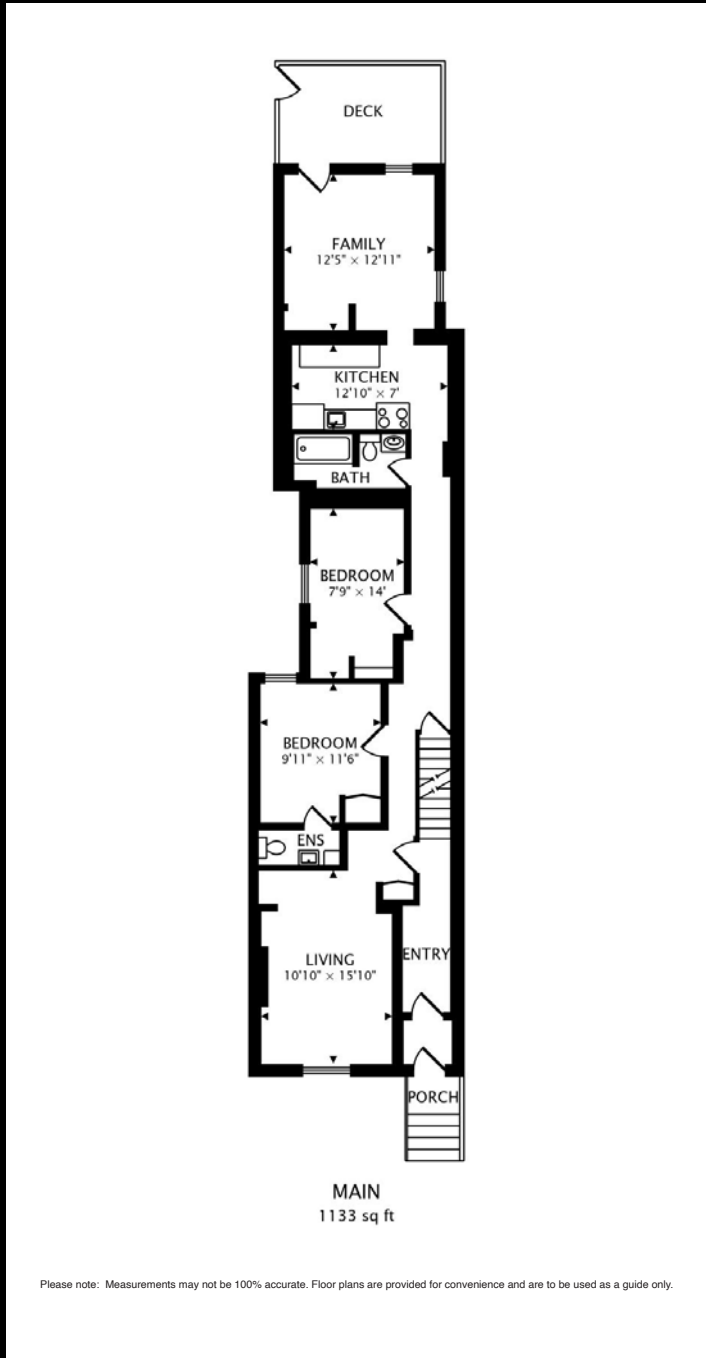
- Steps to Transit
- 10 Minute Walk to Eaton Centre, Ryerson University, Yonge and Dundas Square
- Prime Area for Redevelopment
- Steps to Moss Park
- Restaurants, Shopping, Bars, Cafes at your Doorstep
- Steps to upcoming Metrolinx Subway Line
- Surrounded by New Condo Developments

5 PEMBROKE ST



7 PEMBROKE ST



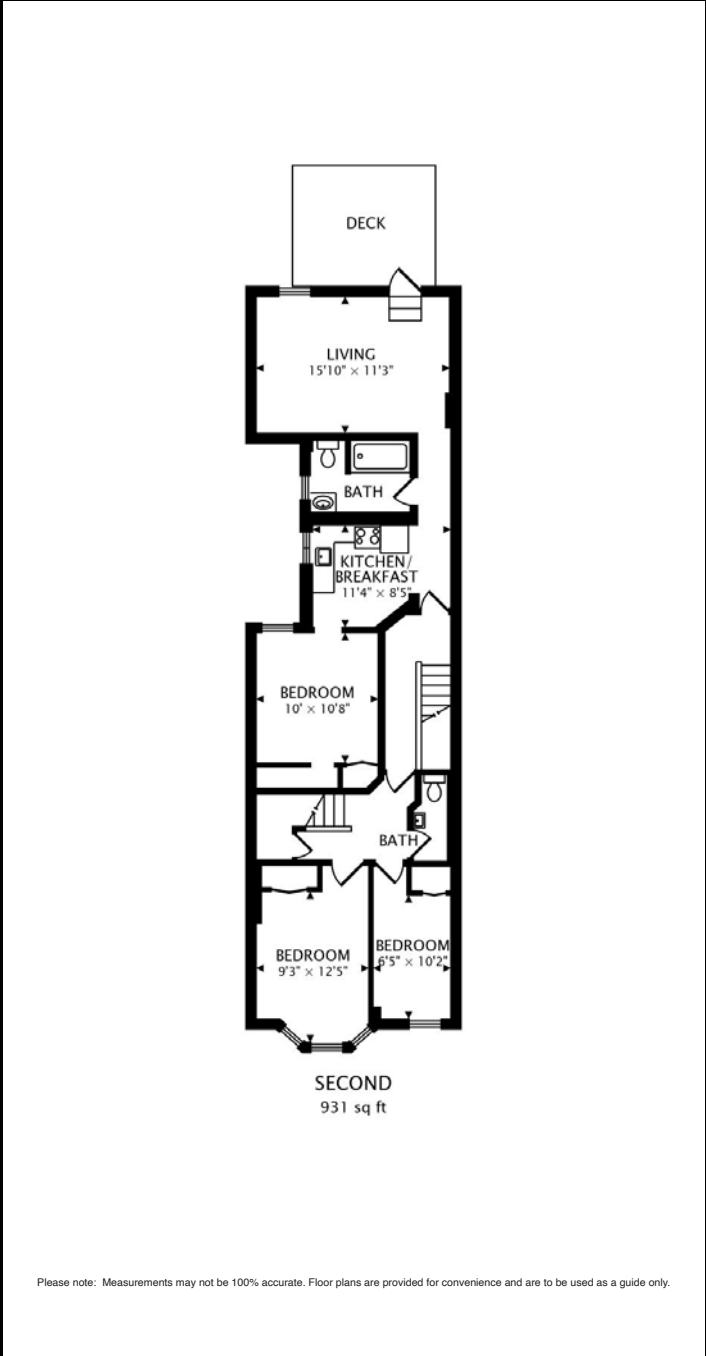


Unit I (Main Level)

Unit Features

- Current Monthly Rent \$1,492.00 - Inclusive
- 2 Bedroom
- 1.5 Bathroom
- Private Rear Porch
- Separate Entrance
- Basement Storage Area
- 1133 SF



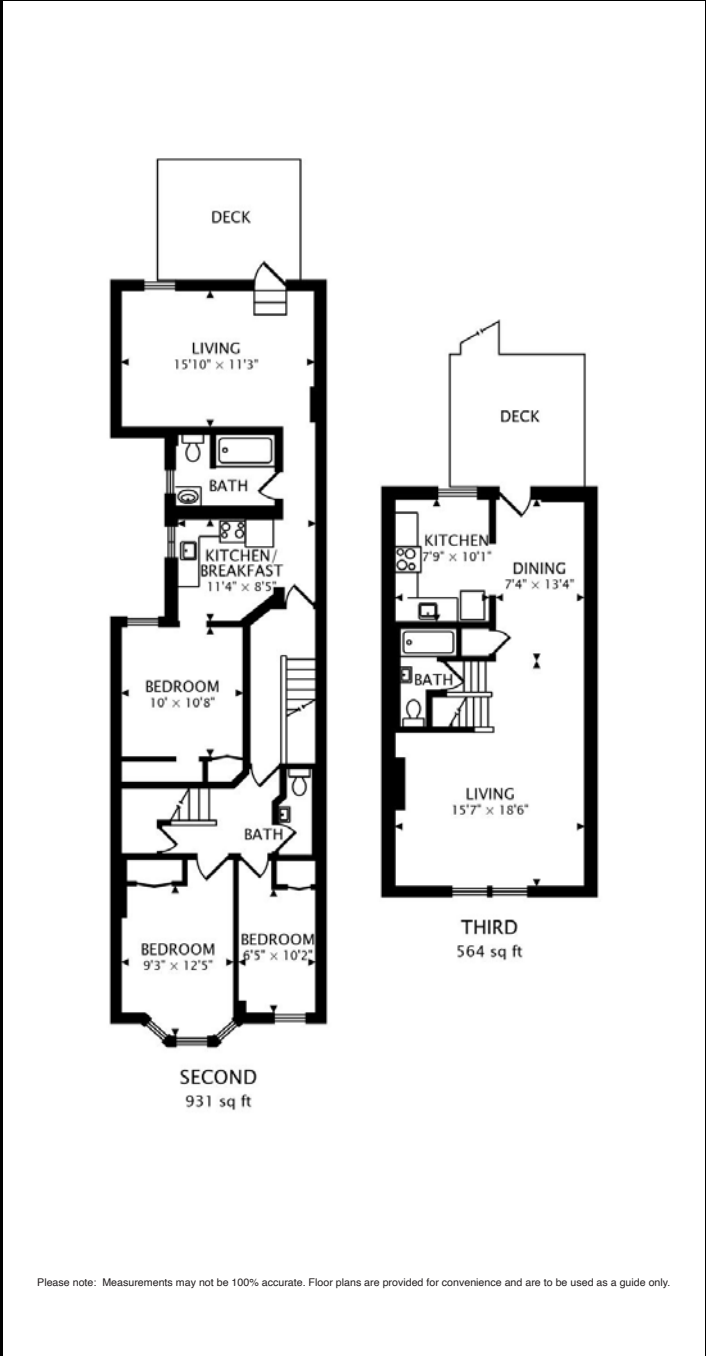


Unit 2 (Second Level - Rear)

Unit Features

- Current Monthly Rent \$951.00 - Inclusive
- 1 Bedroom
- Private Rear Porch
- Separate Entrance
- Approximately 500 SF



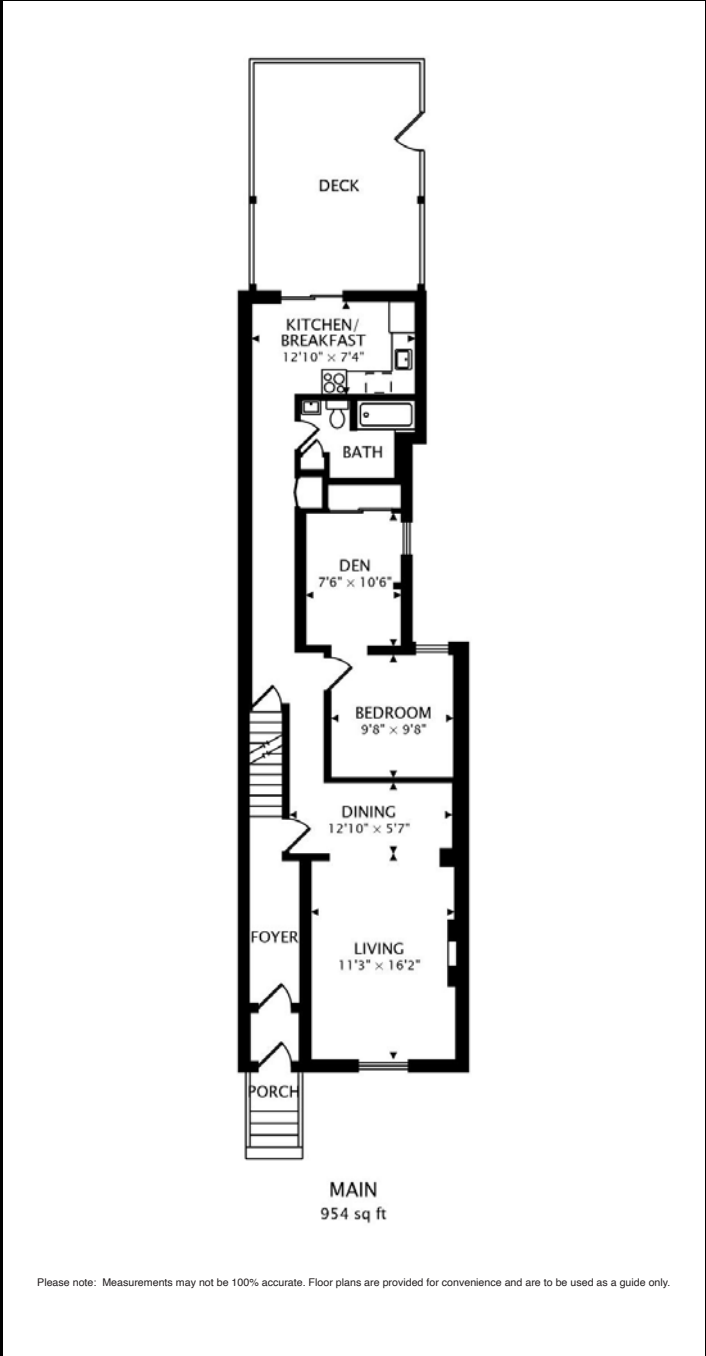


Unit 3 (Second & Third Level - Front)

Unit Features

- Current Monthly Rent \$1,459.00 - Inclusive
- 1.5 Bedroom
- 1.5 Bathroom
- Private Rear Porch
- Separate Entrance
- Two-Storey
- Approximately 800 SF

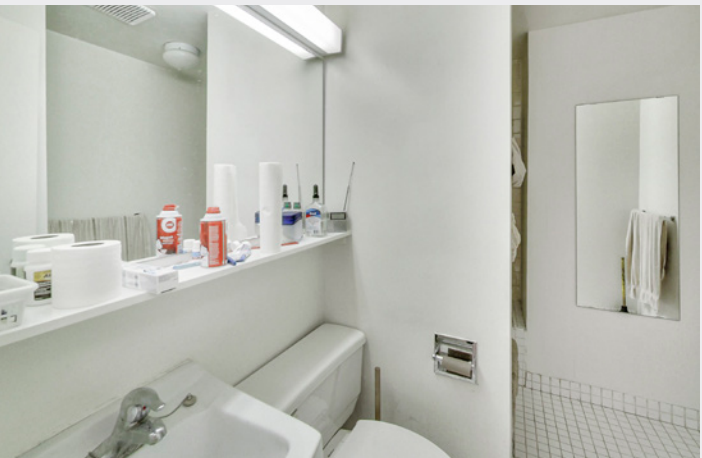


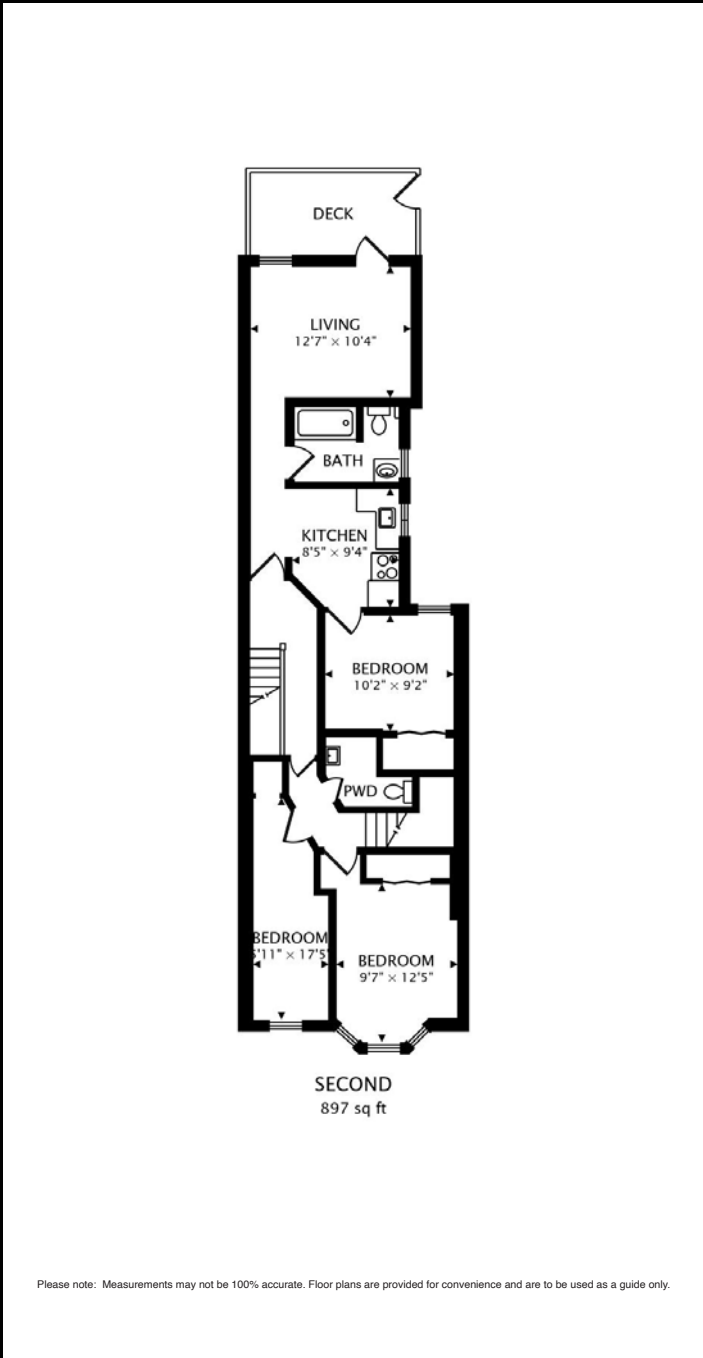


Unit I (Main Level)

Unit Features

- Vacant
- 1.5 Bedroom
- 1 Bathroom
- Private Rear Porch
- Separate Entrance
- 954 SF



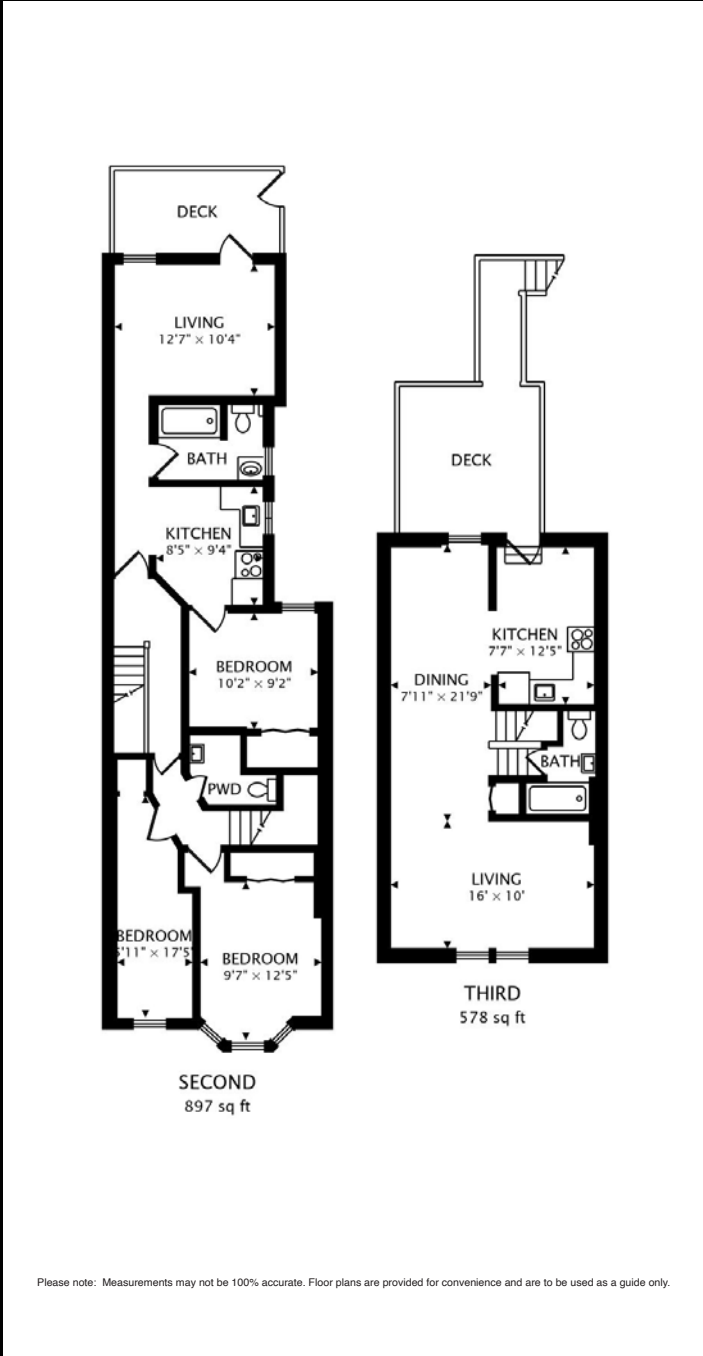


Unit 2 (Second Level - Rear)

Unit Features

- Vacant
- 1 Bedroom
- 1 Bathroom
- Updated Unit
- Private Rear Porch
- Approximately 600 SF

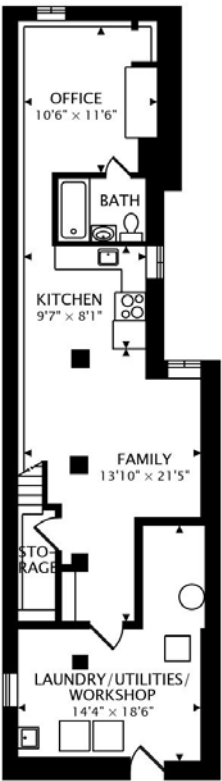




Unit 3 (Second & Third Level - Front)

- Unit Features
- Vacant
 - 2 Bedroom
 - 1.5 Bathroom
 - Updated Unit
 - Private Rear Porch
 - Approximately 800 SF





LOWER
908 sq ft BELOW GRADE

Lower Level

Unit Features

- Vacant
- 1 Bedroom
- 1 Bathroom
- Separate Entrance
- 640 SF



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

SCHOOLS

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



É Élé^m Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Lord Dufferin Junior and Senior Public School

Designated Catchment School
Grades PK to 8
350 Parliament St

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Jarvis Collegiate Institute

Designated Catchment School
Grades 9 to 12
495 Jarvis St

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

Rosedale Heights School of the Arts

Grades 9 to 12
711 Bloor St E

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.



Moss Park & Arena

150 Sherbourne St



1 min



Ontario Street Parkette

227 Ontario St



4 min



John Innes Community Recreation Centre

150 Sherbourne St



2 min

FACILITIES WITHIN A 20 MINUTE WALK

- 1 Pool

1 Sports Field

2 Basketball Courts

1 Ball Diamond

1 Arena

1 Outdoor Dry Pad
- 4 Playgrounds

2 Tennis Courts

1 Splash Pad

1 Rink

1 Community Centre

1 Craft Room

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 10 minute walk away.



Nearest Rail Transit Stop

Queen Station



10 min



Nearest Street Level Transit Stop

Sherbourne St At Shuter St



1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a hospital, a fire station, and a police station within 0.89km.



St Michael's Hospital

30 Bond St



Fire Station

475 Dundas St E



Police Station

51 Parliament St

INCOME

Unit	Current Rent	Market Rent
Unit 1	\$1,492.00	\$2,800.00
Unit 2	\$951.00	\$2,200.00
Unit 3	\$1,459.00	\$2,300.00
Monthly Total	\$3,902.00	\$7,300.00
Annual Total	\$46,824.00	\$87,600.00

Access to Parking: Currently on agreement with laneway owner for \$1,200.00 / year for access to rear owned parking (three spots).

For more information, photos and interactive tour visit:
<https://julianpilarski.com/property-listing/5-7-pembrook-st-toronto/>



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Top 1% of Realtors in GTA*



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

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Promise.



Method.



Advantage.



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with your mobile device

Julian Pilarski

Service • Integrity • Results.

Let's be social:



Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. The statements contained herein are based upon information furnished by principals and sources which we believe are reliable, but for which we assume no responsibility. Not intended to solicit parties under any agency contract.

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