

Natalie Sydoruk Real Estate Presents

558 Mount Pleasant Rd.

Design Department

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Jewellery
Home
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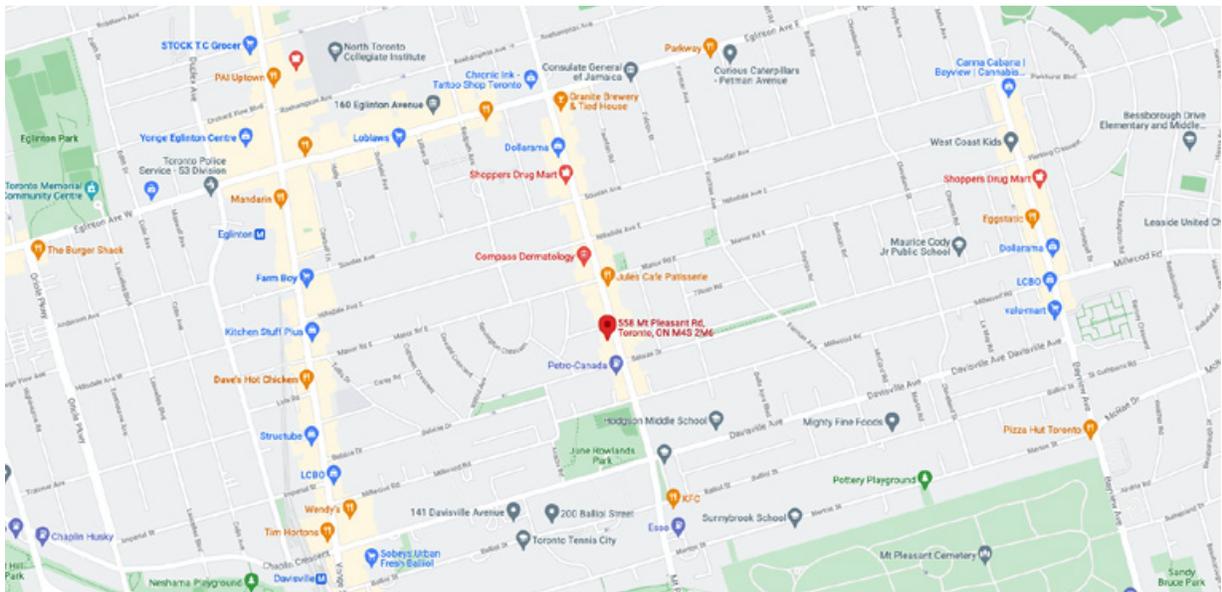


PROPERTY HIGHLIGHTS

**558 Mt Pleasant Rd,
Toronto, ON M4S 2M6**

**Asking price:
\$1,985,000**

Located in the heart of upscale Davisville Village, 558 Mount Pleasant is a beautiful storefront commercial-residential property currently set up as two rental units with three parking spaces. The building boasts approximately 1,600 sq. ft. of total space above ground, just steps away from the trendy shopping and dining on Mount Pleasant Road with easy access to transit, parks and recreational facilities. The offering is perfect for the real estate investor or an end-user looking to establish their business in one of the most coveted neighborhoods of the city.



Neighbourhood: Davisville Village

Number of units: 2

Zoning: CR 3.0 (c2.0; r2.5) SS2 (x2417)

Site size: 16.40 x 115 ft.

Construction: All brick

Parking: 3 cars at rear of the building

Rental units

Main floor, commercial:
Store front + Office / 1 bath

Second floor, residential:
1 bedroom / 1 bath / Outdoor patio

558 MOUNT PLEASANT UPDATES AND UPGRADES*

Second floor: complete renovation in 2020

Second floor deck: 2020

Roof: constantly maintained by Outfront

Electrical, plumbing, HVAC: 2020

Basement: 2019

The main floor of the building is currently operating as a retail store and an office. Recent updates include all new electrical, plumbing, HVAC heating and cooling. The finished basement feature renovated bathroom, storage and utility areas. The second floor has been completely renovated in 2020. It was converted from a 2 bedroom to a 1 bedroom rental apartment. An approx. 300 sq. ft. deck has been added in 2020. Three parking spaces at the rear of the building are accessible from both units.

PROFORMA PROPERTY FINANCIALS*

Gross Yearly Income (Projected): \$93,000

Gross Monthly Income: \$7,750

Net Income: \$69,810

*Based on current tenant rate.

Property Taxes 2021: \$18,314

Property Insurance: \$1,606

Hydro & gas: \$2,270

Water & waste: \$1,000

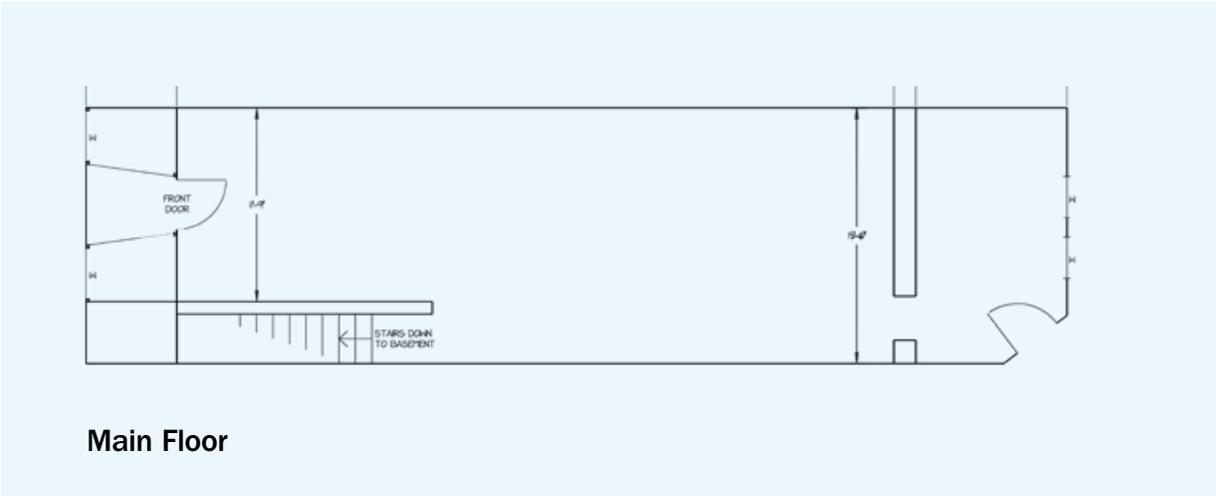
Total Expense: \$23,190

LEASE INFORMATION*

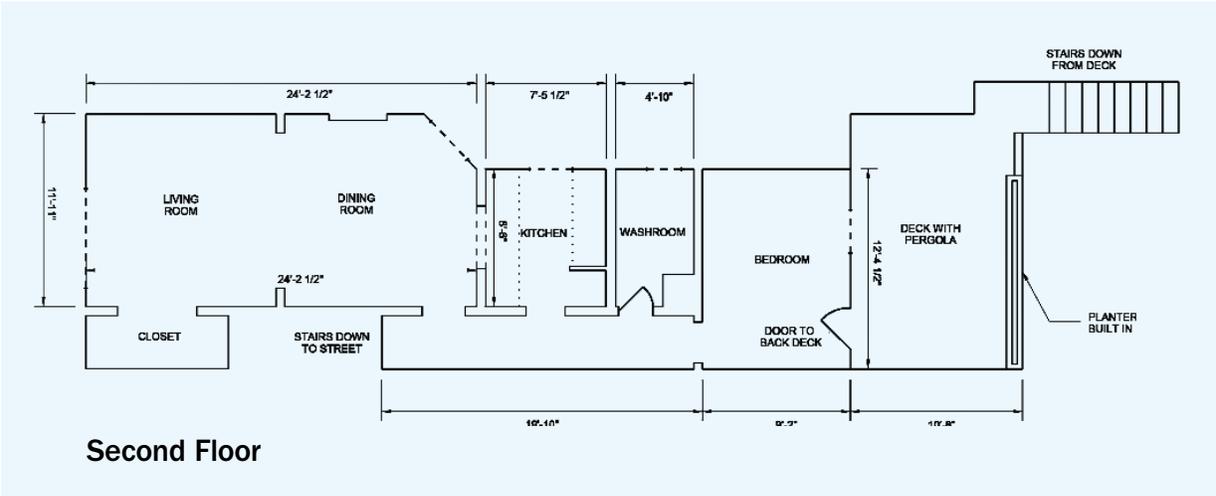
Unit	Type	Rent	Lease start – end
1 • Main floor	Store & office	\$5,000/month	Vacant on closing
2 • 2nd floor	1 bedroom	\$2,500/month	Currently vacant
Roof billboard	Outdoor billboard	\$3,000/year	2019 – 2024

*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.

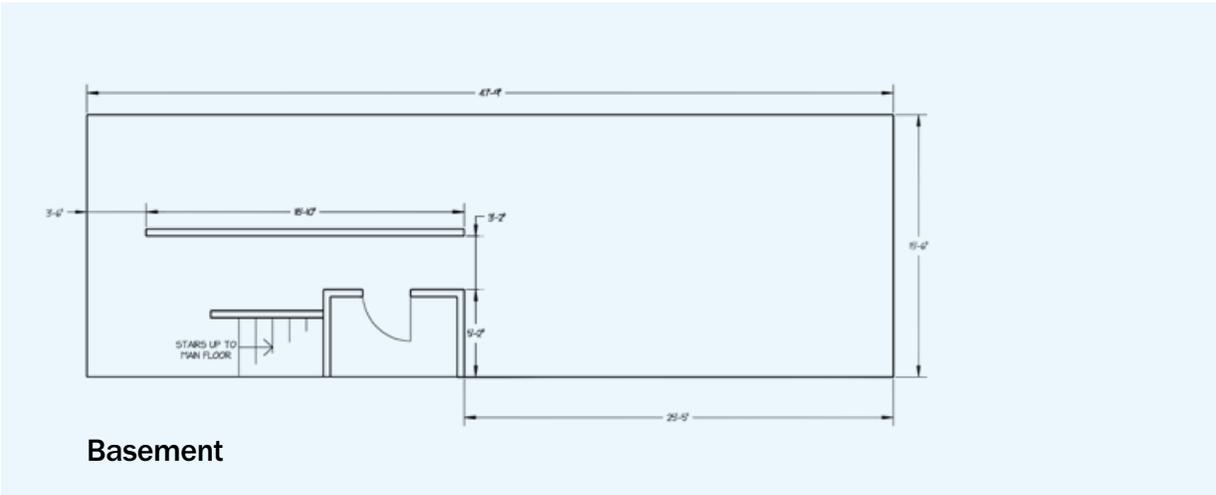
558 MOUNT PLEASANT FLOOR PLANS



Main Floor



Second Floor



Basement

Roof billboard

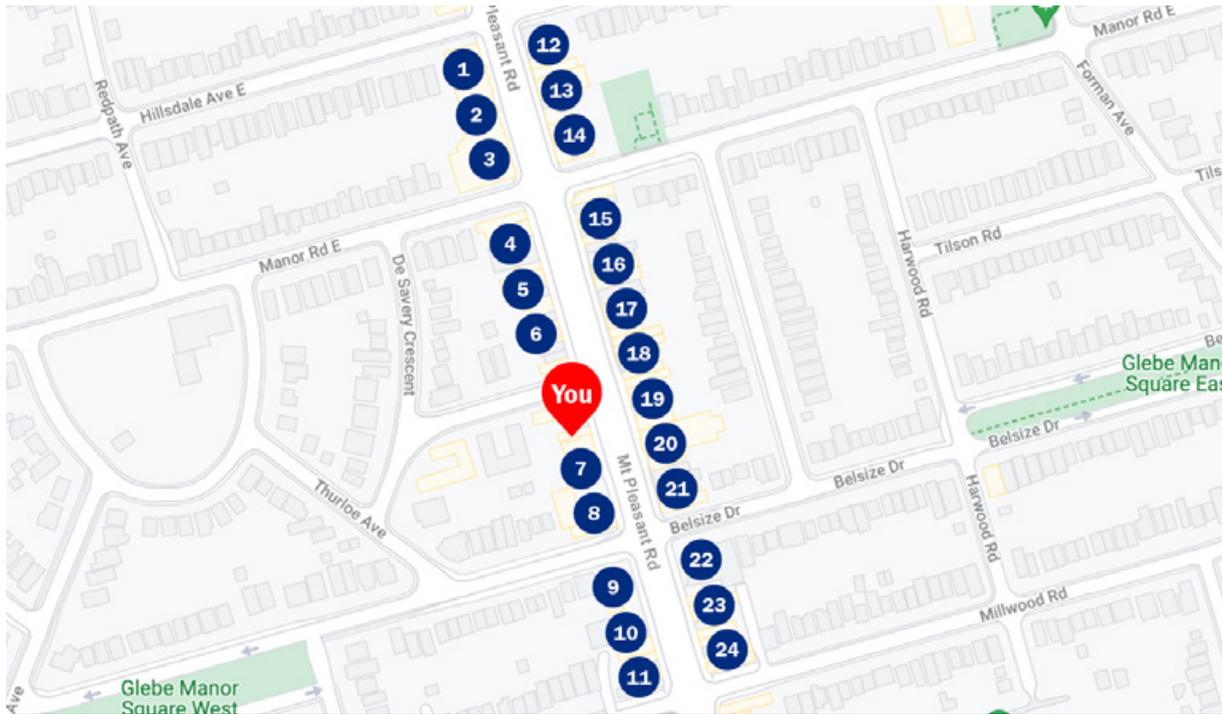


The billboard on the roof of the building is leased to Outfront, an outdoor advertising company, until July 2024 for \$3,000 a year plus hydro and roof maintenance. The hydro is metered separately and the lease is paid semi-annually.

SHOPPING & RESTAURANTS

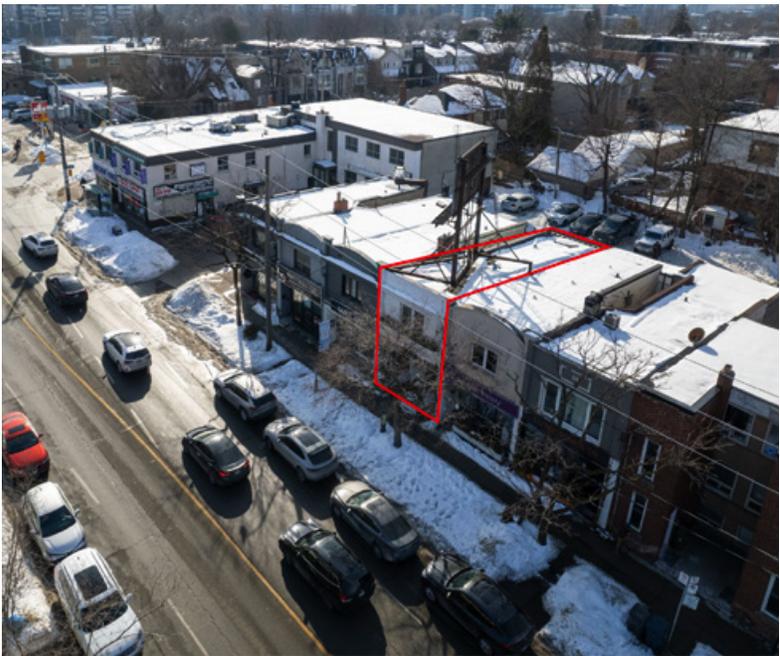
Best conveniences are just around the corner.

The neighbourhood is known for its excellent shopping, restaurants and bars. The tastiest coffee and pizza in town are only few blocks away from 558 Mount Pleasant.



- | | |
|-----------------------------|---------------------------|
| 1 Starbucks | 13 Thobos Bakery |
| 2 Shibui Sushi Bar | 14 Piano Piano Restaurant |
| 3 Canada Post | 15 Apricot Flowers |
| 4 Well and Better Coffee | 16 Jules Cafe Patisserie |
| 5 Creative Clay Studio | 17 Domaine MaMo |
| 6 Livingston & Co. | 18 Florentia Restaurant |
| 7 Marygold Indian Bistro | 19 Boland's Bar |
| 8 Brentview Electronics | 20 Yaowarat Vegan Cuisine |
| 9 Petro Canada | 21 Midtown Med Spa |
| 10 Pulator | 22 Regent Theatre |
| 11 Animal Hospital | 23 The Village Clinic |
| 12 Positano Italian Cuisine | 24 The Belsize Bar |

Aerial view



Front exterior



Main floor • Store front & office



Main floor • Store front & office



Main floor • Store front



Second floor



Second floor



Second floor



Second floor



Second floor patio



Basement



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By accepting this initial Property Offering (IPO) prospective buyers agree to hold and treat them and their contents in the strictest confidence. Prospective Buyers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this or any of its contents or any part thereof without the prior written consent of the Owner or Natalie Sydoruk Personal Real Estate Corporation.

Prospective buyers will not use or permit this IPO to be used in any manner detrimental to the interests of the Owner, Natalie Sydoruk Personal Real Estate Corporation, or their affiliates or for any other purpose than a proposed purchase of the Property. The terms and conditions in this section with respect to confidentiality and the disclaimer contained under the heading “Memorandum Contents” will relate to all Sections of the IPO as if stated independently therein.

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Indemnification

In exchange for specific good and valuable consideration provided by the Seller and Natalie Sydoruk Personal Real Estate Corporation, including without limitation, the delivery of this IPO, the receipt and sufficiency of which is hereby acknowledged by the prospective Buyers.

Prospective Buyers hereby agree to indemnify the Seller and Natalie Sydoruk Personal Real Estate Corporation, and their affiliates against any compensation, liability or expense (including attorney’s fees) arising from claims by any other party the Buyer had dealings with in connection with the sale of the Property, or in connection with a breach by the prospective Buyer of its obligations as described herein. In no event shall any prospective Buyer or any of its agents or contractors contact any governmental authorities concerning the Property or make any physical inspection or testing of the Property, without the prior written consent of the Seller or Natalie Sydoruk Personal Real Estate Corporation.