

PROPERTY INFORMATION

146 Osler Street



PROPERTY HIGHLIGHTS

**146 Osler Street
Toronto, ON M6N 2Y8**

**Asking price:
\$1,399,000**

Welcome to 146 Osler, a beautiful detached home on an oversized lot, currently set up as three rental units. The house boasts 1,800 sq. ft. of total living space, steps away from the trendy shopping on Dupont street and The Junction with easy access to TTC, parks and highways. The offering is perfect for the seasoned investor, an end-user looking to offset their mortgage or convert it to a single-family home. This neighbourhood is the future home of several exciting new projects, including the Davenport Diamond Greenspace Development and the addition of the LRT to the north.



Neighbourhood: Weston-Pellam Park

Number of units: 3

Zoning: Residential

Site size: 25.5 x 130 ft.

Construction: All brick

Parking: 1 space

Laundry: Rental laundry machines in the laundry room at 142 Osler are shared between 142 and 146 Osler tenants.

Suite mix

Unit 1: 2nd floor
1 bedroom / 1 bathroom

Unit 2: Main floor
2 bedrooms / 1 bathroom

Unit 3: Basement
1 bedroom / 1 bathroom
7.5 ft. ceiling height

146 OSLER STREET UPDATES AND UPGRADES

Roof: 2014

New doors and windows: 2019

Mechanical, electrical & plumbing: 2019

Air conditioning: 2019

Basement waterproofing: 2019

The building was completely gutted and renovated in 2019. All mechanical, electrical and plumbing are updated. Spray foam was used for all thermal insulation. All interior walls and ceilings received brand new sound and fire insulation. The basement was waterproofed. New doors, windows, floors, tiles and hardware installed throughout. Both the interior and exterior of the building were painted.

PROFORMA PROPERTY FINANCIALS*

Gross Yearly Income: \$71,400

Gross Monthly Income: \$5,950 (inc. utilities)

Net Income: \$60,036.04

Property Taxes: \$3,704

Property Insurance: \$3,500

Hydro/gas/water & waste: \$2,046.29

Repairs: \$2,113.67

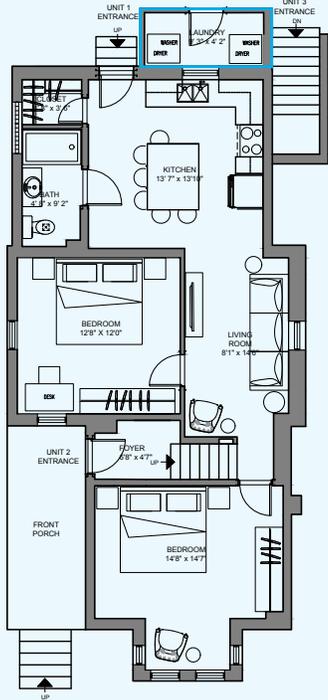
Total Expense: \$11,363.96

LEASE INFORMATION*

Unit	Type	Rent	Utilities	Lease start – end
1 • 2nd floor	1 Bedroom	\$1,900	\$150	Currently vacant
2 • Main floor	2 Bedroom	\$1,850	\$200	Month to month
3 • Basement	1 Bedroom	\$1,700	\$150	2020/01/01 – 2021/12/31

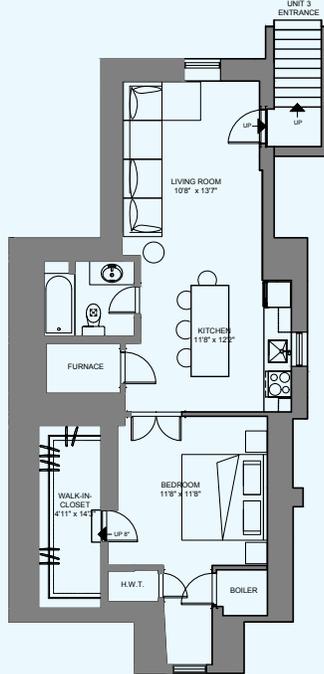
*Above expenses are approximate and are for all units based on monthly statements AND does not include unforeseen maintenance costs or allowance for vacancy. Buyer should do their due diligence with the quoted potential rents and expenses.

146 OSLER STREET FLOOR PLANS

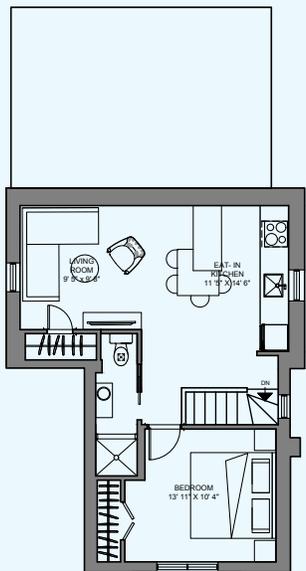


Main Floor

with potential laundry added



Basement



2nd floor

Converting 146 Osler to a single family house.

The property has excellent potential for conversion to a single-family house. The following option is for 3 bedroom, 3 bathroom and a basement suite.



Converting 146 Osler to a single family house.

The following option is for 4 bedroom, 2 bathroom and a basement suite.



Garden Suite Potential

Because of its deep lot, 146 Osler is an ideal candidate for a garden suite. Like a Laneway Suite, a Garden Suite in Toronto functions as a separate rental housing unit that is generally smaller in scale and located in the rear yard, detached from the main house. Unlike a Laneway Suite, a Garden Suite is not next to a public lane and could instead be next to other yards, a flanking street, a private lane, a park or open space or other uses.

Garden Suites are intended to be “non-severable”, which means they cannot be turned into a separate property from the main house. They remain under the same ownership as the main house and are serviced with water, sewer and other utilities through a connection to the main

house or the street. They are intended for use as rental housing or to provide additional housing opportunities for owners and family members, including aging-in-place. Garden Suites are also sometimes called “granny flats,” “coach houses,” “carriage houses” or “Detached Accessory Dwelling Units.”

A homeowner may build any detached-accessory-dwelling-unit in their backyard and it may be considered a garden suite, subject to Zoning By-law considerations. The City will initiate consultations with interested stakeholders on potential permissions for garden suites in Q1 of 2021 and is aiming to report to the Planning and Housing Committee with recommendations by the end of Q2 2021.

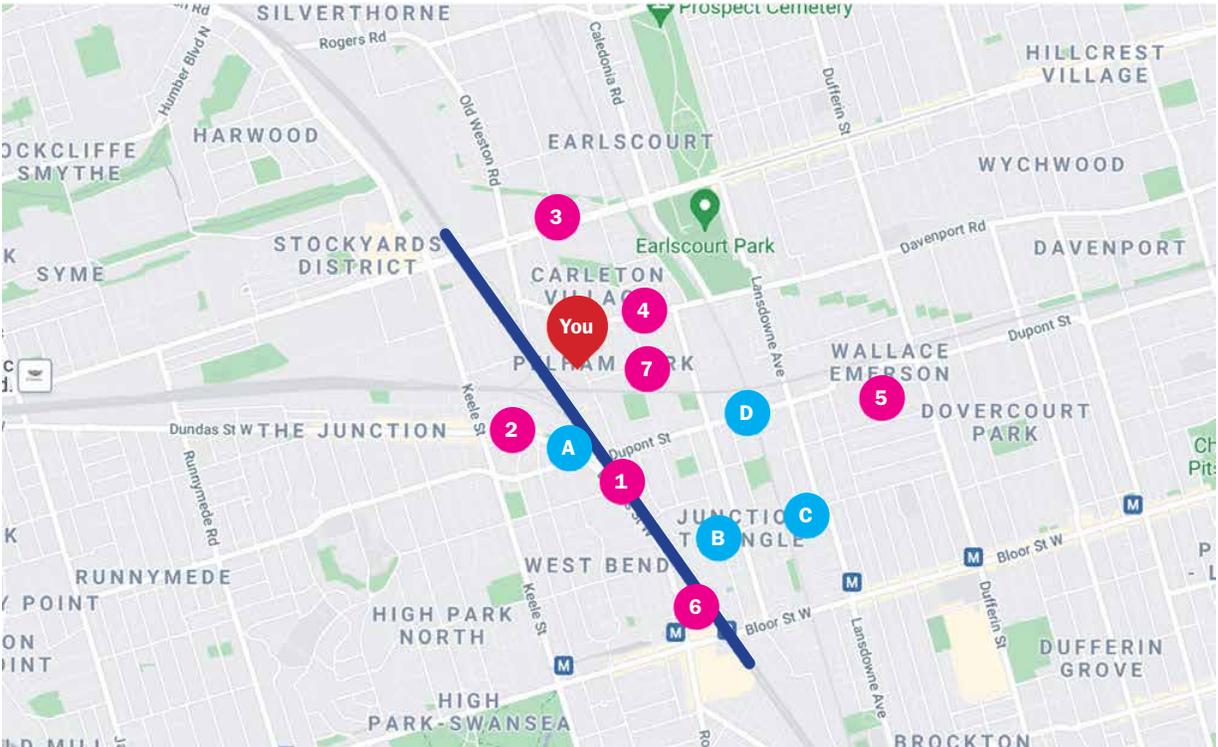


<https://v/garden-suites>

THE NEIGHBOURHOOD

The future is undoubtedly bright.

The neighbourhood is the future home of several exciting new projects, including the Davenport Diamond Greenspace and numerous condo developments.



Under / Pre-construction

Recently completed

- 1** Junction Point condo
- 2** Junction House condo & retail
- 3** Scout Condos
- 4** 1821 Davenport condo
- 5** Galleria condo & retail
- 6** 5376 Dundas West condo
- 7** v condo

- A** DUKE Condos
- B** Fuse I & II condos
- C** Wallace Walk Towns
- D** Arch Lofts

**Davenport Diamond
Guideway Development**

Davenport Diamond Guideway Development

The design of the overpass, the Davenport Diamond Guideway, frames a newly created public space and linear park, the Greenway, which connects local streets and parks previously severed by the railway and provides a range of all-season amenities to cyclists and pedestrians.

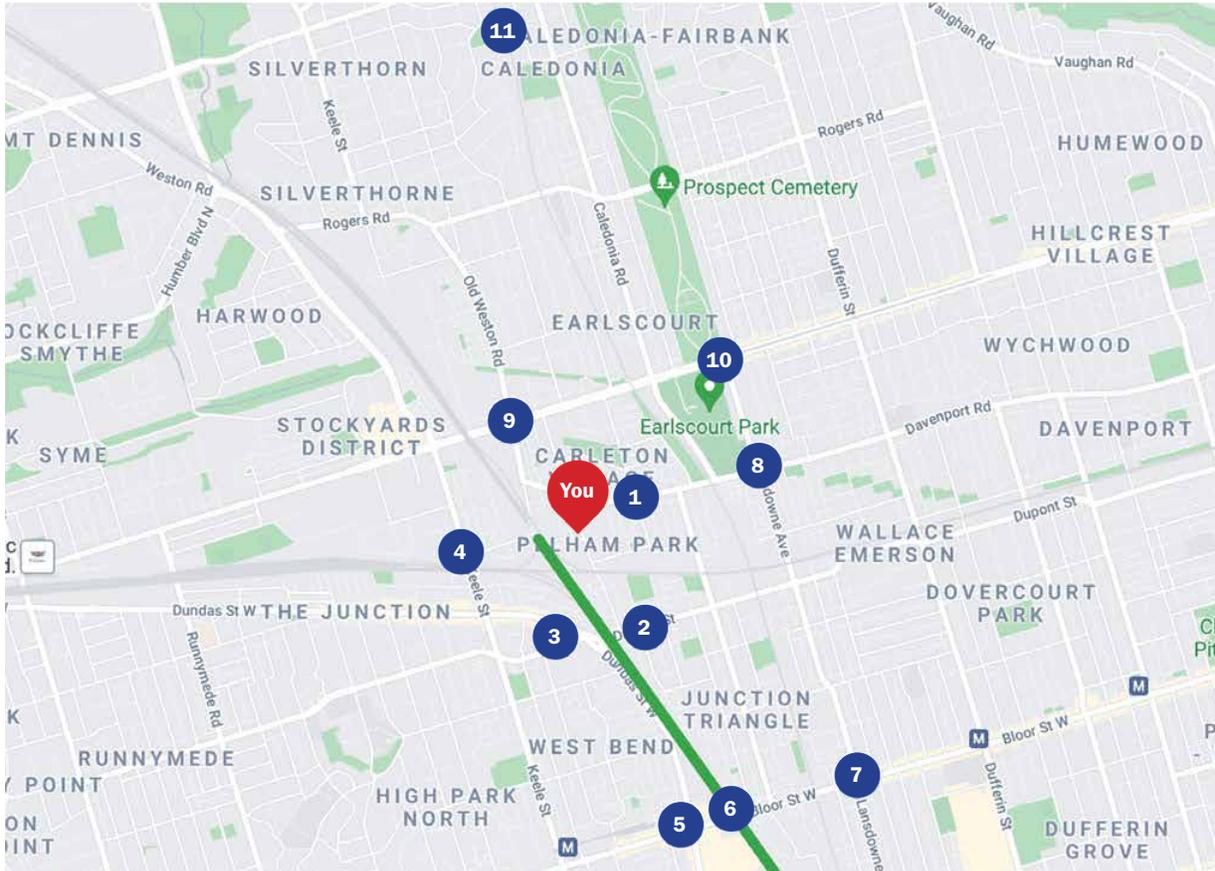
At the scale of the city, the Greenway provides an important link in Toronto's pedestrian and cycling network. On a neighbourhood scale, it creates new east-

west connections at Paton Road, Sarnia Avenue, and Antler Street/Lappin Avenue, and strengthens existing east-west connections at Wallace Avenue (and the adjacent public square) and Dupont Street. It also creates connections and increased accessibility to four city parks—Erwin Krickhahn Park, Campbell Avenue Park, Davenport Village Park, and Earls court Park (via a new pedestrian bridge at Davenport Avenue).



Getting to 146 Osler is fast and easy.

Davenport TTC bus stop is less than five minutes away. An 18 minute walk will get you to the UP Express on Bloor Street or Subway Dundas West Station.

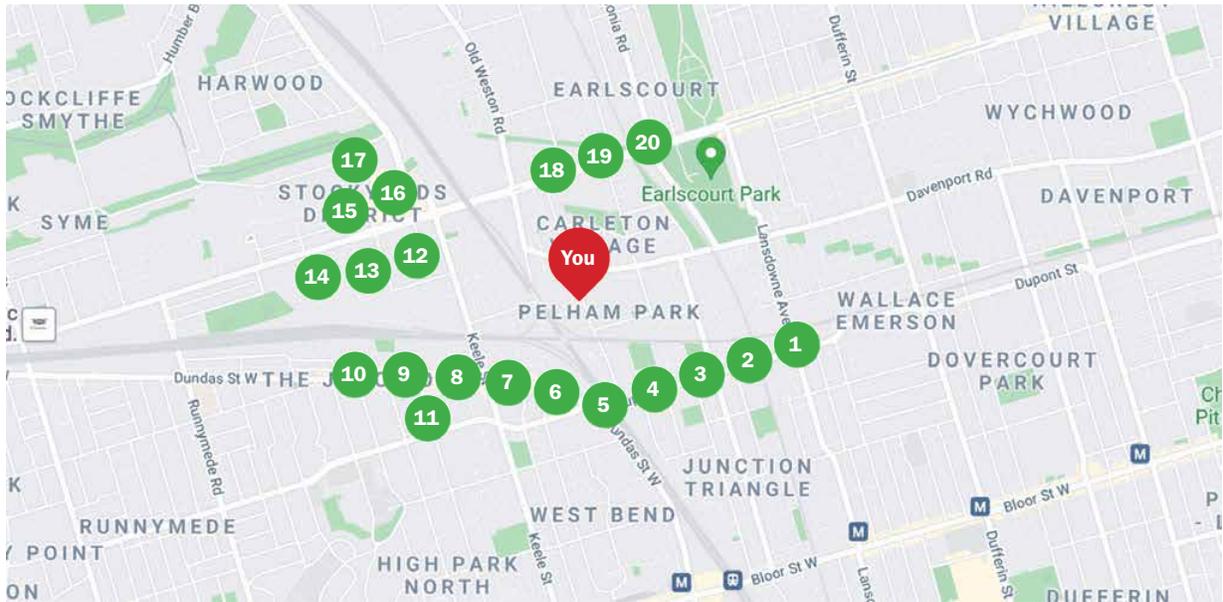


- 1 TTC Buses 127 & 128
 - 2 TTC Bus 26
 - 3 TTC Buses 40 & 312
 - 4 TTC Buses 41, 89, 189, 941
 - 5 Subway Dundas West Station
 - 6 UP Express / GO Station
 - 7 Subway Lansdowne Station
 - 8 TTC Bus 47A, 47B, 47C
 - 9 TTC Streetcar 512
 - 10 TTC Bus 312
 - 11 Eglinton Cross Town – Caledonia
- Toronto Rail Path

SHOPPING & RESTAURANTS

Best conveniences are just around the corner.

The Junction is known for its excellent shopping, restaurants and bars. The tastiest coffee and pizza in town are only a few blocks away from 146 Osler.



- | | |
|-------------------------|----------------------|
| 1 Food Basics | 11 Oragnic Garage |
| 2 Beer Store | 12 HOME Depot |
| 3 Cafe Con Leche | 13 RONA |
| 4 Mattachioni | 14 Canadian Tire |
| 5 Wallace Espresso | 15 Nations |
| 6 LCBO in the Junction | 16 Dollarama |
| 7 SHOXS Billiard Lounge | 17 Winners |
| 8 Indie Ale House | 18 Ali's Fresh Baked |
| 9 Palya Cabana Cantina | 19 Tavora Foods |
| 10 Pizzeria Libretto | 20 King's Delight |

Front exterior



Unit 1 • 1 Bedroom • 3rd Floor



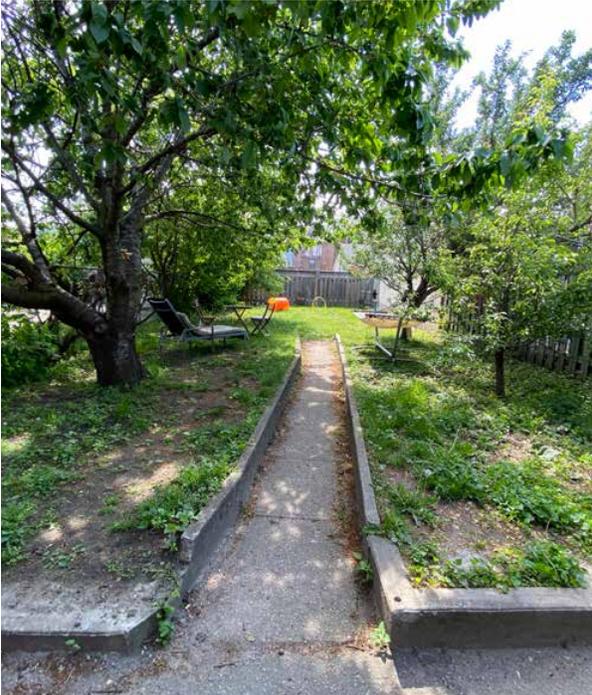
Unit 2 • 2 Bedroom • Main Floor



Unit 3 • 1 Bedroom • Basement



Backyard



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