

SPRINGHURST
AVENUE
TORONTO

Lakeshore & Dufferin
LIBERTY VILLAGE

A well-located 12-storey high-rise
apartment building in one of
Toronto's most desirable
west-end rental nodes

Asking Price: \$37,250,000





EXECUTIVE SUMMARY

30 Springhurst Avenue presents the opportunity to acquire a well-located 12-storey high-rise apartment building in one of Toronto's most desirable west-end rental nodes. Situated on a 0.98-acre site just steps from the lakefront, BMO Field, Exhibition Place, and an array of neighbourhood amenities, the property combines strong in-place cash flow with compelling value-add potential through rental growth, ancillary revenue enhancement, and further optimization of underutilized interior space. The building contains 122 suites and offers an attractive suite mix of 22 bachelor units, 77 one-bedroom units, and 23 two-bedroom units.

A differentiator is the property's revenue diversification. In addition to residential rental income, the vendor generates ancillary income through parking, locker rentals, owned laundry machines, rooftop telecom income, and recoverable hydro revenue. All suites are separately metered for hydro and billed directly by Toronto Hydro, and the vendor has also begun implementing water sub-metering upon turnover, with approximately 10 suites now paying their own water expenses.

From a physical perspective, the property has benefited from a number of recent capital improvements. From the recent replacement of the main heating boilers and garage heating boilers, electrical upgrades including main switchgear and suite sub-panels, recent garage repairs, replacement of the garage sprinkler system, and a new emergency battery backup system. The building also benefits from owned laundry equipment and an updated mechanical and operational profile that supports continued long-term ownership.

An especially compelling feature of the opportunity is the significant amount of storage space located on the main floor and in the basement, much of it benefiting from window exposure. In the purchaser's hands, these areas may present an opportunity for future reconfiguration or conversion, subject to all required approvals, offering an additional avenue for long-term value creation.

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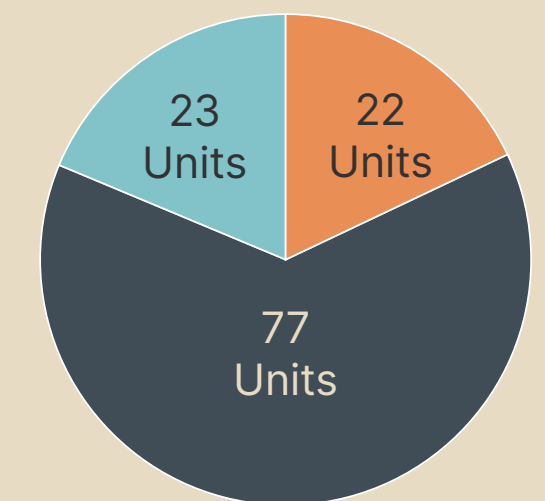
PROPERTY OVERVIEW

The building's location is a major competitive advantage. Positioned near Toronto's waterfront and within walking distance of BMO Field, Exhibition Place, and the surrounding amenities of the west end, the Property offers residents a highly desirable live-work-lifestyle setting. These locational attributes also support the future potential to maximize ancillary revenue streams such as non-resident parking.

Address:	30 Springhurst Avenue, Toronto, Ontario, M6K 1B3
Levels:	12 Storeys
Units:	122
Year Built:	1965
Property Type:	High-Rise Multifamily
Parking:	~85 stalls underground and ~45 surface level stalls



Suite Mix



- Bachelor
- One-bedroom
- Two-bedroom



INVESTMENT HIGHLIGHTS



Significant Additional Value-Creation Potential

A major distinguishing feature of the Property is the large amount of storage space on the main floor and in the basement, many areas of which benefit from window exposure. Subject to approvals, these areas may present future conversion potential and an additional value-add angle beyond the in-place suite inventory.



Meaningful Recent Capital Improvements

The Property has benefited from numerous capital upgrades, most notably the extensive garage restoration, which contributes to the building's structural integrity and long-term durability. Additional improvements include recent heating boiler replacements, electrical upgrades, a full garage sprinkler replacement, and new asphalt, fencing, and sod, further supporting the Property's long-term ownership profile.



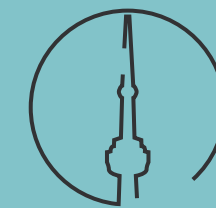
Strong Rental Upside

The proforma reflects approximately 34.5% upside potential in rents, driven by below-market in-place rents, suite turnover, and an active AGI application that could further enhance revenue growth.



Utility Efficiency Profile

All suites are separately metered for hydro and billed directly by Toronto Hydro. Water submetering has also begun on turnover, creating a pathway to further reduce future operating costs.



Prime Toronto West-End Location

The Property is ideally situated in a highly desirable Toronto rental pocket near the waterfront, with excellent access to BMO Field, Exhibition Place, and nearby amenities. Select suites offer lake views, further enhancing the Property's appeal to tenants, while the location also supports future non-resident parking revenue potential.



Diversified Ancillary Income

In addition to residential rental revenue, the Property benefits from multiple supplemental income streams, including parking, lockers, owned coin-operated laundry machines, rooftop telecom income, and recoverable hydro revenue. We believe there may be an opportunity to increase laundry pricing by approximately 30%, providing an additional avenue for ancillary income growth.



CAPITAL IMPROVEMENTS

The Property has benefited from a number of meaningful capital improvements and system upgrades that have enhanced its overall operational profile and reduced near-term capital risk in several key areas. Recent investment has been directed toward the building's electrical, mechanical, parking garage, life safety, and building envelope components, supporting the long-term stability of the asset.

Mechanical & Building Systems

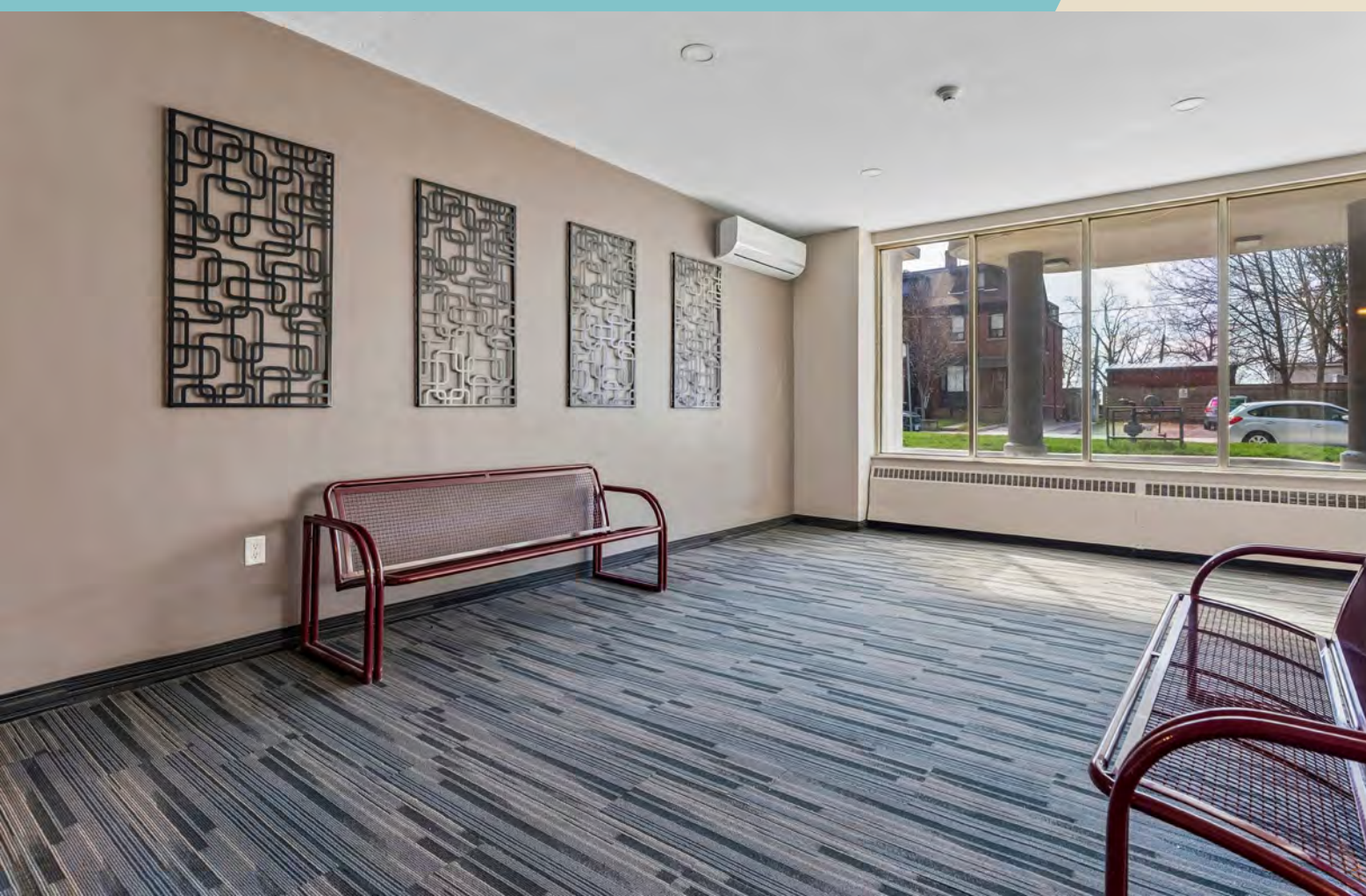
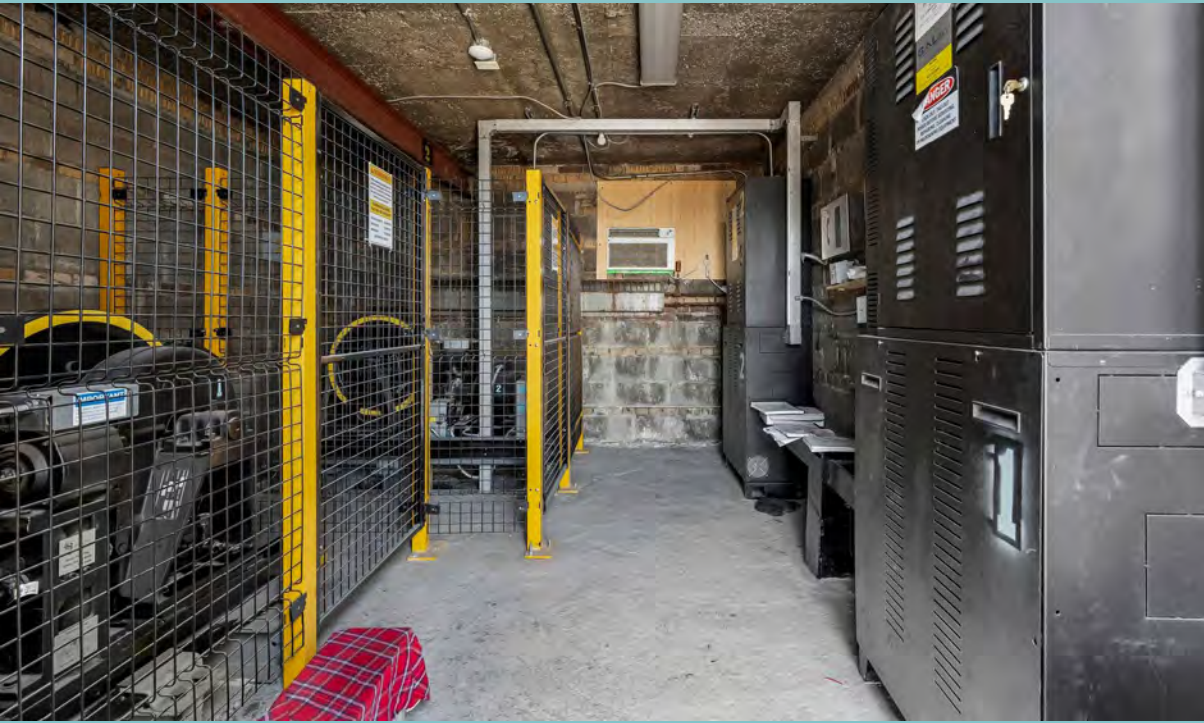
- Replacement of two main Camus heating boilers and two A.O. Smith garage heating boilers in 2022.
- Garage heater and fan component replacements completed in 2026.
- Partial roof reflashing completed in 2019, with roof drainage repairs completed in 2022.

Electrical & Life Safety Systems

- Replacement of main building switchgear and suite electrical sub-panels in 2016.
- Replacement of the fire alarm panel in 2018.
- Replacement of basement electrical servicing in 2022.
- Replacement of the sprinkler system throughout the garage in 2025.
- Installation of a new emergency battery pack system in 2026.

Elevator & Common Area Enhancements

- Modernization of the building elevators in 2018.
- Renovation of the lobby area to provide a more comfortable and welcoming space for residents and guests to relax.
- Installation of a ductless split A/C unit in the lobby in 2025, improving comfort within the common area.





CAPITAL IMPROVEMENTS

Garage, Parking & Site Improvements

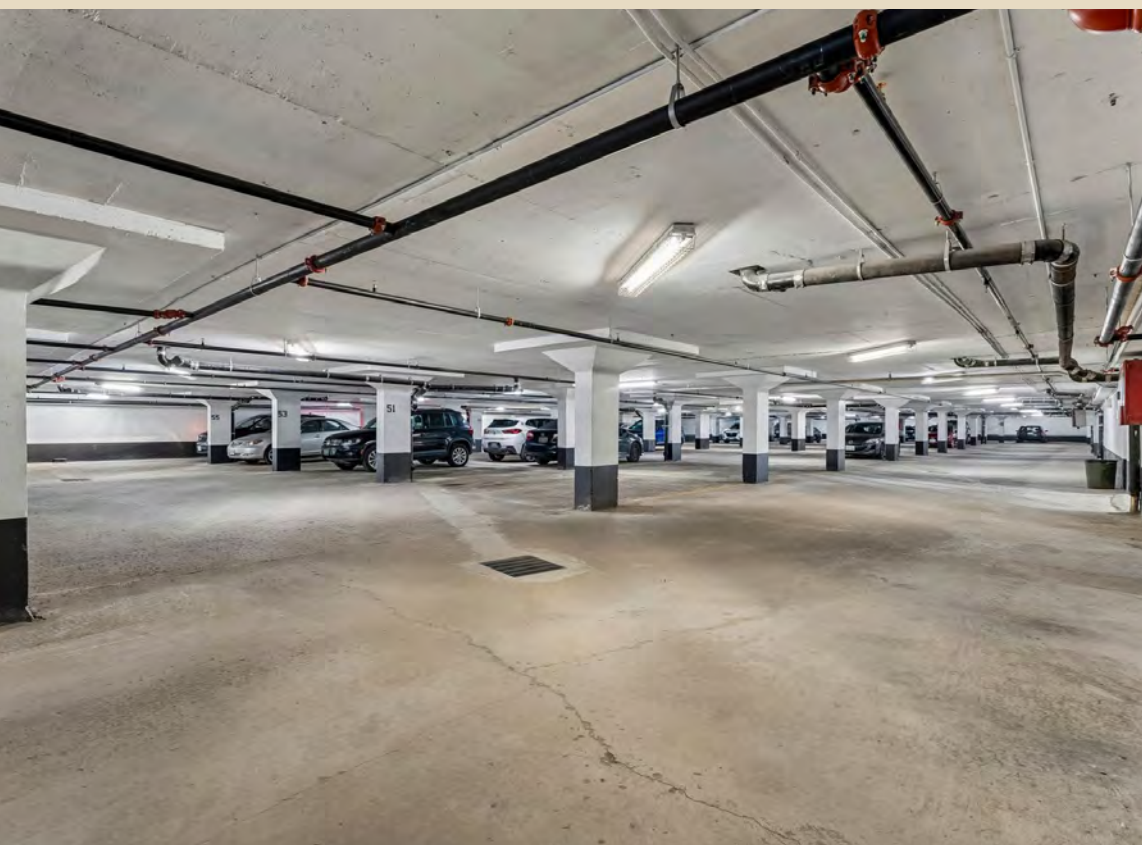
- Structural concrete repairs completed as part of the 2024 garage project.
- Parking lot replacement completed in 2025, including new asphalt, fencing, and sod.

Building Envelope & Exterior Improvements

- Balcony railings were load tested in 2026 and passed (report in data room).
- Balcony waterproofing and guards previously replaced in 2007.

In-Suite Renovations

- Approximately 1/3 of the suites have been renovated through a comprehensive in-suite renovation program.
- Typical improvements include: new kitchen cabinetry, subway tile backsplash, new appliances, updated bathroom shower tile, new vanities, and upgraded lighting fixtures.
- The original parquet flooring is typically retained and refinished due to its durability, while new floor tile is installed in the kitchens and bathrooms.
- Renovated suites are also painted throughout from top to bottom, creating a clean



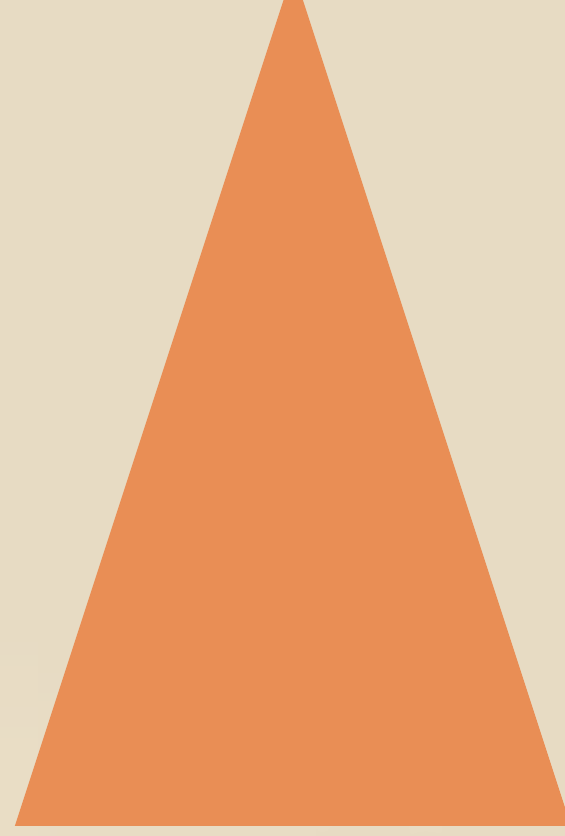
GALLERY



ABOUT THE AREA

A Neighbourhood that has it all

Tucked into one of Toronto's most vibrant west-end neighbourhoods, **30 Springhurst Avenue** offers an exceptional lifestyle in the heart of Liberty Village. Known for its unique blend of historic industrial architecture and modern urban living, this dynamic community has become a sought-after destination for professionals, creatives, and families alike.



2025 Results [10KM Radius]



1,388,234
TOTAL POPULATION



1,442,226
2030 PROJECTED
TOTAL POPULATION



\$162,910
AVERAGE HOUSEHOLD
INCOME



37
MEDIAN AGE



880,604
WORKFORCE POPULATION



92.2%
EMPLOYMENT RATE

Source: Colliers | Hydra 2025



88
TRANSIT
SCORE



82
WALK
SCORE



78
BIKE
SCORE



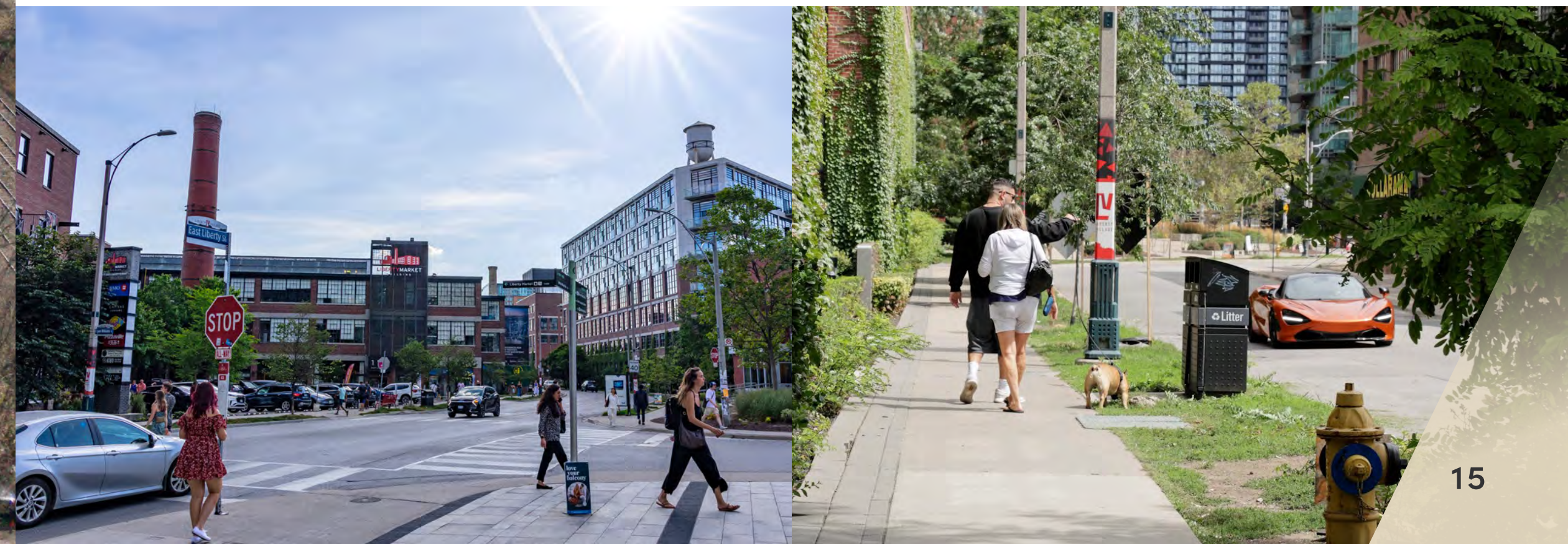
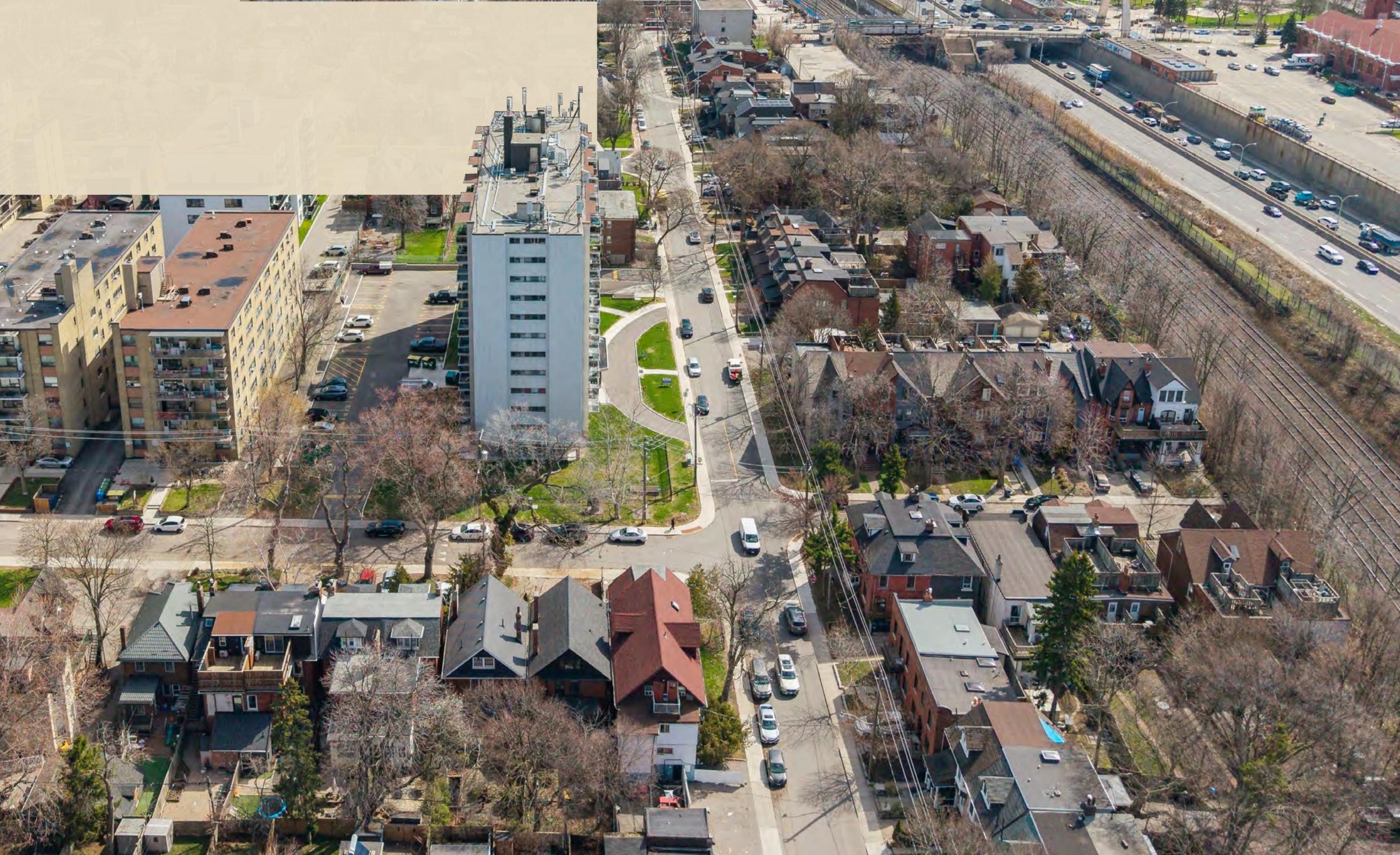
ABOUT THE AREA

LIBERTY VILLAGE

Residents enjoy immediate access to an impressive array of amenities, from trendy cafés and fitness studios to boutique shopping and everyday conveniences. The nearby Liberty Market Building serves as a local hub for dining and services, while green spaces like Trinity Bellwoods Park and Coronation Park provide a welcome escape for outdoor recreation and relaxation along the waterfront.

Connectivity is seamless, with convenient access to the Toronto Transit Commission, Exhibition GO Station, and major routes including the Gardiner Expressway, making commuting to downtown Toronto and beyond both quick and efficient. Cyclists and pedestrians will also appreciate the well-connected network of trails and pathways throughout the area.

Culturally rich and ever-evolving, Liberty Village is just moments from the energy of King West and the charm of Queen Street, where an eclectic mix of restaurants, galleries, and nightlife create a lively urban experience. Whether enjoying a morning coffee at a local café, an evening stroll by the lake, or the convenience of city living at your doorstep, 30 Springhurst Avenue represents a perfect balance of comfort, style, and connectivity in one of Toronto's most desirable communities.



TORONTO OVERVIEW

A CITY OF CULTURE, CONNECTION & OPPORTUNITY

Toronto is a dynamic and culturally rich metropolis known for its diverse neighbourhoods, vibrant arts scene, and world class amenities.

Situated along the shores of Lake Ontario, the city seamlessly blends urban sophistication with expansive natural spaces, offering residents an exceptional quality of life. Toronto's downtown core serves as a thriving hub for business, entertainment, and global cuisine, while its extensive network of parks, waterfront trails, and outdoor attractions provides ample opportunities for recreation and leisure.



Renowned for its multicultural communities, the city celebrates a wide range of festivals, cultural events, and culinary experiences throughout the year. With efficient transit options, iconic landmarks, and an atmosphere that is both welcoming and forward-thinking, Toronto stands as one of Canada's premier destinations for living, working and exploring.

Festivals + Events:

- The Exhibition
- Toronto Jazz Festival
- Cavalcade of Lights
- Caribbean Carnival
- Toronto Comic Arts Festival
- Luminato Festival
- Toronto Fringe Festival
- Toronto International Film Festival

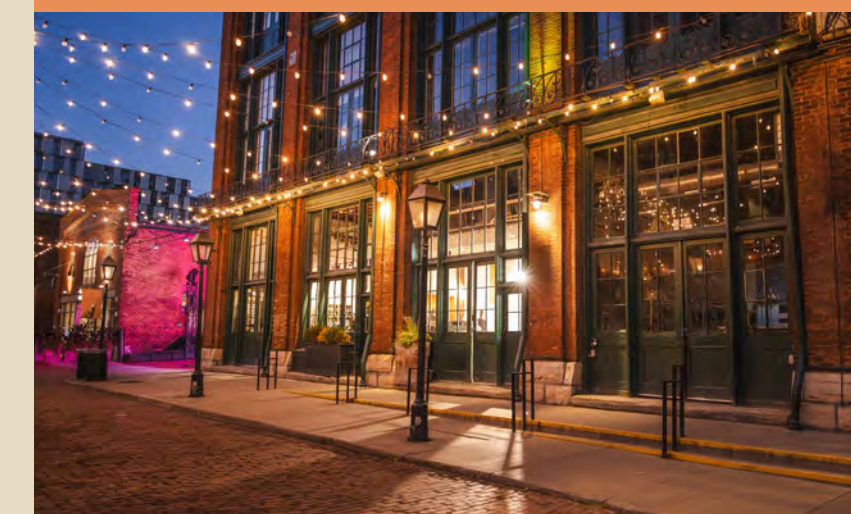
Arts + Entertainment:

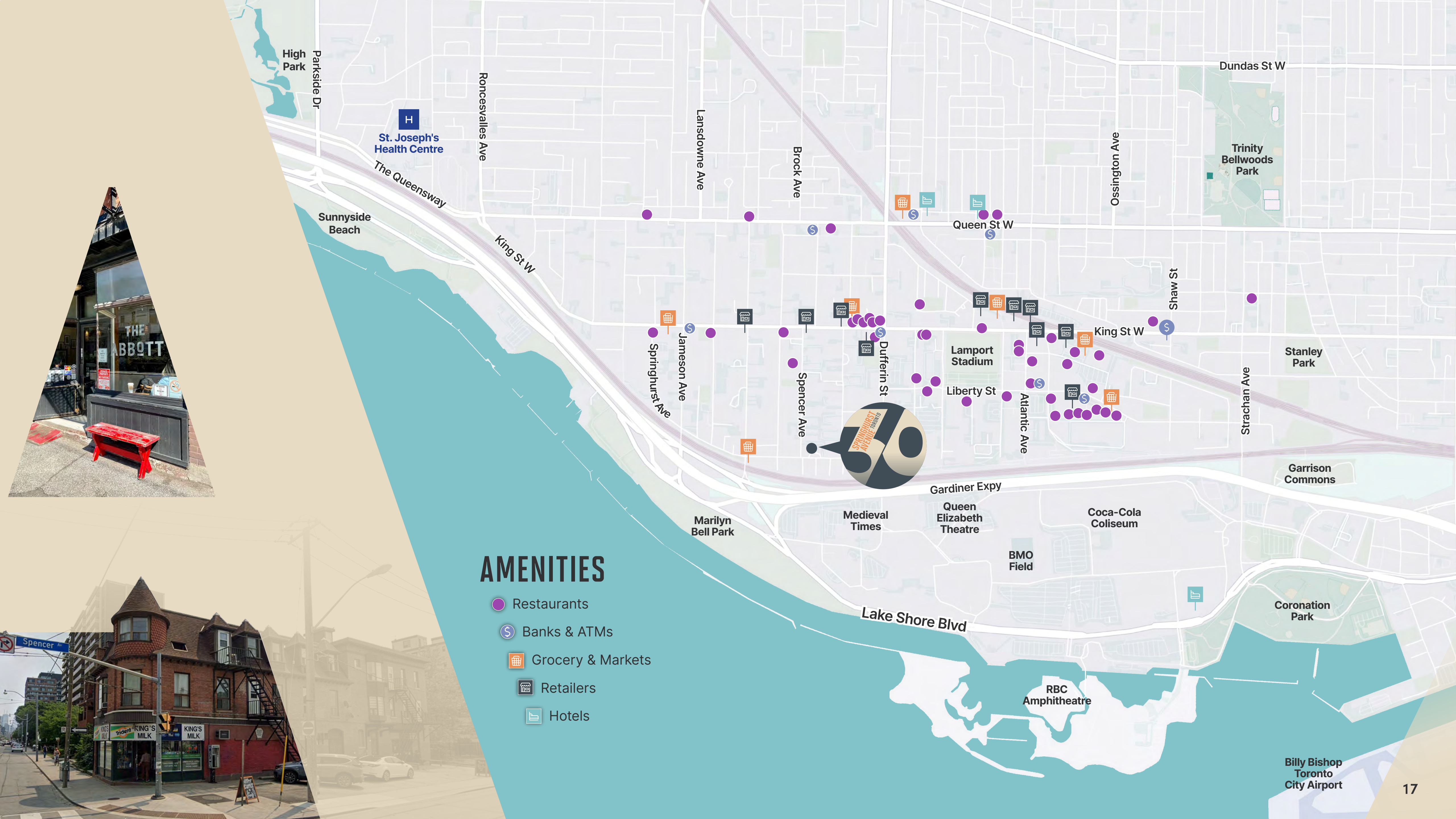
- Art Gallery of Ontario
- Distillery District Galleries
- The Theatre Centre
- The Royal Theatre
- Princess of Wales Theatre
- Queen Elizabeth Theatre
- BMO Field
- RBC Amphitheatre
- Rogers Centre

Outdoors:

- Marilyn Bell Park
- Spencer Cowan Park
- Dufferin – King Parkette
- Lakeshore Boulevard Parklands
- Martin Goodman Trail
- High Park
- Fort York National Historic Site
- The Bentway

...AND MORE!





AMENITIES

- Restaurants
- Ⓢ Banks & ATMs
- 🏪 Grocery & Markets
- 🏬 Retailers
- 🏨 Hotels



TORONTO OVERVIEW

A CITY OF CULTURE, CONNECTION & OPPORTUNITY

Highways	Drive Time	Distance
Gardiner Expressway	4 min	0.9km
Hwy 427 at QEW	21 min	24.6km
Hwy 407 at Hwy 400	30 min	25.8km
Hwy 401 at Dufferin St	54 min	11.2km

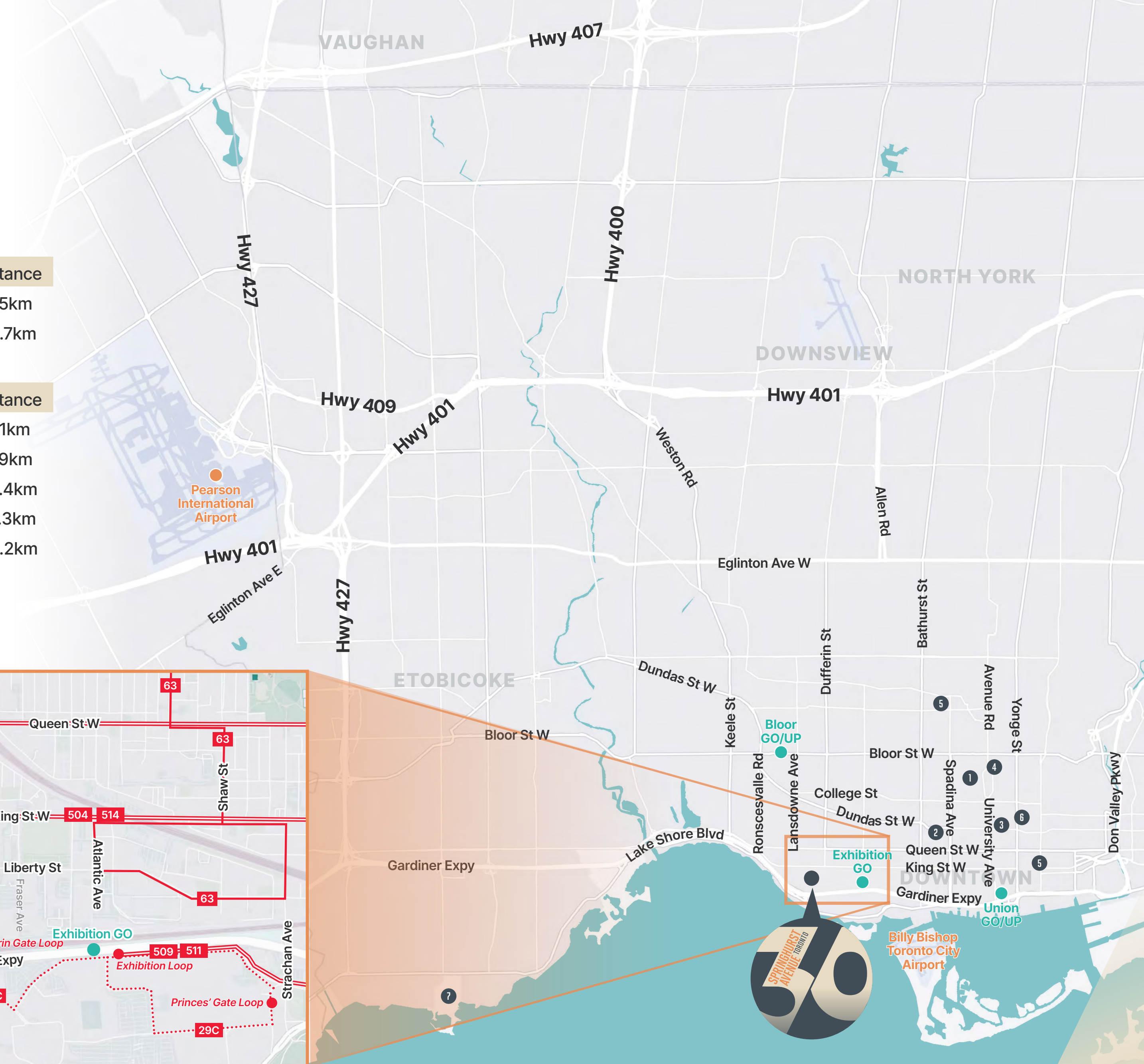
Commuter Rail Stations	Drive Time	Distance
Exhibition GO	3 min	2.5km
Bloor GO/UP	6 min	3.8km
Union GO/UP	8 min	4.4km

Colleges & Universities	Drive Time	Distance
1 University of Toronto	18 min	5.2km
2 OCAD University	18 min	4.5km
3 Greystone College	20 min	4.9km
4 Victoria University	21 min	6.3km
5 George Brown College	22 min	6.4km
6 Toronto Metropolitan University	23 min	6.9km
7 Humber College - Lakeshore Campus	25 min	11.5km

TTC Stops Routes #	Walk Time
King St W at Spencer Ave 402, 504 & 508	2 min
King St W at Cowan Ave 504	2 min
King St W at Dunn Ave 504 & 508	4 min
King St W at Dufferin St 504 & 508	6 min
Springhurst Ave at Dufferin St 514 & 29A	7 min
Dufferin St at Liberty St 29, 329, 3295, & 929	8 min

Airports	Drive Time	Distance
Billy Bishop Toronto City	10 min	4.5km
Pearson International	32 min	29.7km

Vicinities	Drive Time	Distance
Etobicoke	10 min	8.1km
Downtown Toronto	20 min	4.9km
Mississauga	30 min	22.4km
Downsview/North York	35 min	16.3km
Vaughan	42 min	43.2km



FOR SALE

MULTIFAMILY INVESTMENT BUILDING

SPRINGHURST
AVENUE
TORONTO

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