

Property Profile

EVANS AVENUE 6 1 8

Colliers (the "Advisor") is pleased to present an exclusive opportunity to acquire a boutique multifamily property at 618 Evans Avenue, Etobicoke. This offering presents a unique chance to invest in a multifamily asset in a high-demand rental market with upside in rent growth.

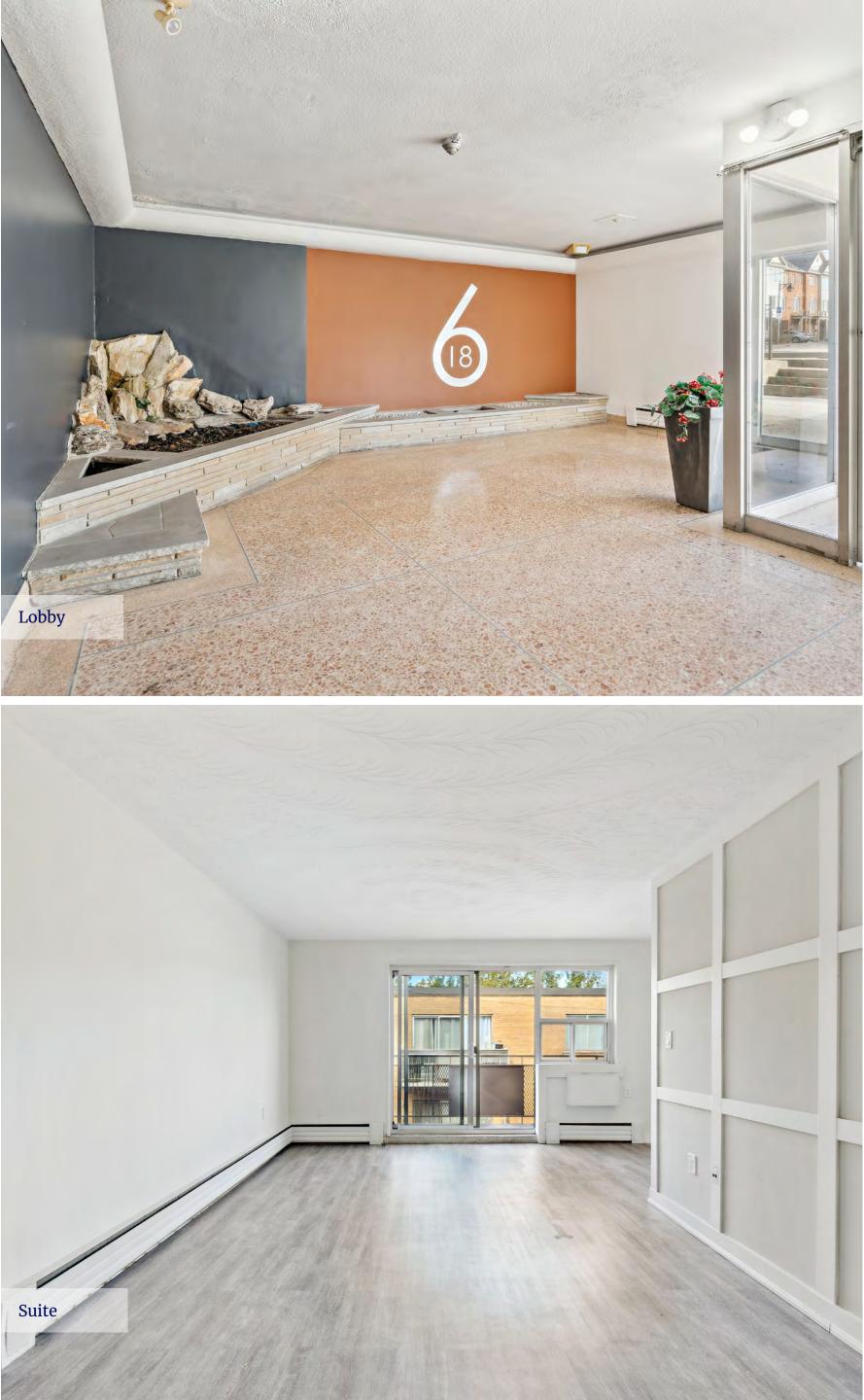
618 Evans Avenue is extremely well located to attract all profiles of residential tenants. It has ample parking and is close to transit, allowing for excellent connectivity to GTA employment and amenities. Access to paths at Lake Ontario are nearby, allowing for a healthy work-life balance for tenants.

The Property is situated in the Alderwood neighbourhood of Etobicoke, Toronto and is known for its suburban charm, offering a balance between urban amenities and residential tranquility. There is on-site parking and the property is close to many amenities such as restaurants, grocery stores and premier shopping mall - Sherway Gardens. Etobicoke is well-connected to the rest of the city via major highways like the Queen Elizabeth Way (QEW) and Highway 427, making it easy to commute to downtown Toronto and other surrounding areas.

The area is home to many parks, green spaces, and waterfront trails, making it a great location for outdoor activities. High Park, one of Toronto's largest parks, lies just to the east of Etobicoke, providing access to nature reserves, sports facilities, and walking paths. The district also offers several scenic spots along the waterfront, particularly around Humber Bay, which boasts views of the Toronto skyline and nearby islands.

The Property is comprised of 25 units. It is meticulously maintained and has a healthy suite mix of 15 one-bedrooms, and 10 two-bedrooms across three storeys. The units feel spacious and there is ample storage capacity in each suite. On-site amenities include laundry facilities, secure intercom access and balconies with select units.

The Property has been professionally managed and much of major capital expenditure work has been completed, allowing a purchaser to acquire a turnkey asset with a rental above-guideline-increase in place, effective May 2025.

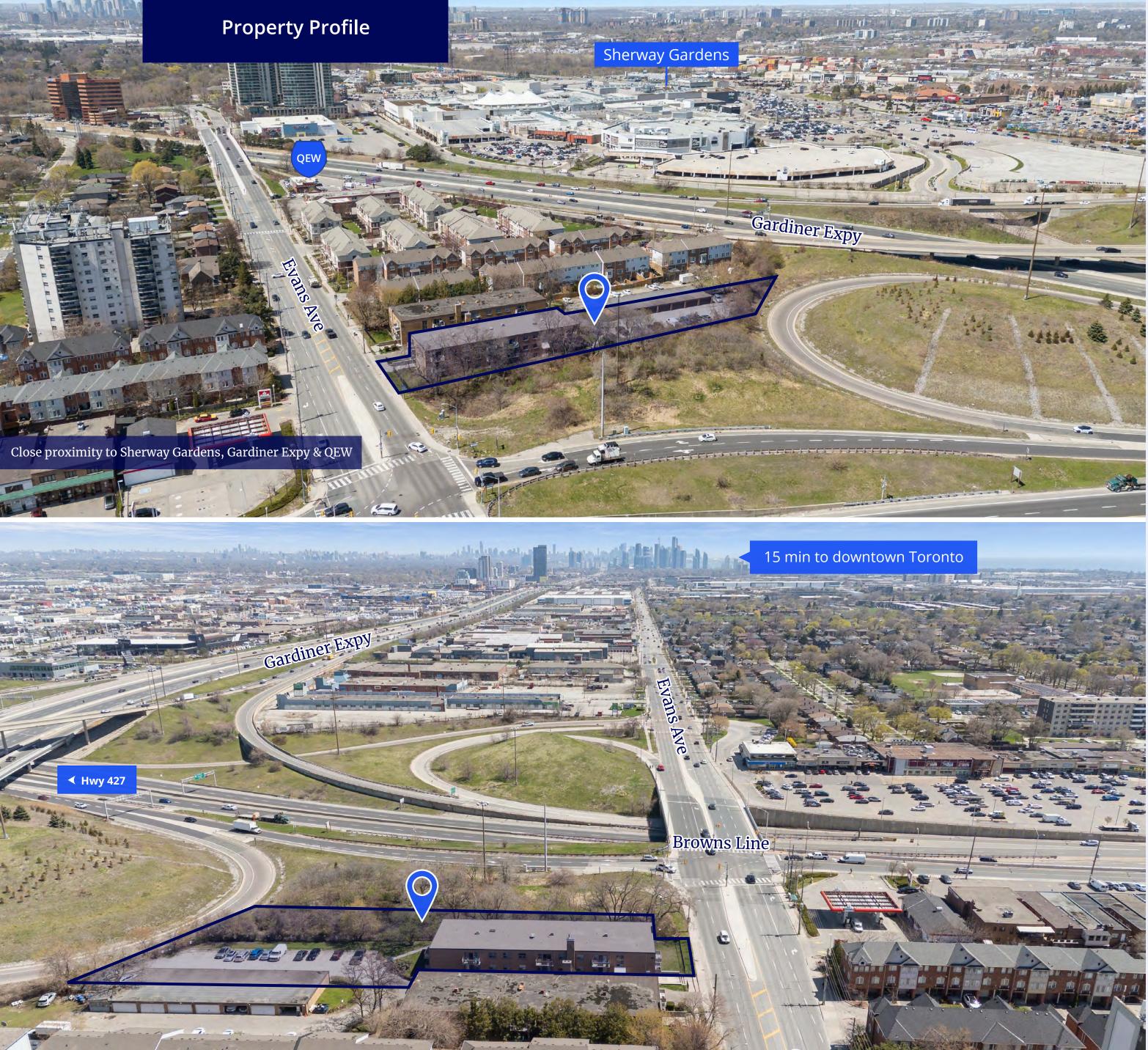




Property Highlights

Municipal Address	618 Evans Avenue, Etobicoke, ON M8W 2W6
Legal Description	PT LT 11, CON 3 , AS IN EB528262 EXCEPT E ETOBICOKE , CITY OF TORONTO
PIN	075690007
Asset Type	Multifamily
Site Area	28,341.35 ft² (0.651 acres)
Frontage	84.20 ft
	Total of 25 units
Residential Units	One Bedroom - 15
	Two Bedroom - 10
Year Built	1962
Current Zoning	E
Waste	Waste Connections of Canada
Property Management	Professional Management Company
3rd Party Contract	 Enercare Domestic Hot Water Boiler Rent Laundry (Sparkle Solutions) & Waste (Was Connection of Canada) Laundry and waste contracts do not assumed
In Place Rents	Average 1 bedroom - \$1,287 Average 2 bedroom - \$1,359
Market Rents	Average 1 bedroom - \$1,800 Average 2 bedroom - \$2,100
Above Guideline Increase in Price	Tenants notified in Jan 2025, effective May 2
Year 1 NOI	\$403,557
Annual Taxes (2025)	\$37,351

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Building Specifications & Recent Capital Expenditures

Construction Year	1962
Building Gross Floor Area	20,400 SF
Boilers	2022
Roof	2024
Elevator	No
Corridors/Common Areas	Laminate flooring; new baseboards; new lighting; new paint
Lighting	LED in common areas
Security	Video Surveillance inside and outside
Unit Renovations	 7 units renovated to varying degrees Upgraded flooring, kitchen cabinets, new flooring, upgrade bathroom Renovated units have breakers Some renovated units have dishwashers
Parking Spaces	- 7 double car garages - 20 surface parking spaces
Laundry	- On-site, machines are rental with 'Sparkle Solutions' - 2 washers, 2 dryers
Balconies	Yes - for all units on floors 2 & 3
Locker/Storage	24 lockers
Separate Metering	Hydro - yes Water - no Gas - no
Capital Improvements	 2016 Windows and sliding doors 2016 New intercom system 2017 New garage doors 2020 Painted and renovated corridors and stairwells with carpet tile 2022 New Raypak boiler and chimney liner 2024 Stairwell railings, retaining wall at entrance and pave driveway 2024 New roof and chimney brick work

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Residential Units

618 Evans Avenue offers an extremely well-located, transit-oriented Rental Property which can cater to all tenant demographics. Despite it being in a very populated area, this boutique multifamily building is quiet and tenants enjoy the tranquility and the connectivity to nearby entertainment and food amenities, workplace opportunities, parks, and more.

This 25-unit multifamily building sits on 0.651 acres, and offers 15 one-bedroom and 10 two-bedroom units.

Tenants have the luxury of on-site laundry facilities and ample parking. There is both surface parking as well as garage parking for those who require it.

There was an Above Guideline Rent Increase notice provided to tenants in January 2025, effective for May 2025 of 5.5%.

Separate Metering

Hydro: yes Water: no Gas: no





















Etobicoke Overview

Etobicoke is a vibrant and diverse district in the western part of Toronto, Ontario, bordered by the Humber River to the east, Mississauga to the west, and Lake Ontario to the south. Known for its mix of residential neighbourhoods, green spaces, and commercial hubs, Etobicoke offers a unique blend of suburban comfort and urban convenience.

Historically, Etobicoke was an independent municipality before it was amalgamated into the City of Toronto in 1998. It retains a distinct identity, with a quieter, more spacious layout than Toronto's downtown core. The area is characterized by tree-lined streets, large lots, and a variety of housing styles ranging from post-war bungalows to modern high-rise condos, particularly near the waterfront.

Etobicoke is home to several popular neighbourhoods including The Kingsway, known for its Tudorstyle homes and upscale feel, and Mimico, which has seen rapid revitalization and development along the lakeshore. Rexdale, in the north, reflects the area's cultural diversity and is home to a number of immigrant communities.

Green space is a defining feature of Etobicoke, with parks such as Centennial Park, Humber Bay Park, and James Gardens offering extensive recreational opportunities. The scenic Humber River trails and waterfront paths are favourites for walking, cycling, and nature watching.

Economically, Etobicoke is supported by a mix of industries including manufacturing, logistics, and retail. The proximity to Pearson International Airport and major highways like the 401, 427, and Gardiner Expressway make it a strategic location for businesses and commuters alike.

Educational institutions include Humber College, one of Ontario's leading post-secondary schools, and a variety of public and catholic schools. Etobicoke also has strong community services, libraries, and healthcare facilities.

With its balance of tranquility, accessibility, and urban amenities, Etobicoke appeals to families, professionals, and newcomers looking for a well-rounded place to live. Its continued development and strong community spirit make it an integral and evolving part of Toronto.



Amenity Map



618 Evans Avenue

9. Freshii

10.Tim Hortons

11.KarachiXpress

12.Tim Hortons

13.Scaddabush

& Bar

Italian Kitchen

14.Jack's Sherway

15.Red Lobster

Restaurants

- 1. Pizza Pizza
- 2. Starbucks
- 3. McDonald's
- 4. Pur & Simple
- 5. barBURRITO
- 6. Sunset Grill
- 7. Five Guys
- 8. Vivo
- Pizza+Pasta

Services

- 1. Petro Canada 5. CIBC
- 2. BMO
- 6. TD 7. ServiceOntario
- 3. Esso
- 8. Scotiabank 4. Canadian Tire Gas+

Stores/Malls

- 1. Farm Boy
- 2. Sherway
- Gardens
- 3. Dollarama
- 4. The Home Depot
- 5. Best Buy 6. Walmart
- 7. Winners 8. Staples
- 9. Old Navy

Schools/Churches

- 1. Lanor Junior Middle School
- 2. Holy Family Coptic Catholic Church
- 3. St Ambrose Catholic School
- 5. Sir Adam Beck Junior School

14.Canadian Tire

10.Michaels

11.Structube

12.Petsmart

13.IKEA

16.Subway

17.Fresh Rolls

18.Kettlemans

Bagel

19.The Olive

Restaurant

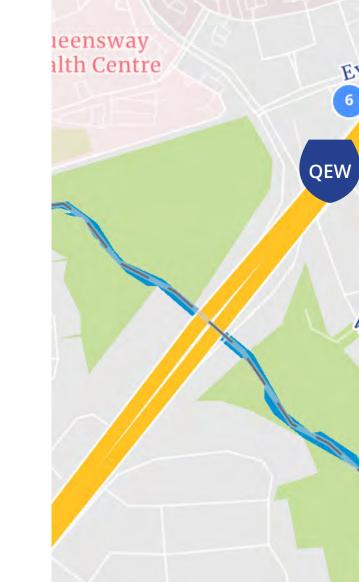
20.Nando's PERi-

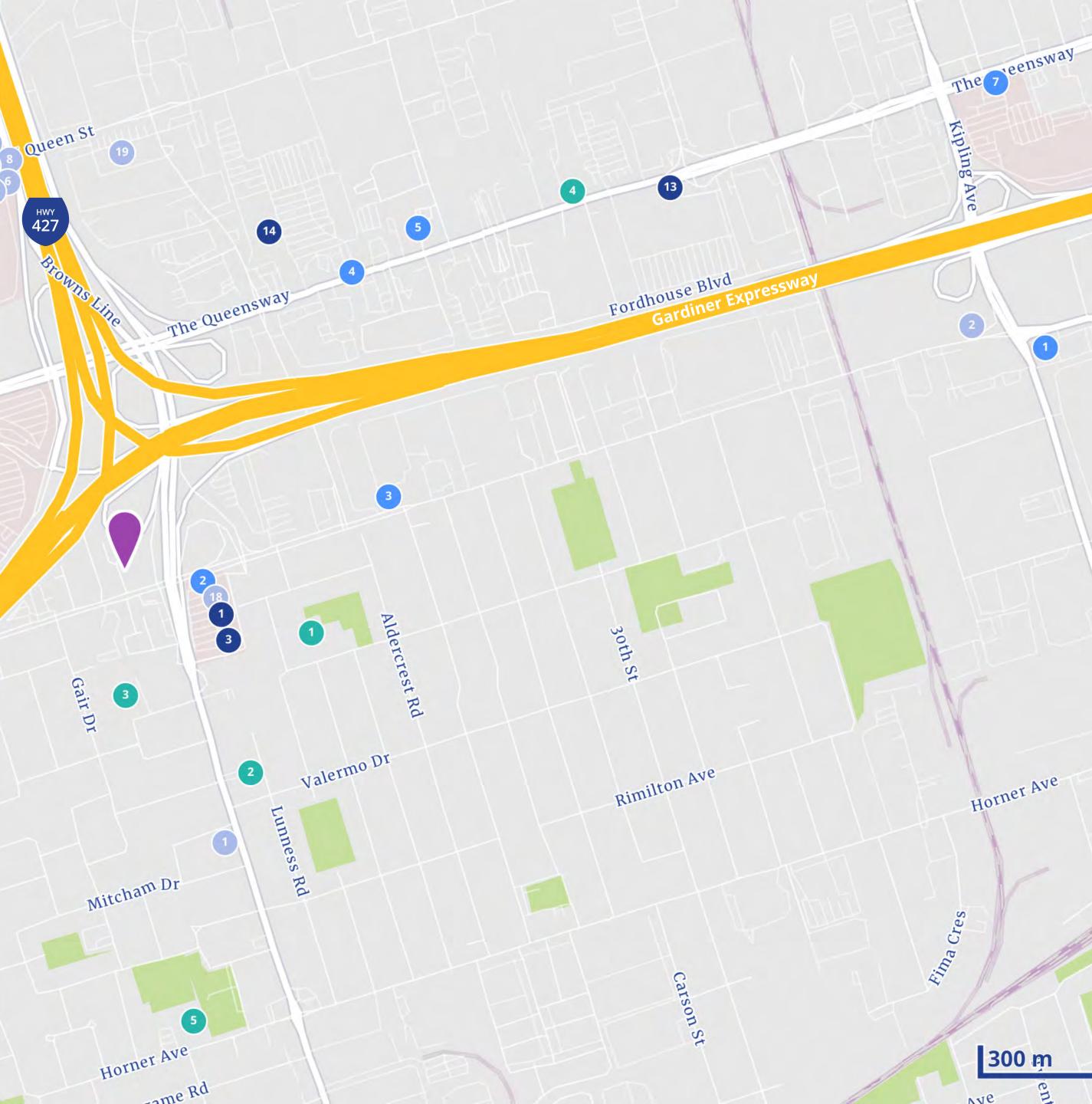
PERI Chicken

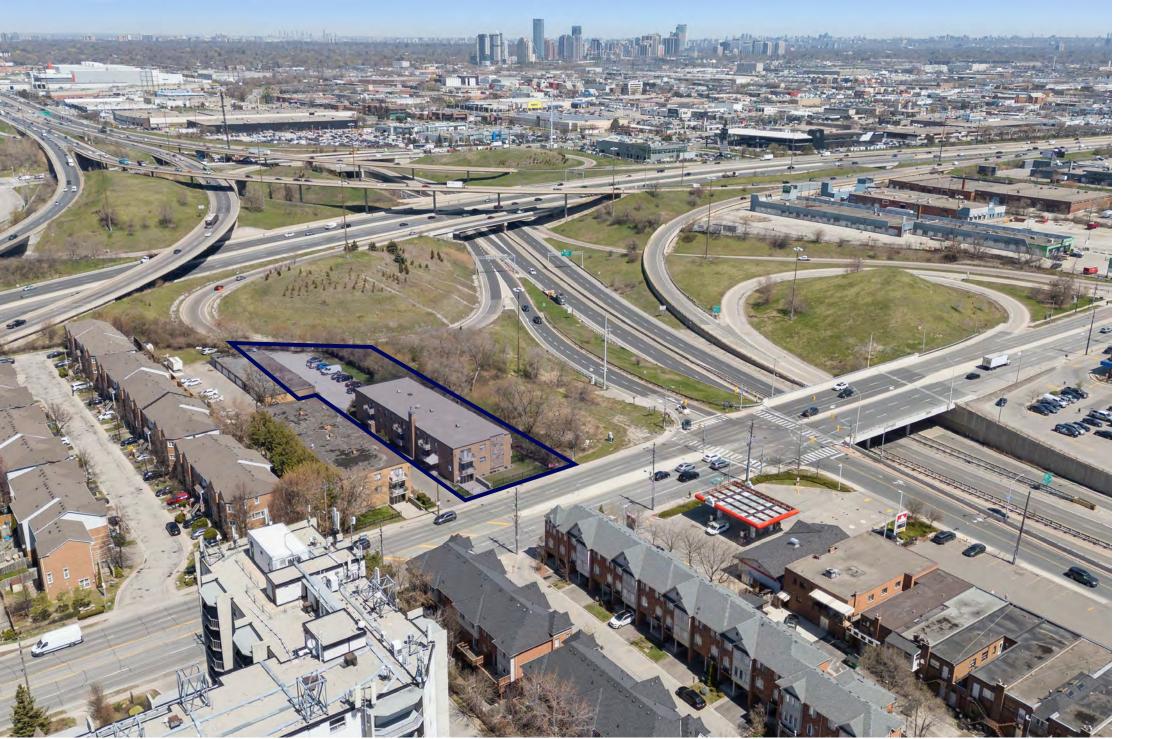
Restaurant

4. Church on the Queensway

12 11 12 10 4 17 14 13 15 8 8 2 ieensway Evans Ave alth Centre Bisset Ave QEW Westhead Rd







Offering Process

Exclusive Listing Agents

Alexander Silver*

Associate Vice President +1 905 334 9417 alexander.silver@colliers.com

Tut Ruach*

Broker +1 647 798 0994 tut.ruach@colliers.com

Steven Fontes

Sales Representative +1 416 831 2161 steven.fontes@colliers.com

The Vendor has retained Colliers (the "Agent or Advisor") on an exclusive basis to offer for sale the Property located at 618 Evans Avenue, Toronto, Ontario (the "Property"). The Vendor invites interested parties to submit an offer to purchase The Property via a purchasers letter of intent (the "LOI") or Agreement of Purchase and Sale (the 'APS') to the Advisor.

Data Room Material

OR

Offering Guidelines

Offers will be presented to Vendors as they are submitted for Vendor consideration.

The Vendor reserves the right to remove the Property from

A data room has been set up for this transaction and prospective purchasers are strongly encouraged to access this data room in order to make their offers as unconditional as possible.

Please sign and return a copy of the Confidentiality Agreement included in the button below.

Confidentiality Agreement

Please print the CA, complete, sign and scan an email copy to the Advisor.

An offer should outline the terms for the purchase of the property and should include, at a minimum, the following information and items:

1.Purchase price;

2. Name of the ultimate beneficial owners of the Purchaser, including their respective percentage interests;

3. Evidence of the Purchaser's financial ability to complete the transaction;

4. Confirmation that the property will be purchased on an "as-is, where-is" basis;

5. Terms and conditions of closing including a schedule of timing and events to complete the transaction; and

6. An address, email address and fax number for the delivery of notices to the Purchaser.

the market and to alter the offering process described above and timing thereof, at its sole discretion.

Offers should be directed to:

Alexander Silver alexander.silver@colliers.com

Tut Ruach tut.ruach@colliers.com

Steven Fontes steven.fontes@colliers.com

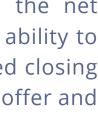
Review of Offers

Offers to purchase will be evaluated based upon the net proceeds to the Vendor, the prospective Purchaser's ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obligated to accept any offer and reserves the right to reject any or all offers received.

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Reach out to get started.

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