

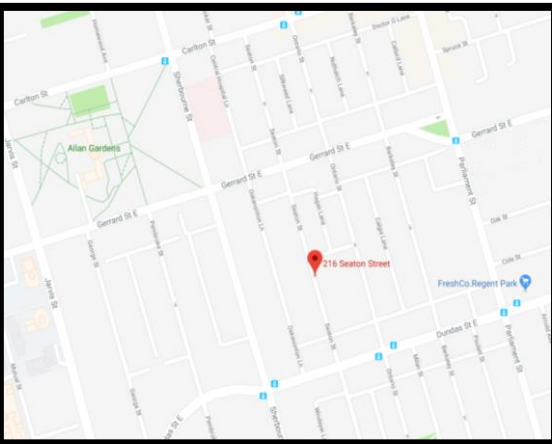
FOR SALE  
**216 SEATON STREET**  
 TORONTO | ON

**\$1,699,000**



Built circa 1920, this solid masonry structure offers strong investment potential in a great neighbourhood. Fully Leased, with low historical vacancy rates, this building provides options for an investor or owner-occupier alike. Located on a tree-lined street in historic Cabbage Town on a deep lot with mature trees. Most apartments have been upgraded with new hardwood floors and fixtures, water-efficient toilets and re-glazing of the original cast iron bath tubs.

**PROPERTY DETAILS**



ASKING PRICE  
 ZONING

\$1,699,000  
 R (d1.0) (x72)

ASSESSED VALUE  
 (2020 Phased-In):  
 BUILDING SIZE:

\$1,495,000  
 4,221 Sq. Ft. (Above Grade)  
 5,628 Sq. Ft. (Gross Floor Area)  
 35 FT X 161 Ft  
 5,662.80 Sq. Ft.

LOT SIZE:  
 SITE AREA:  
 FEATURES

- Six Apartments Over Three Levels, All with Separate Hydro and Gas Meters
- One Car Parking In Garage Via Rear Laneway
- Flat Roof (1995), Hot Water Tank (2014 Rental), Hot Water Boiler (Rental)

**K.P. GILLEN & CO. REALTY LTD.**  
 BROKERAGE  
 40 Scollard Street Suite 200  
 Toronto, ON M5R 3S1  
 (416) 964 9441  
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# 216 SEATON STREET | SURVEY

**Toronto Building & M. H. Browne**  
**ONTARIO LAND SURVEYORS**  
**AND CIVIL ENGINEERS**  
**18 TORONTO STREET**

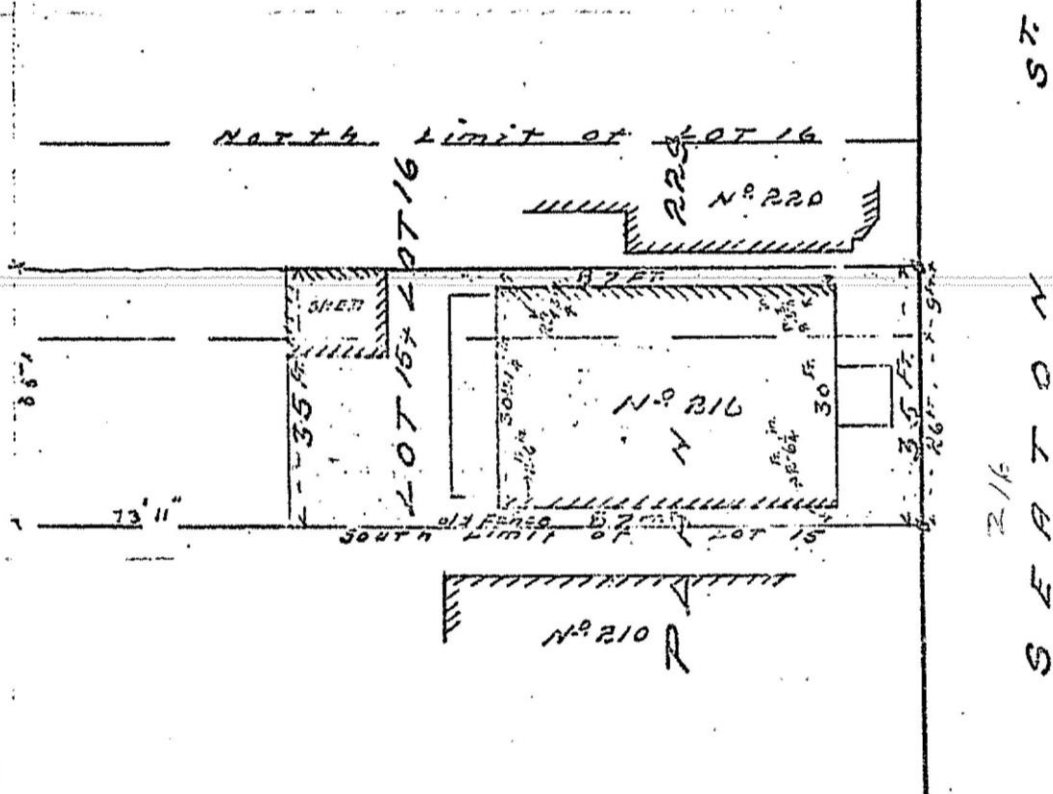
**CANADA PERMANENT BUILDING**

TELEPHONE MAIN 1241

$$\frac{32}{67}$$

Toronto October 18<sup>th</sup> 1911

SKETCH OF SURVEY OF  
PART OF LOTS 15 & 16  
PLAN 229 TORONTO



Wm. H. H. Browne  
C. L. Surveyors

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## 216 SEATON STREET | INCOME & OPERATING COSTS



INCOME (2017): **\$85,810.92**

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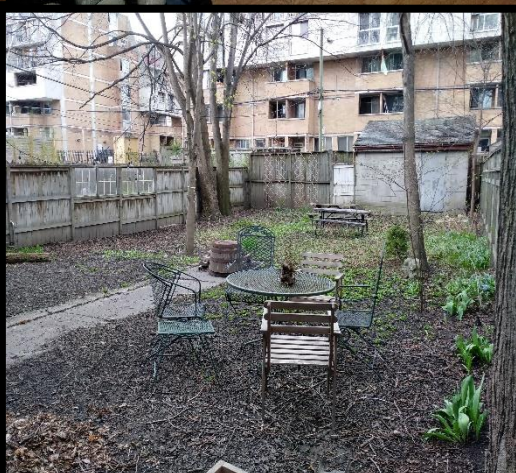
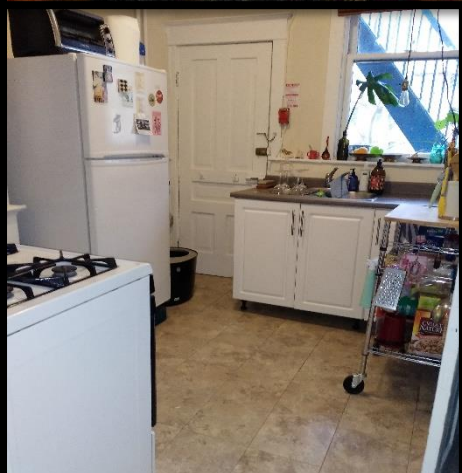
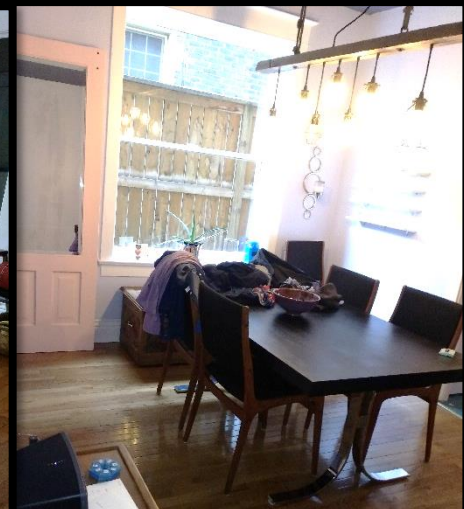
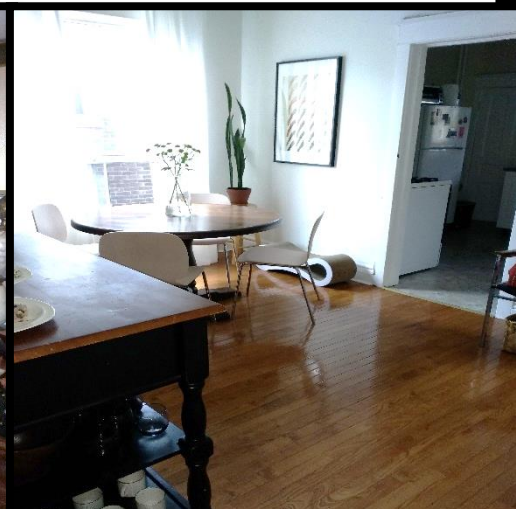
### OPERATING EXPENSES (2017)

PROPERTY TAXES:	<b>\$6,993.61</b>
UTILITIES	<b>\$9,270.03</b>
MAINTENANCE	<b>\$12,078.00</b>
INSURANCE	<b>\$3,097.88</b>
MANAGEMENT	<b>\$8,680.00</b>
TOTAL:	<b><u>\$40,119.52</u></b>

**\*Note: Modified Brokers Reconstructed Operating Expenses**



# 216 SEATON STREET | PHOTOS



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