FULLY VACANT, LEGAL TRIPLEX IN THE JUNCTION-WALLACE

740 Lansdowne Avenue, Toronto







Ian Wilson, MBA
Managing Director
K2 Commercial Group
iwilson@royallepage.ca
(416)-458-8498

K2 COMMERCIAL GROUP

K2 APARTMENT GROUP

ROYAL LEPAGE COMMERCIAL

Contact Info:

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THE OFFERING

THE OFFERING

K2 Commercial Group and Royal Lepage Commercial are pleased to offer 740 Lansdowne Avenue, Toronto. A legal, fully-vacant triplex comprising three two-bedroom units. This vacant property presents an opportunity to place new market-rent paying tenants with the potential to earn over 7% on invested capital. An exceptional opportunity for investors seeking reliable cash flow and long-term stability

Located in a well-connected pocket of West Toronto, within walking distance to Lansdowne Station and Bloordale Village, the property benefits from strong and consistent tenant demand.

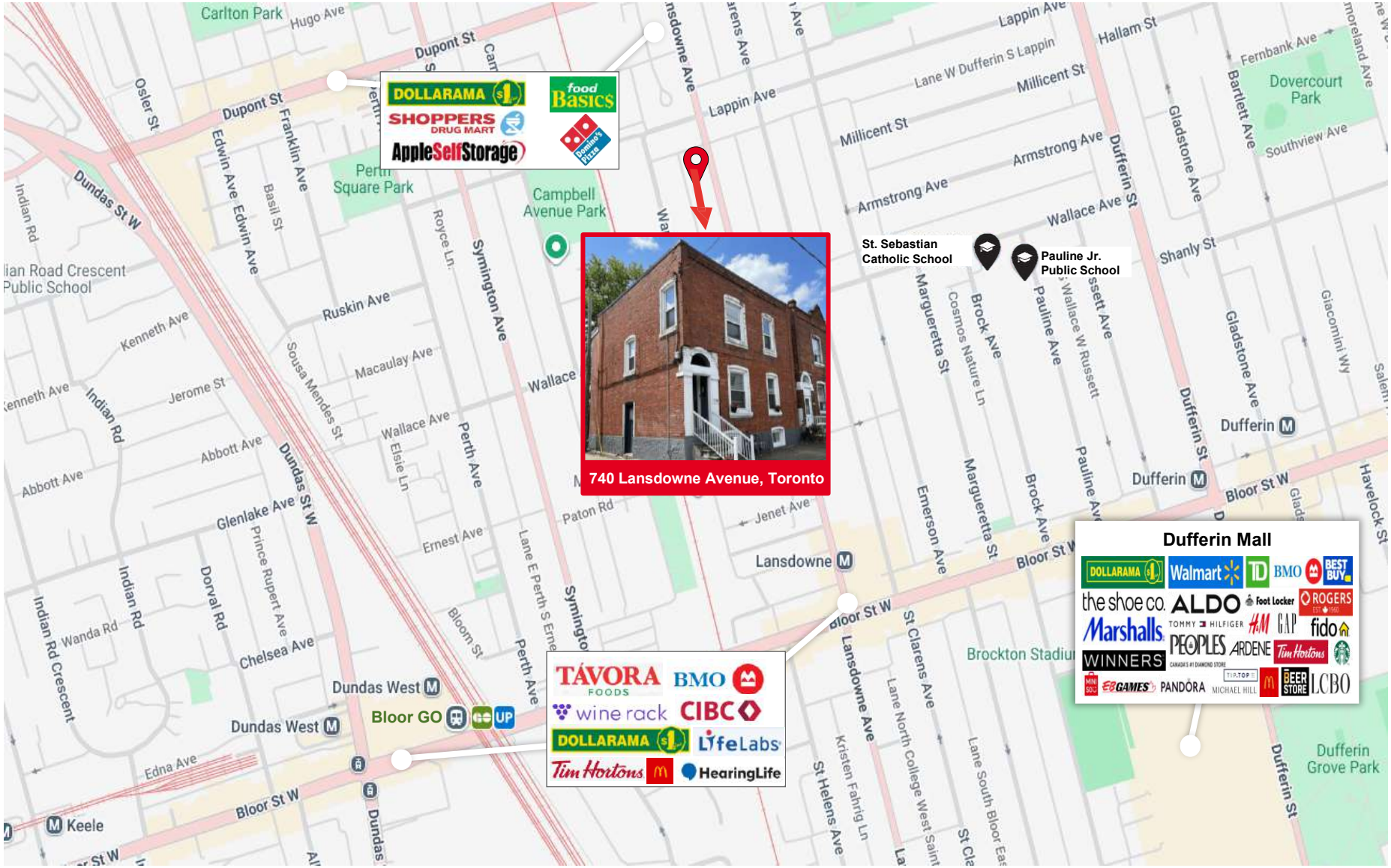
OFFERING PRICE:

$1,299,000.00

PROPERTY OVERVIEW

Location	Lansdowne Avenue and Lappin Avenue
Municipal Address	740 Lansdowne Avenue Toronto, ON M6H 3Y8
Legal Description	PCL 7-3-T SEC M88; PT LT 7 BLK T PL M88 TORONTO COMM AT THE S ELY ANGLE OF SAID LT; THENCE NLY ALONG THE WLY LIMIT OF LANSDOWN AV 25 FT MORE OR LESS TO WHERE IT IS INTERSECTED BY THE PRODUCTION ELY OF THE NLY FACE OF THE NLY WALL OF THE HOUSE ON THIS LAND; THENCE WLY ALONG THE SAID PRODUCTION TO AND ALONG THE SAID NLY FACE OF WALL AND ITS PRODUCTION WLY 45 FT MORE OR LESS TO THE REAR THEREOF; THENCE SLY ALONG THE SAID REAR OF LT, 24 FT 11 ½ INCHES MORE OR LESS TO THE S WLY ANGLE THEREOF; THENCE ELY ALONG THE SLY LIMIT OF SAID LT, 45 FT MORE OR LESS TO THE S ELY ANGLE THEREOF, BEING THE POB; T/W THE RIGHT TO HAVE THE EAVES OF THE HOUSE ON THIS LAND OVERHANG THE LAND LYING NLY AND ADJACENT THERETO; TORONTO , CITY OF TORONTO
Site Area	1206 sq. ft. 25 ft. x 45 ft.
Building Area	1440 sq. ft. (includes the basement)
Zoning	R(d0.6*740)
Property	Fully vacant, legal triplex

MAP LOCATION



Junction-Wallace

Located in the highly sought-after Junction and Wallace Emerson neighbourhoods of Toronto's west end, the area offers a strong blend of urban convenience, transit accessibility, and community-oriented living. The neighbourhood is known for its walkability, access to TTC subway and streetcar routes, and close proximity to High Park and downtown Toronto, providing efficient connections to major employment centers.

The Junction and Wallace Emerson continue to see steady reinvestment and growing renter demand, supported by a vibrant mix of local shops, restaurants, parks, schools, and community facilities. With well-established residential streets and ongoing neighbourhood growth, the area remains an attractive choice for both long-term residents and real estate investors.





Population
12,292

Median Age
36.1 Years

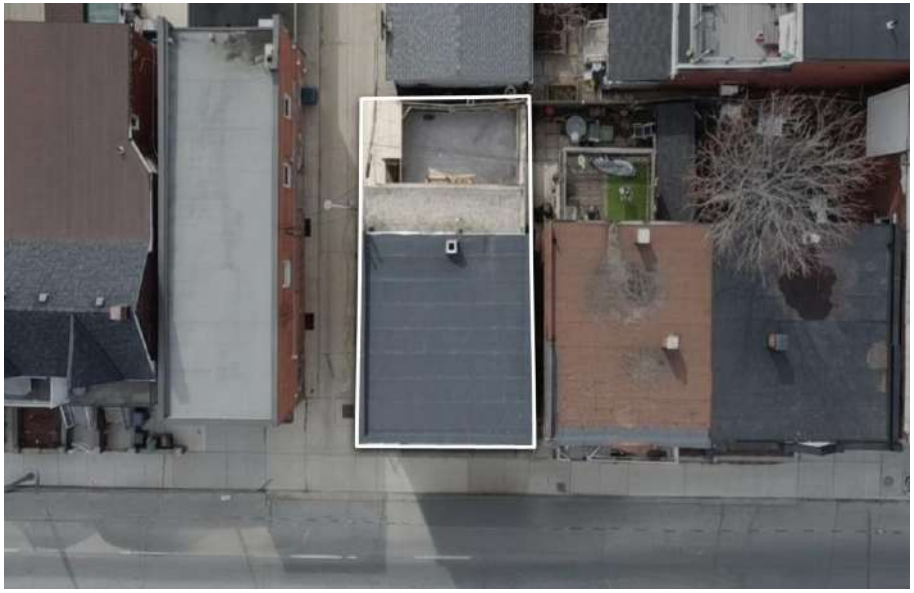
GALLERY – EXTERIOR IMAGES











GALLERY – MAIN FLOOR APARTMENT













GALLERY – SECOND FLOOR APARTMENT





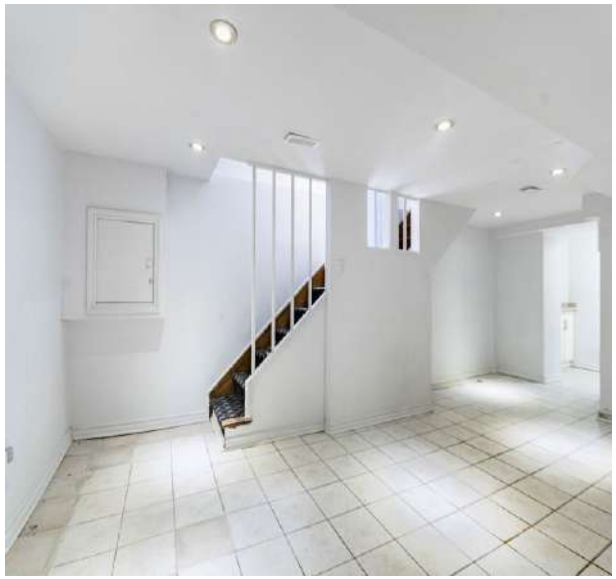








GALLERY – LOWER FLOOR APARTMENT





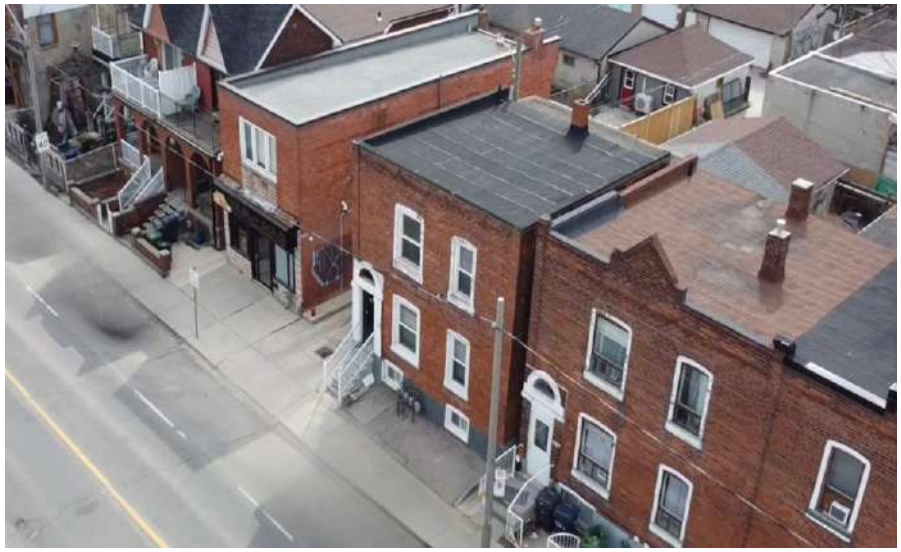



PROPETY OVERVIEW

PROPERTY AND MARKET OVERVIEW

A well-maintained, legal triplex offering a compelling investment opportunity with the potential to earn over 7% on invested capital. The property features a strong unit mix of three two-bedroom units, each with bright interiors and hardwood flooring. Fully vacant, it provides a clean slate for an investor to place new tenants at current market rents.

Situated on a 1,206 sq. ft. lot in the Junction–Wallace pocket of West Toronto, the property is within walking distance to Lansdowne Subway Station, as well as nearby shops, restaurants, and community amenities. Located in a well-connected neighbourhood, it benefits from strong and consistent tenant demand, making it well suited for investors seeking reliable rental cash flow and long-term stability.

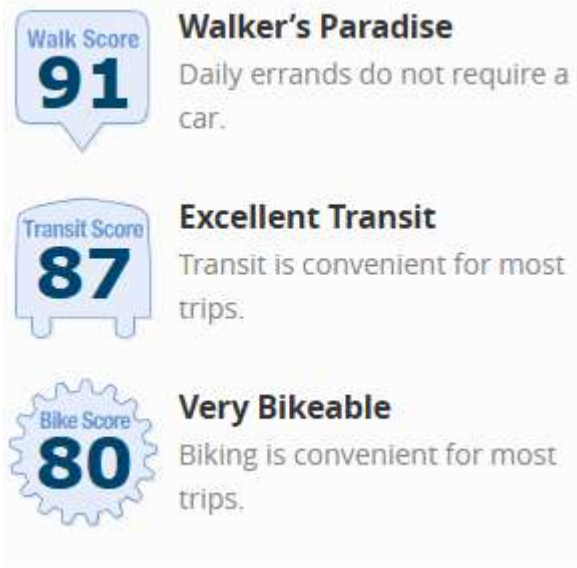




PROPERTY OVERVIEW – POSITION & ACCESS

PROPERTY DESCRIPTION - LOCATION	
Site Position	Lansdowne Avenue and Lappin Avenue
Public Transit	A minute walk from the nearest bus stop 9-minute walk from Lansdowne Subway Station
Surrounding Property	The property is surrounded by a mix of single-family homes, multi-residential buildings, and mixed-use properties with commercial units on the main level.
SURROUNDING AMENITIES	
Schools	• 14 Public Schools • 10 Catholic Schools • 1 Private School
Parks and Recreation	• 4 Playgrounds • 1 Rink • 2 Tennis courts • 1 Basketball court • 1 Ball diamond • 3 Sports fields • 2 Splash pads • 1 Sport court • 1 Community garden





PROPERTY OVERVIEW – BUILDING DESCRIPTION

PROPERTY DESCRIPTION – BUILDING DETAILS	
Number of Units	3 apartment units
Room Breakdown	3 – two-bedroom apartment
Zoning	R(d0.6*740)
Frontage	25 ft.
Depth	45 ft.
Lot Area	1206 sq. ft.
Building Area	**Above grade:** 1357.71 sq. ft. **Below grade:** 82.78 sq. ft.
Year Built	1913
Mechanicals	• 100 AMP • 1 Hydro meter • 3 Gas meter • 1 Hot water tank







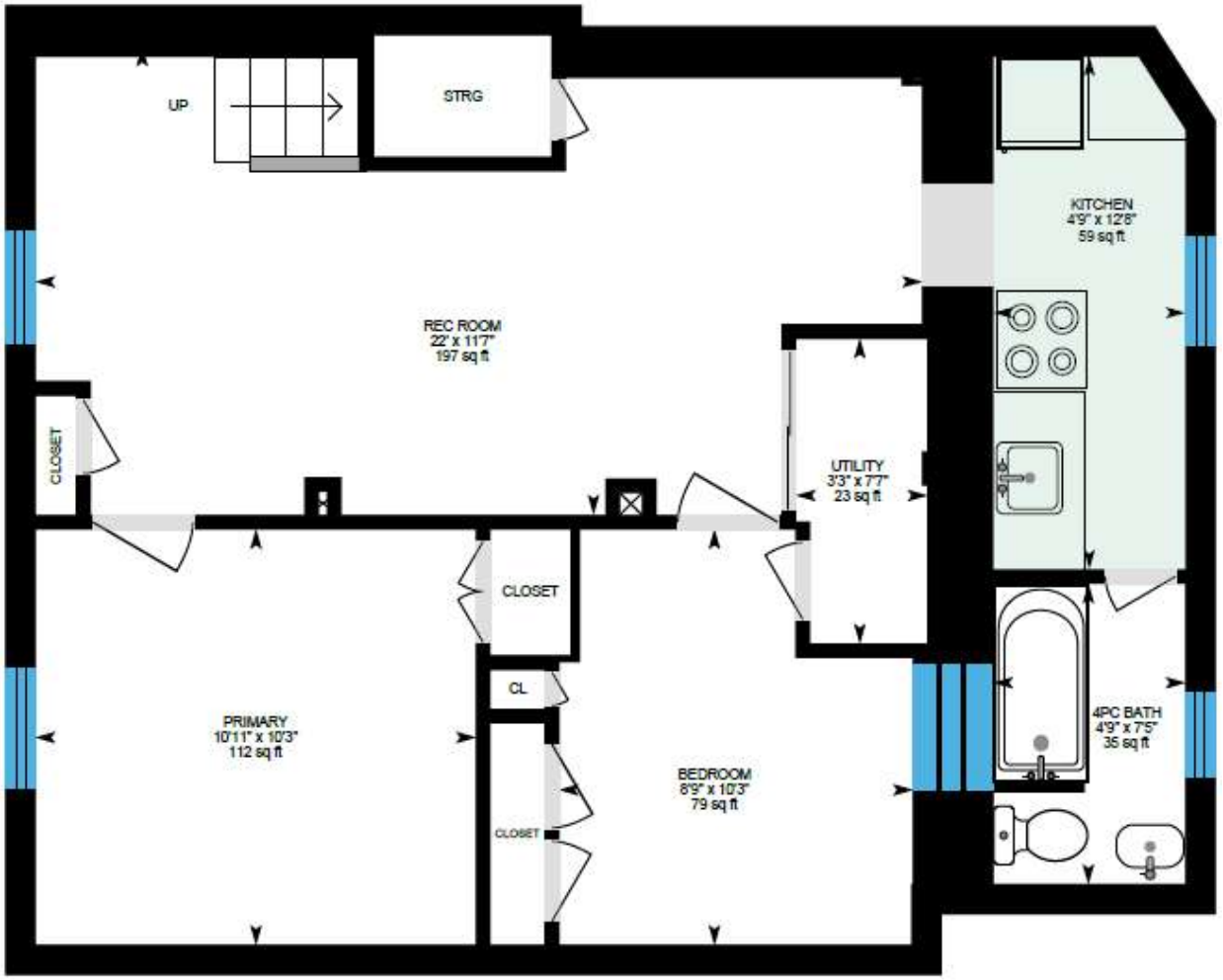
Main Floor – 659.68 sq. ft.



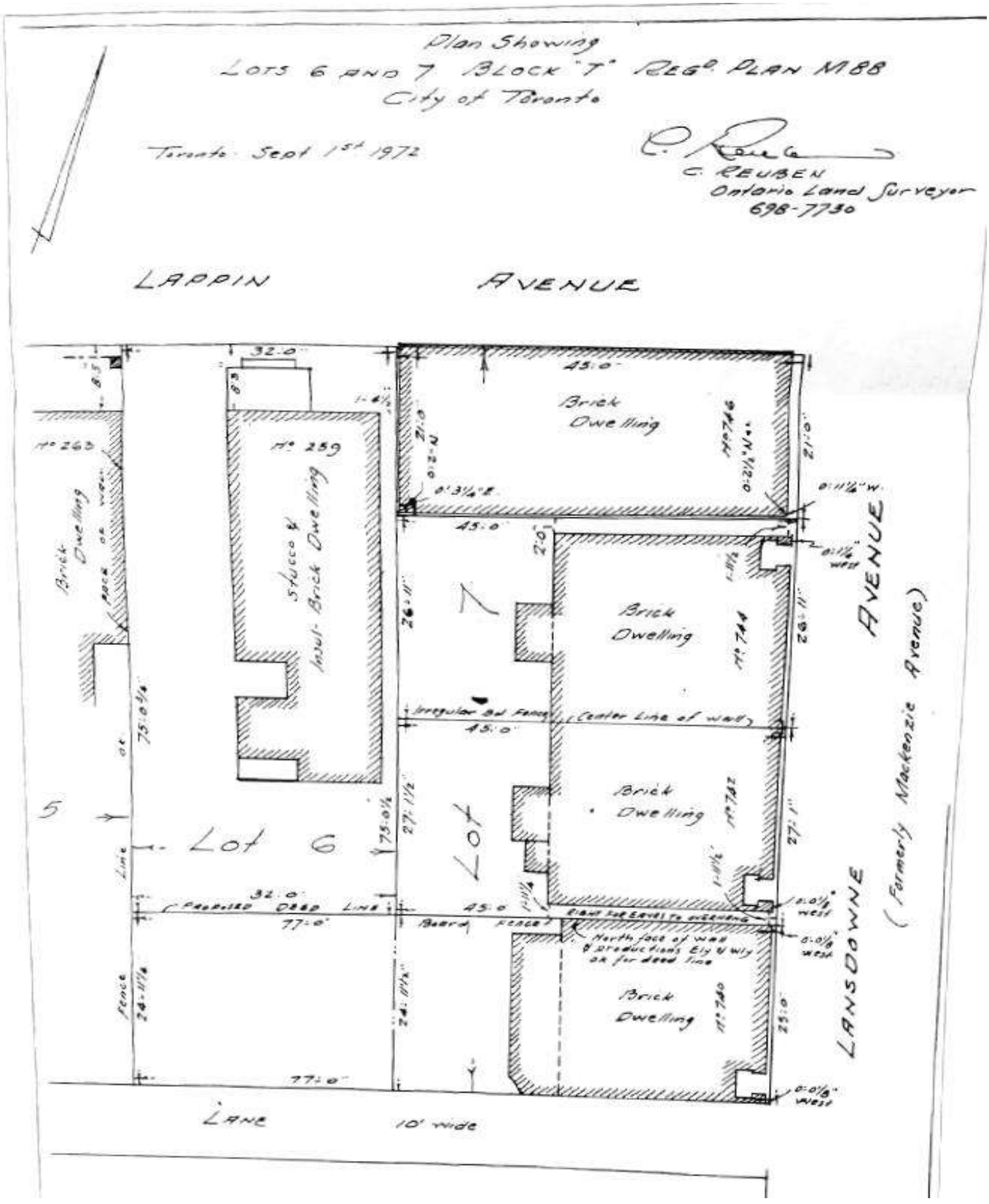
Second Floor – 668.81 sq. ft.



Lower Floor – 82.78 sq. ft.



PROPERTY OVERVIEW – SURVEY



FINANCIAL OVERVIEW

FINANCIAL PRO FORMA

Stabilized Income Model

740 Lansdowne analysis

CASH IN FLOWS		YEAR 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Revenue											
	Apt 1 Main	$ 27,600.00	$ 28,152.00	$ 28,715.04	$ 29,289.34	$ 29,875.13	$ 30,472.63	$ 31,082.08	$ 31,703.72	$ 32,337.80	$ 32,984.55
	Apt 2 2nd	$ 27,600.00	$ 28,152.00	$ 28,715.04	$ 29,289.34	$ 29,875.13	$ 30,472.63	$ 31,082.08	$ 31,703.72	$ 32,337.80	$ 32,984.55
	Apt 3--Basement	$ 21,600.00	$ 22,032.00	$ 22,472.64	$ 22,922.09	$ 23,380.53	$ 23,848.15	$ 24,325.11	$ 24,811.61	$ 25,307.84	$ 25,814.00
Total Net Revenue		**$ 76,800.00**	**$ 78,336.00**	**$ 79,902.72**	**$ 81,500.77**	**$ 83,130.79**	**$ 84,793.41**	**$ 86,489.27**	**$ 88,219.06**	**$ 89,983.44**	**$ 91,783.11**
Total Inflows		**$ 76,800.00**	**$ 78,336.00**	**$ 79,902.72**	**$ 81,500.77**	**$ 83,130.79**	**$ 84,793.41**	**$ 86,489.27**	**$ 88,219.06**	**$ 89,983.44**	**$ 91,783.11**
CASH OUTFLOWS											
Expenses	Property Taxes	$ 5,022.00	$ 5,122.44	$ 5,224.89	$ 5,329.39	$ 5,435.97	$ 5,544.69	$ 5,655.59	$ 5,768.70	$ 5,884.07	$ 6,001.75
	Enbridge Gas	$ 2,500.00	$ 2,550.00	$ 2,601.00	$ 2,653.02	$ 2,706.08	$ 2,760.20	$ 2,815.41	$ 2,871.71	$ 2,929.15	$ 2,987.73
	Hydro	$ 2,500.00	$ 2,550.00	$ 2,601.00	$ 2,653.02	$ 2,706.08	$ 2,760.20	$ 2,815.41	$ 2,871.71	$ 2,929.15	$ 2,987.73
	Water	$ 1,500.00	$ 1,530.00	$ 1,560.60	$ 1,591.81	$ 1,623.65	$ 1,656.12	$ 1,689.24	$ 1,723.03	$ 1,757.49	$ 1,792.64
	Insurance/prof fees	$ 3,500.00	$ 3,570.00	$ 3,641.40	$ 3,714.23	$ 3,788.51	$ 3,864.28	$ 3,941.57	$ 4,020.40	$ 4,100.81	$ 4,182.82
	Repairs	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Maintenance		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Capital Expend		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Cable		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Vacancy Rate	$ 2,304.00	$ 2,350.08	$ 2,397.08	$ 2,445.02	$ 2,493.92	$ 2,543.80	$ 2,594.68	$ 2,646.57	$ 2,699.50	$ 2,753.49
	Management Fee		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Outflows		**$ 17,326.00**	**$ 17,672.52**	**$ 18,025.97**	**$ 18,386.49**	**$ 18,754.22**	**$ 19,129.30**	**$ 19,511.89**	**$ 19,902.13**	**$ 20,300.17**	**$ 20,706.17**
NET CASH FLOWS		**$ 59,474.00**	**$ 60,663.48**	**$ 61,876.75**	**$ 63,114.28**	**$ 64,376.57**	**$ 65,664.10**	**$ 66,977.38**	**$ 68,316.93**	**$ 69,683.27**	**$ 71,076.94**

NPV		**Avg Cash Flow 10 years**	**$ 65,122.37**

CAP RATE ANALYSIS

4.50%	$ 1,447,163.79
5.00%	$ 1,302,447.41

FINANCIAL PRO FORMA

Wealth Effect Analysis

740 Lansdowne

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Purchase Price	$1,390,000.00										
Downpayment	$ 417,000.00										
Net Cash Flow	$ 59,474.00	$ 60,663.48	$ 61,876.75	$ 63,114.28	$ 64,376.57	$ 65,664.10	$ 66,977.38	$ 68,316.93	$ 69,683.27	$ 71,076.94	$ 651,223.71
Yearly Principal recapture	$ 17,134.88	$ 17,832.99	$ 18,559.53	$ 19,315.67	$ 20,102.62	$ 20,921.64	$ 21,774.02	$ 22,661.12	$ 23,584.37	$ 24,545.24	$ 206,432.08
Yearly Principal Interest	$ 38,551.01	$ 37,850.58	$ 37,121.62	$ 36,362.95	$ 35,573.38	$ 34,751.64	$ 33,896.41	$ 33,006.35	$ 32,080.02	$ 31,115.96	$ 350,309.92
Net Income B4 Debt	$ 59,474.00	$ 60,663.48	$ 61,876.75	$ 63,114.28	$ 64,376.57	$ 65,664.10	$ 66,977.38	$ 68,316.93	$ 69,683.27	$ 71,076.94	$ 651,223.71
Net Benefit After Interest Including Principal Recapture	$ 20,922.99	$ 22,812.90	$ 24,755.13	$ 26,751.33	$ 28,803.19	$ 30,912.47	$ 33,080.97	$ 35,310.58	$ 37,603.25	$ 39,960.98	$ 300,913.79
Net Operating Income	$ 3,788.11	$ 4,979.91	$ 6,195.60	$ 7,435.66	$ 8,700.57	$ 9,990.83	$ 11,306.95	$ 12,649.46	$ 14,018.87	$ 15,415.74	$ 94,481.71
Net Benefit Including Principal Recapture and Estimated Appreciation (5%)	$ 88,422.99	$ 133,062.90	$ 140,517.63	$ 148,808.17	$ 157,587.86	$ 166,885.54	$ 176,731.79	$ 187,158.96	$ 198,201.34	$ 209,895.22	$ 1,607,272.41
Leveraged ROI	5.02%	5.47%	5.94%	6.42%	6.91%	7.41%	7.93%	8.47%	9.02%	9.58%	
Average Leveraged Rate of Return	7.22%										
Leveraged ROI plus appreciation	21.20%	31.91%	33.70%	35.69%	37.79%	40.02%	42.38%	44.88%	47.53%	50.33%	

This represents the estimated return on your initial investment of 30% down, it is a combination of positive cash flow PLUS principal recapture

OFFERING PROCESS

MARKETING DISPOSITION STRATEGY

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to:

Royal LePage Real Estate Services

Ian Wilson, MBA

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

iwilson@royallepage.ca

SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase price
- Indication of the conditions, due diligence and closing timelines
- The name of the beneficial owners

The seller reserves the right to remove the offering from the market and to alter the offering process, as described above, at it's sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are to be purchased on an "as is, where is" basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.

MARKETING DISPOSITION STRATEGY

ADVISOR REPRESENTATION

The Advisor is acting solely as the agent for the Seller. All enquiries should be directed to one of the individuals identified below at Royal LePage Real Estate Services, as Advisor for the Seller:

Ian Wilson, MBA

Managing Director
K2 Commercial Group

iwilson@royallepage.ca

O: 416.236.1871
C: 416.458.8498

INTERESTED PARTIES MUST OBTAIN CONSENT FROM THE ADVISOR BEFORE WALKING THE PROPERTY. FURTHER, INTERESTED PARTIES MUST NOT APPROACH ANY OF THE TENANTS.



Ian Wilson, MBA

Managing Director
K2 Commercial Group
iwilson@royallepage.ca
(416)-458-8498

COMMERCIAL GROUP

APARTMENT GROUP

ROYAL LEPAGE COMMERCIAL

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