1969

EGLINTON AVENUE WEST

FOR SALE

Executive Summary

1969 Eglinton Avenue West presents an exceptional opportunity to acquire a well-maintained 36-unit multifamily building in one of Toronto's most dynamic growth corridors. The property offers a highly desirable unit mix of 15 one-bedroom and 21 two-bedroom suites, many of which are generously sized. The building generates additional revenue from laundry and both surface and underground parking, with 11 surface stalls and ample underground spaces.

Set on a 0.48-acre site, the building has been well cared for, featuring a tidy interior with terrazzo flooring and a classic dark red brick façade. Recent upgrades, including the replacement of hot water tanks, provide operational security for the next owner. With an estimated Year 1 NOI of $327,546 and approximately 50% upside potential through rent repositioning, the property presents substantial value-add potential.

The location further enhances this opportunity, benefiting from proximity to the new Eglinton Crosstown LRT, excellent transit connectivity, and a wide range of nearby amenities. This combination of scale, suite mix, and upside potential makes 1969 Eglinton Avenue West an attractive acquisition for both private and institutional investors seeking exposure to Toronto's multifamily market.

Property Overview

Property Overview

Address: 1969 Eglinton Avenue West

Property Type: Multifamily

Number of Levels: 4-Storeys

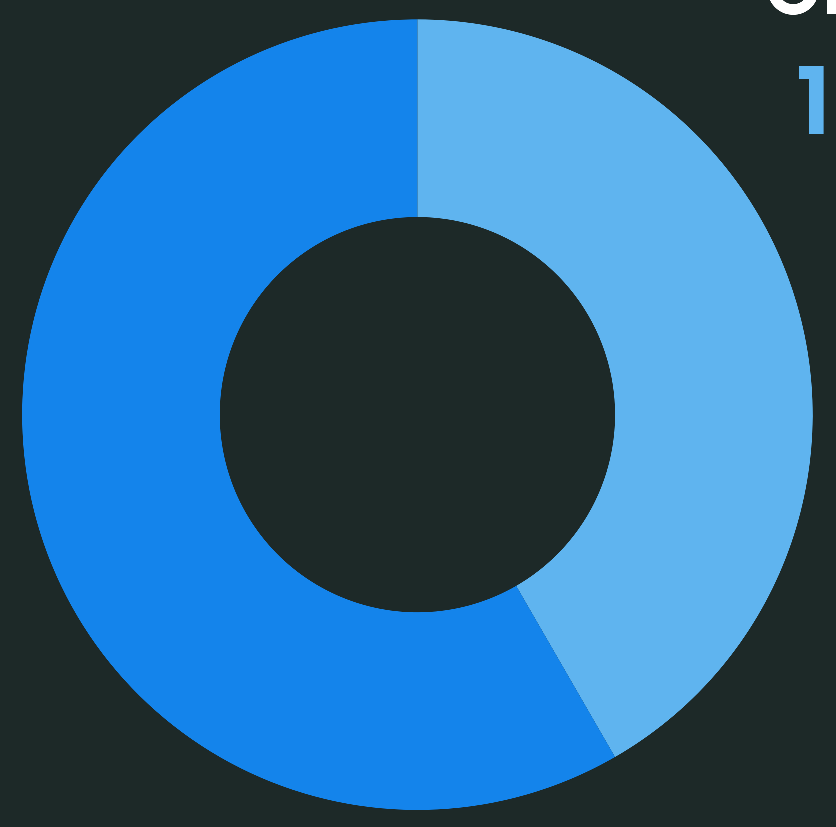
Number of Units: 36

Year Built: 1953

Site Area: 0.48 Acres

Property Overview

SUITE MIX



Investment Highlights

Attractive Suite Mix: 36 units comprised of 15 one-bedrooms and 21 two-bedrooms, offering large suites.

Value-Add Potential: Approximately 50% rental upside provides a significant opportunity to increase income and value.

Additional Income Sources: Onsite laundry and both surface and underground parking generate strong ancillary revenue.

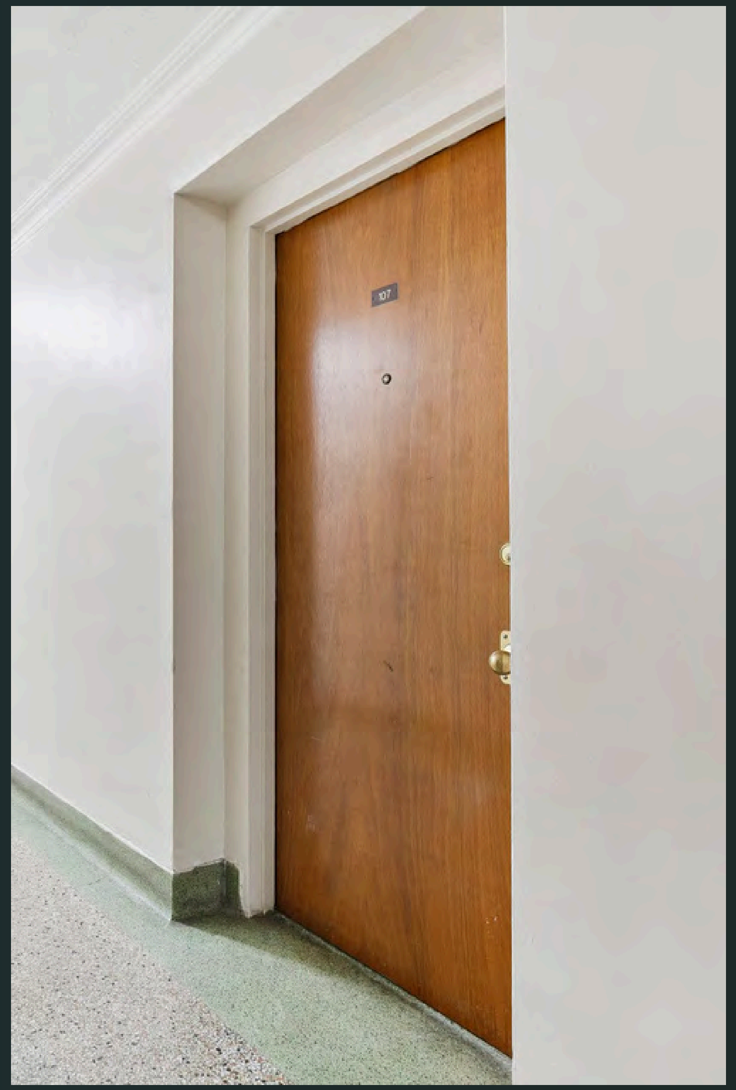
Transit-Oriented Location: Steps from the soon-to-open Eglinton Crosstown LRT, with excellent access to TTC, major roadways, and nearby amenities.

Strong Year 1 NOI: Estimated at $327,546, with the ability to grow substantially through repositioning.

Operational Stability: Recent replacement of hot water tanks and well-kept building condition support reliable ongoing operations.

Gallery

Gallery



Gallery

Location Overview

About the Area

1969 Eglinton Avenue West is located in Toronto's Eglinton West corridor, a culturally vibrant midtown neighbourhood with strong community roots. The area is well-established yet evolving, offering investors a mix of stability and growth potential.

The upcoming Eglinton Crosstown LRT (Line 5) will significantly improve east-west connectivity, reducing commute times and strengthening the corridor's appeal as a transit-oriented rental market. Easy access to TTC subway and GO connections further broadens accessibility for tenants across the city.

The neighbourhood also benefits from proximity to key employment hubs along Eglinton and in downtown Toronto, supporting steady tenant demand from working professionals and families. Combined with a diverse retail and dining mix, this creates consistent rental fundamentals.

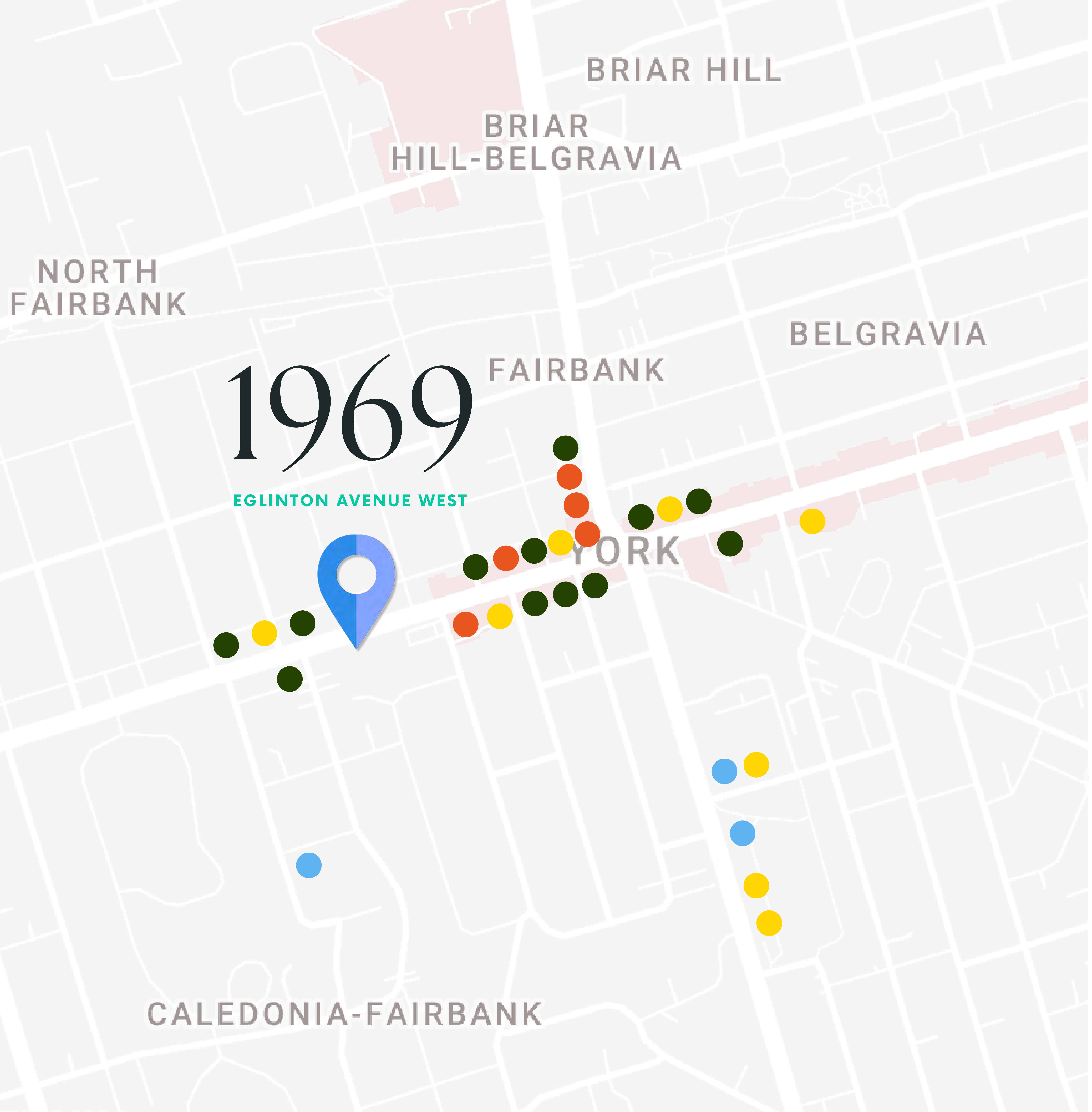
With city planning initiatives encouraging mixed-use development and intensification, investors are well-positioned to benefit from both reliable income today and long-term appreciation as the area continues to transform.

91,869
Population

CA$ 118,813
Average Household Income

39.2
Median Age

90%
Labour Employment Rate



Amenity Map

Restaurants

Brazillian's Choice
KFC
Sushi Zuki
Pizza Hut
Rincon Paisa
Jimmyz Sports Bar & Grill
Alebrijes Taqueia
Popeyes Louisiana Kitchen
Los Tres Panaderos
The Latin World
Subway
Mexology Kitchen

Schools

Fairbank Public School
Lycee Francais de Toronto
Fairbank Memorial Daycare Centre

Grocery & Big Box Stores

No Frills
Wan2Mart
Shoppers Drug Mart
Dollarama
Pet Valu

Entertainment & Fitness

Fairbank Memorial Park
Fairbank Memorial Community Recreation Centre
Candy Champ
Toronto Public Library - Maria A Shchuka Branch
Life Essential Health Food
Churros 92
Eglinton West Physiotherapy
Fairbank Memorial Swimming Pool

Transit Map

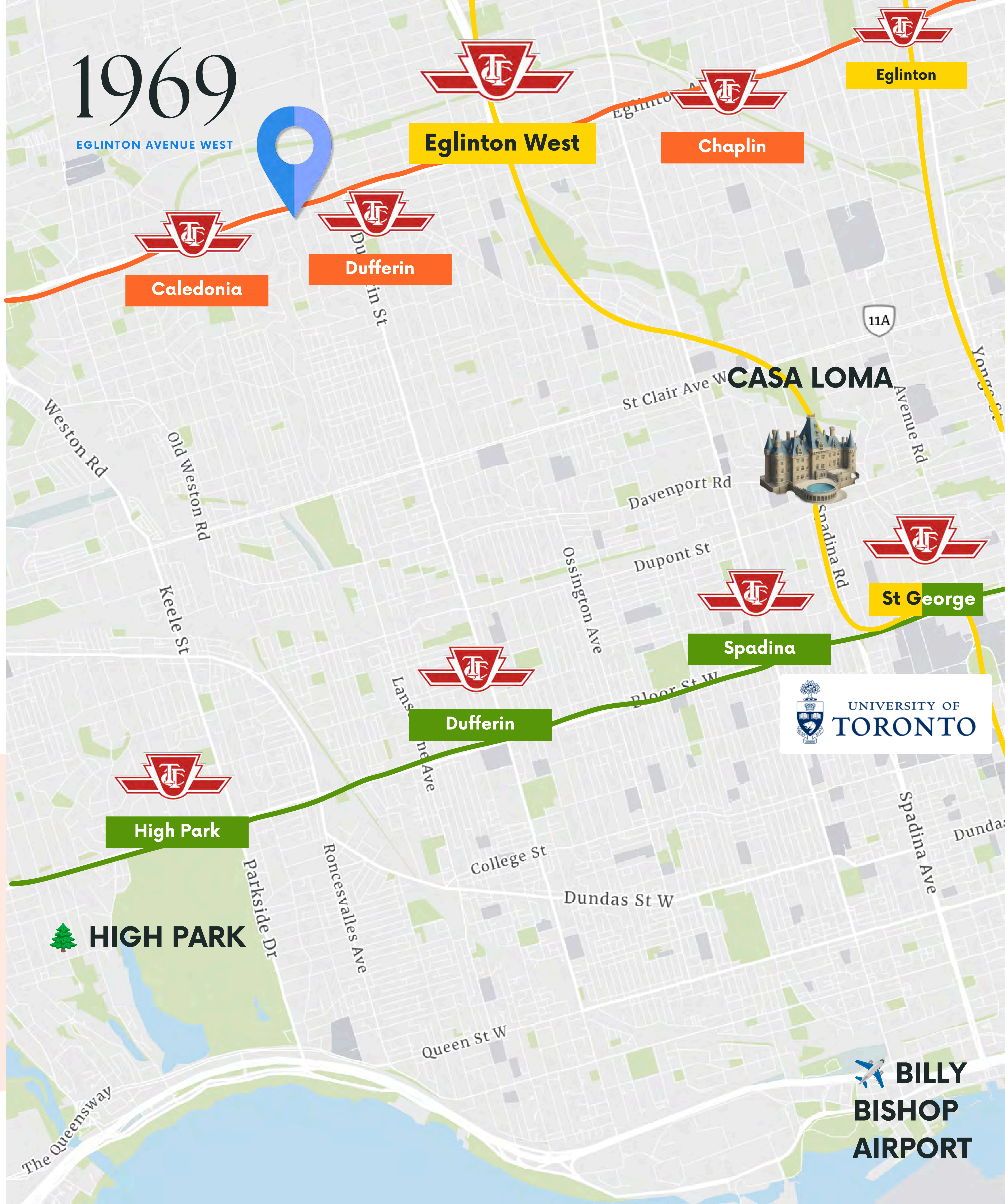
Drive Times

Yorkdale Shopping Centre	5 KM | 10 Min
Casa Loma	5 KM | 15 Min
High Park	6 KM | 20 Min
Downtown	9 KM | 30 Min
Union Station	10 KM | 30 Min
Billy Bishop Airport	10 KM | 30 Min
Toronto Pearson Int Airport	16 KM | 30 Min

Coming Soon

Eglinton Crosstown LRT

Connecting East and West Toronto, the upcoming Eglinton Crosstown LRT is set to reduce commute times by up to 60% and is slated to launch in late 2025. Spanning 25 stations along a dedicated 19-kilometre route, it will transform how residents move across the city. Located just a short walk from both the future Kennedy and Ionview stations, 833 Kennedy offers effortless access to one of Toronto's most significant transit expansions.



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