



19 GRANGE AVENUE

Sales Package

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PROPERTY SUMMARY

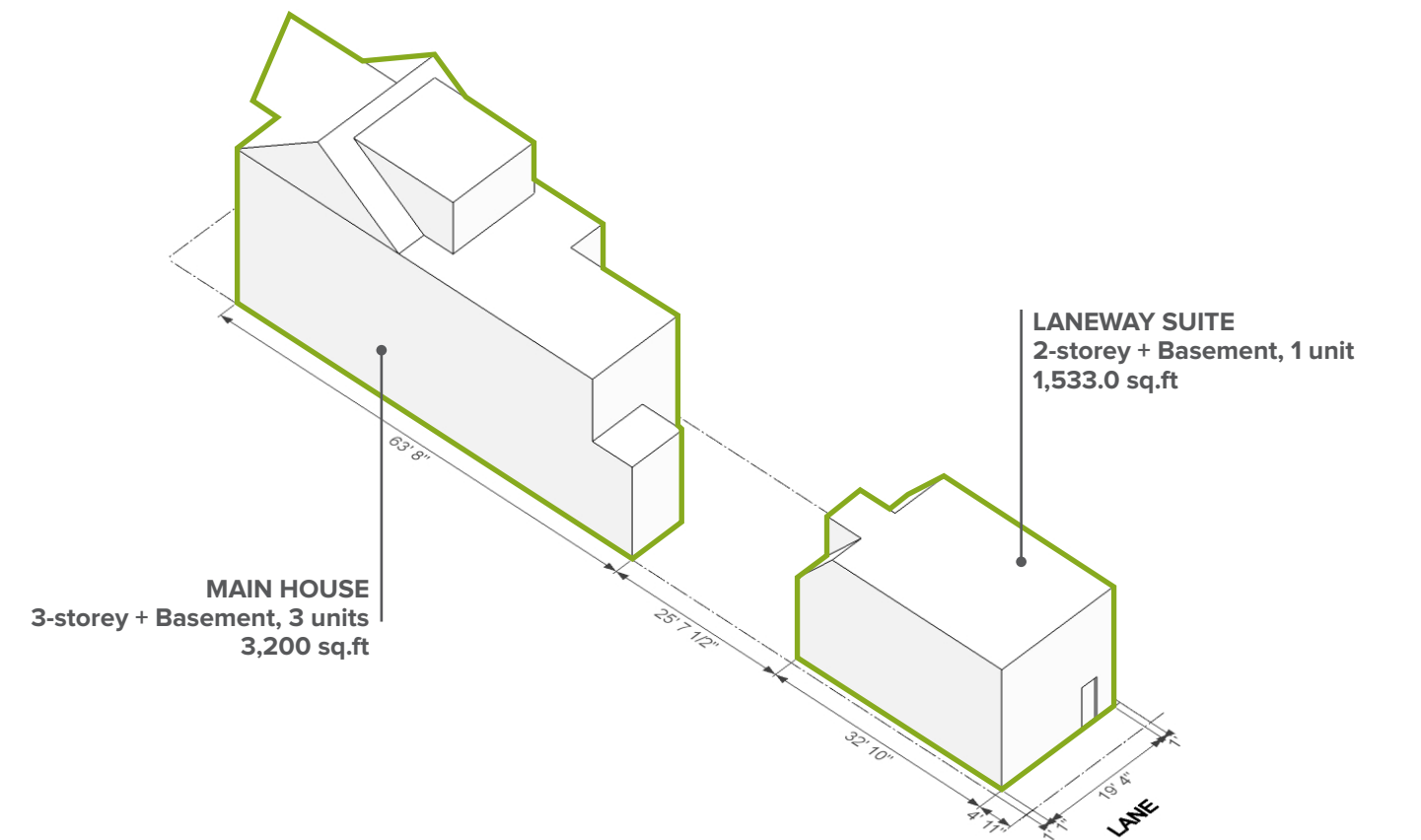
19 Grange Ave. is a centrally located property within the downtown core and is near the OCAD University campus. On the lot sits a 3-storey newly renovated 3,200 sf main home with rental units. A building permit is in place for a 2-storey, 4-bedroom, 3.5 bath, 1,500 sf laneway suite with a separate basement entrance. This property displays how by maximizing both the main home and laneway suite footprint, ample interior living space can be allocated towards rental gains in comfortably sized units.

FLOOR AREAS

INTERIOR FLOOR AREAS (MAIN HOUSE)			
FLOOR	UNIT A	UNIT B	UNIT C
THIRD	-	-	458.6 sq.ft (42.6sqm)
SECOND	-	-	912.7 sq.ft (84.8sqm)
GROUND	-	861.0 sq.ft (80.0sqm)	-
BASEMENT	967.7 sq.ft (89.9sqm)	-	-
TOTAL	967.7 sq.ft (89.9sqm)	861.0 sq.ft (80.0sqm)	1,371.3 sq.ft (127.4sqm)
MAIN HOUSE INTERIOR AREA TOTAL			3,200 sq.ft (297.3qm)

INTERIOR FLOOR AREAS (LANEWAY SUITE)		
FLOOR	UNIT D	
SECOND	528.0 sq.ft (49.0sqm)	
GROUND	558.0 sq.ft (51.8sqm)	
BASEMENT	447.0 sq.ft (44.3sqm)	
LANEWAY SUITE INTERIOR AREA TOTAL		1,533.0 sq.ft (145.1sqm)

MASSING



MAIN HOUSE

The newly renovated 3,200 sq.ft main home features three rental units.

IMAGES: EXTERIOR



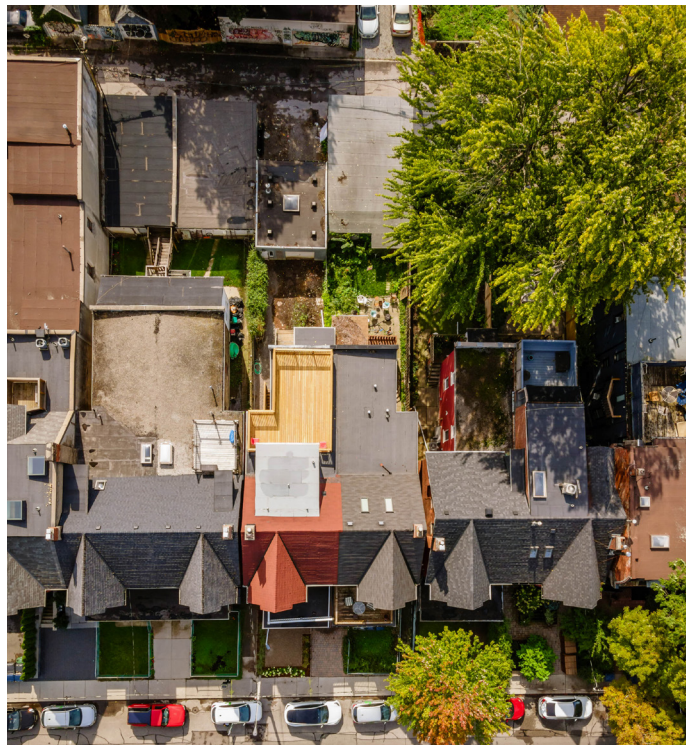
FRONT YARD



REAR YARD



STREET VIEW AERIAL



AERIAL

IMAGES: BASEMENT



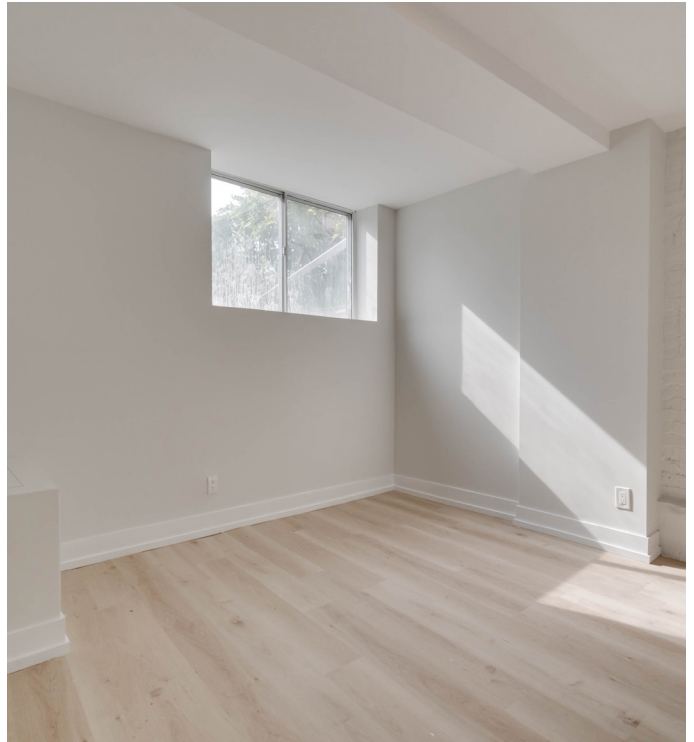
BASEMENT ENTRY



LIVING & KITCHEN



KITCHEN



BEDROOM

IMAGES: GROUND



COMMON HALLWAY



LIVING & KITCHEN



BEDROOM



BEDROOM

IMAGES: SECOND FLOOR



ENTRY & WASHER/DRYER



BATHROOM



BEDROOM



STAIRS TO THIRD FLOOR

IMAGES: THIRD FLOOR



LIVING & KITCHEN



KITCHEN & TERRACE

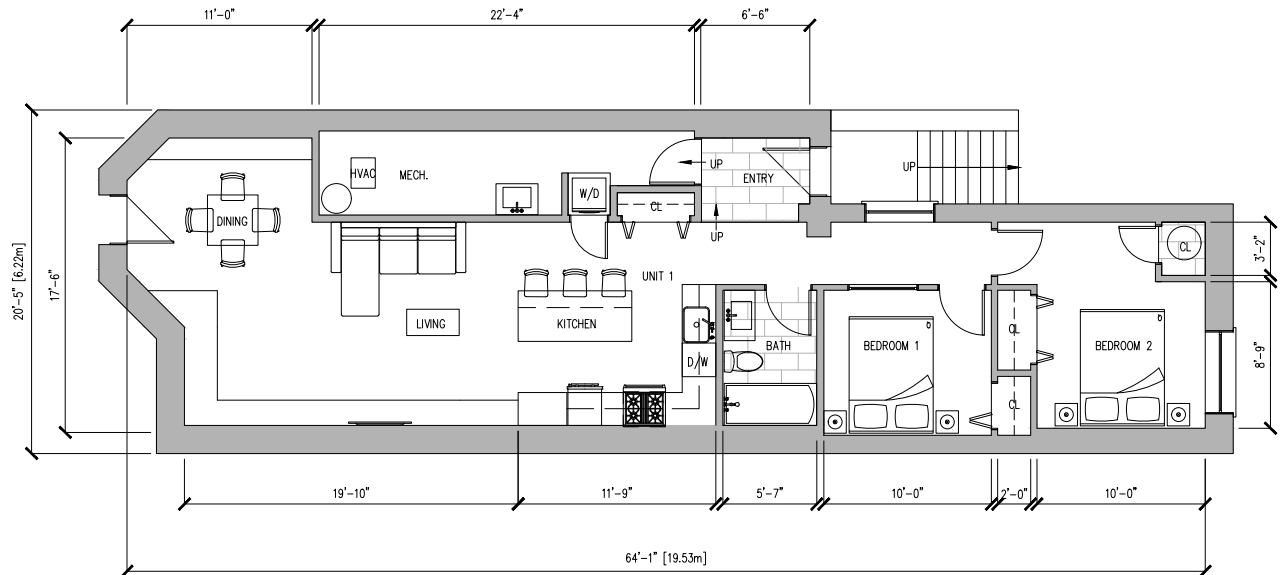


KITCHEN



TERRACE

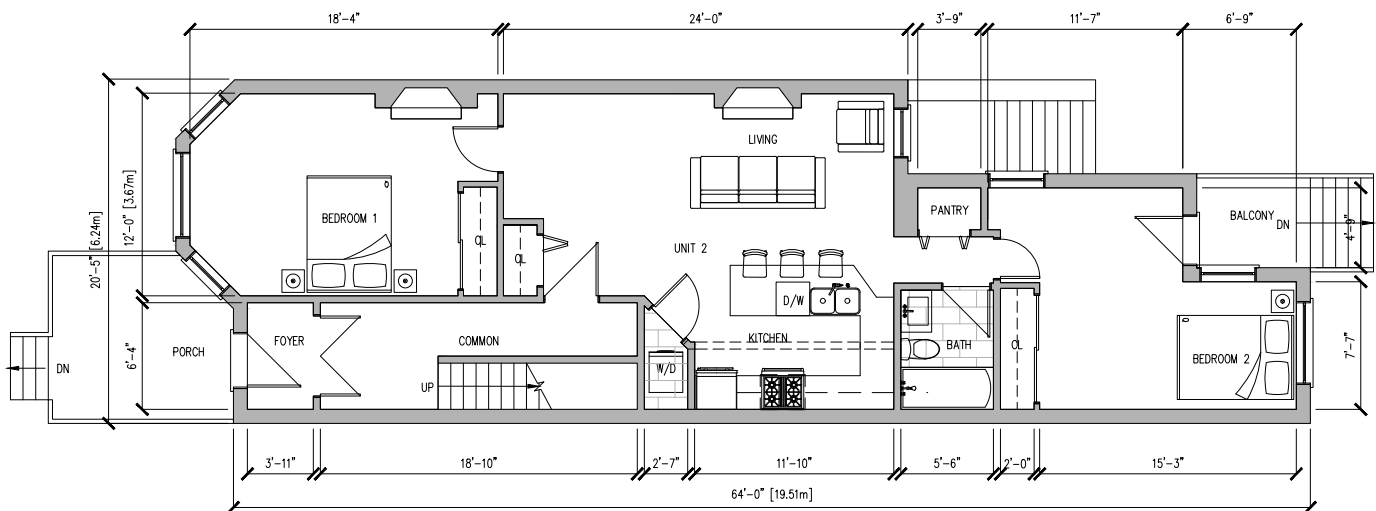
MAIN HOUSE FLOOR PLANS



BASEMENT

Interior Floor Area: 967.7sf (89.9m²)

2-bed, 1-bath w/ laundry

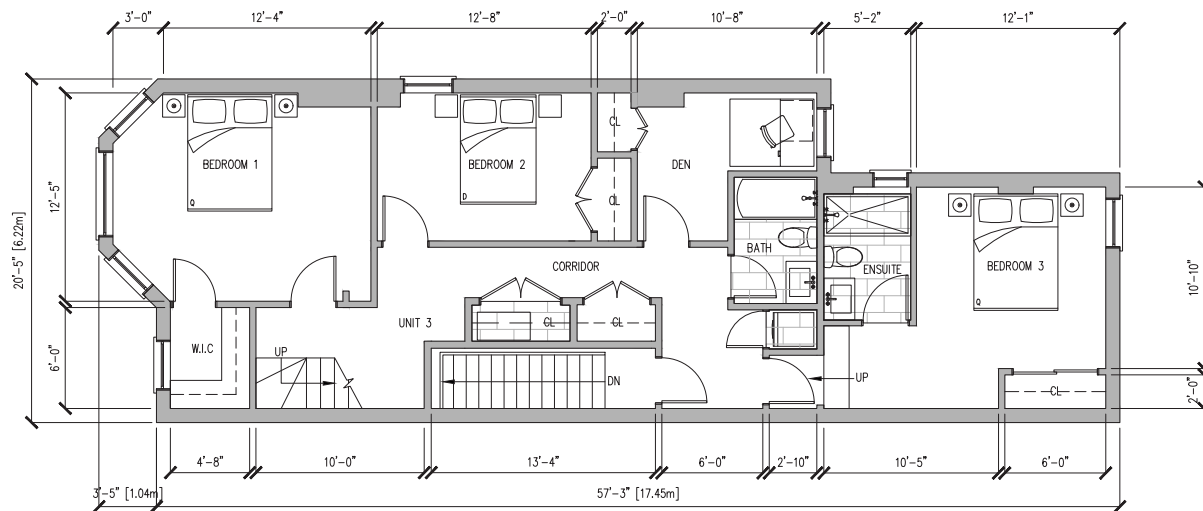


GROUND FLOOR

Interior Floor area: 861.0sf (80.0m²)

2-bed, 1-bath w/ laundry

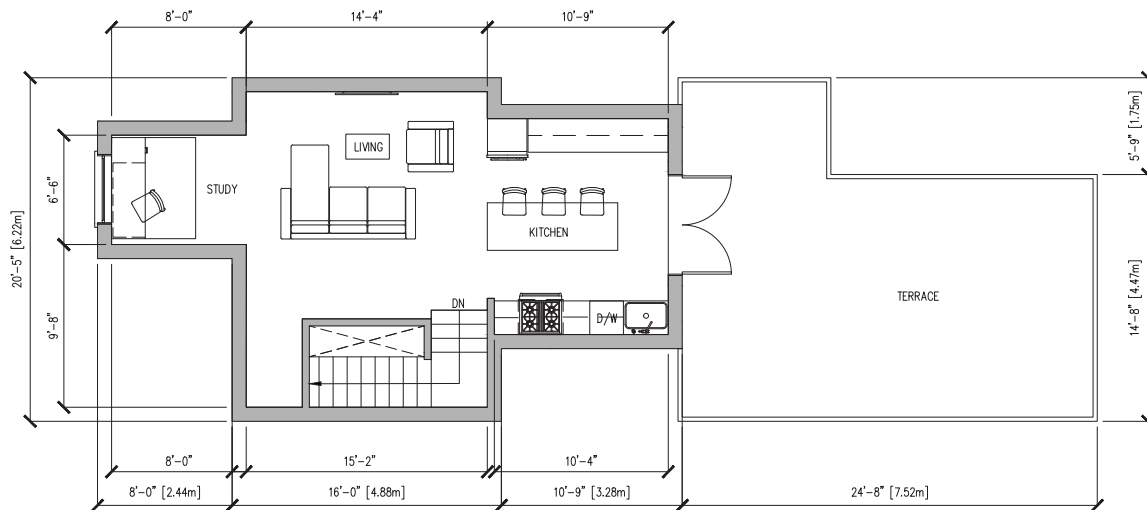
MAIN HOUSE FLOOR PLANS



SECOND FLOOR

Interior Floor area: 912.7sf (84.8m²)

3-bed + den, 2-bath w/ laundry



THIRD FLOOR

Interior Floor Area: 458.6sf (42.6m²)

Living areas & rooftop terrace

LANEWAY SUITE FLOOR PLANS

The 1,533.0 sq.ft laneway suite features a spacious 4-bed, 3.5 bath unit with laneway and basement entrances. Permits are in place for construction to begin immediately.

IMAGES

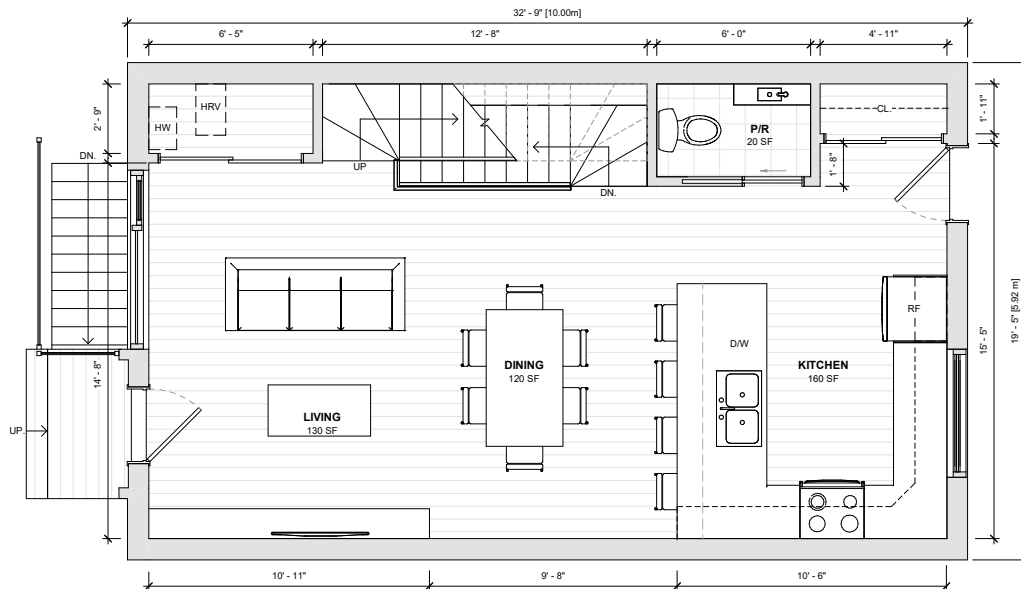


LANEWAY



REAR YARD

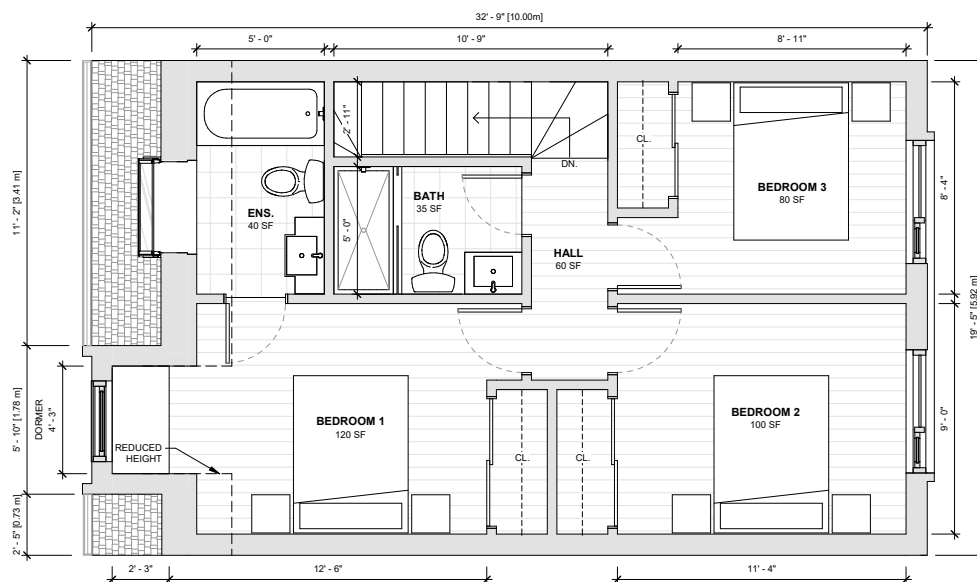
LANEWAY SUITE FLOOR PLANS



GROUND FLOOR

Interior Floor area: 861.0sf (80.0m²)

Living areas & powder room

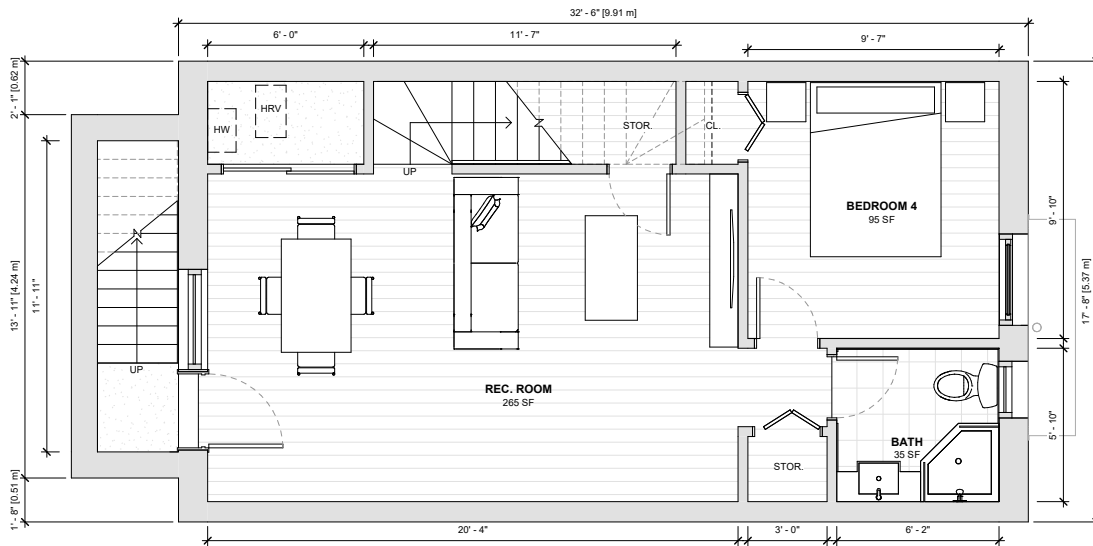


SECOND FLOOR

Interior Floor area: 912.7sf (84.8m²)

3-bed, 2-bath

LANEWAY SUITE FLOOR PLANS



BASEMENT

Interior Floor area: 861.0sf (80.0m²)

4th bedroom, full bath, separate basement entrance

LANEWAY SUITE BUILDING PERMIT

To view the complete drawing package please contact
Nasma Ali (nasma@onegroupre.com)

ASSEMBLY SCHEDULE WALLS/PARTITIONS 1.01 EXISTING INTERIOR WALLS 1.02 EXISTING EXTERIOR WALLS 1.03 NEW INTERIOR WALLS 1.04 NEW EXTERIOR WALLS FLOORS AND ROOF 1.05 EXISTING FLOORS 1.06 NEW FLOORS 1.07 EXISTING ROOF 1.08 NEW ROOF ASSEMBLY TAGS 1.09 EXISTING 1.10 NEW	CONTACTS PROJECT MANAGER Nasma Ali 416-291-1111 nasma@onegroupre.com MECHANICAL DESIGNER [Blank] STRUCTURAL ENGINEER [Blank] ARCHITECT [Blank]	KEY PLAN BY-LAW DIAGRAM (SITE SECTION) REAR ELEVATION OF EXISTING HOUSE GENERAL NOTES 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF TORONTO BY-LAW 61, 2009. 2. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF TORONTO ZONING BY-LAW 622, 2002. 3. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF TORONTO BUILDING BY-LAW 61, 2009. 4. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF TORONTO PLUMBING BY-LAW 61, 2009. 5. THE PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE CITY OF TORONTO ELECTRICAL BY-LAW 61, 2009. 6. 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FINANCIAL BREAKDOWN

PROPERTY, 19 GRANGE Forecasted NOI

	Annual Stabilized	% of EGI
GROSS INCOME		
Unit A (Bsmt)	28,800	15.0%
Unit B (Main)	39,000	20.4%
Unit C (2nd/3rd)	57,600	30.1%
LWS	66,000	34.5%
EFFECTIVE GROSS INCOME	191,400	100.0%
EXPENSES		
Insurance	4,000	2.1%
R&M	3,000	1.6%
Utilities	-	0.0%
Property Taxes	8,254	4.3%
TOTAL EXPENSES	15,254	8.0%
NET OPERATING INCOME	176,146	92.0%

NEIGHBORHOOD PROFILE

OVERVIEW




19 Grange Ave

Toronto, ON

HOODQ ADDRESS REPORT™

Nasma Ali
416.699.9292
onegroupre.com/



SCHOOLS

With excellent assigned and local public schools very close to this home, your kids will get a great education in the neighbourhood.



Ogden Junior Public School

Designated Catchment School
Grades PK to 6
33 Phoebe St

Ryerson Community School

Designated Catchment School
Grades PK to 8
96 Denison Ave

É Éléon Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Harbord Collegiate Institute

Designated Catchment School
Grades 9 to 12
286 Harbord St

Other Local Schools

Downtown Vocal Music Academy of Toronto

Grades 4 to 8
96 Denison Ave

Central Technical School

Grades 9 to 12
725 Bathurst St

PARKS & REC.

This home is located in park heaven, with 4 parks and 9 recreation facilities within a 20 minute walk from this address.



Grange Park

317 Dundas St W



1 min

Julius Deutsch Park

40 Cecil St



7 min

Harrison Pool

15 Stephanie St



4 min

FACILITIES WITHIN A 20 MINUTE WALK

1 Pool	3 Playgrounds
2 Wading Pools	1 Community Centre
1 Trail	1 Picnic Facilities

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a 2 minute walk away and the nearest rail transit stop is a 7 minute walk away.



Nearest Rail Transit Stop

St Patrick Station

7 min



Nearest Street Level Transit Stop

Dundas St West At Huron St

2 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 0.69km.



Mount Sinai Hospital

600 University Ave



Fire Station

260 Adelaide St W



Police Station

255 Dundas St W

CONVENIENCE

This home is located near everyday amenities to make your daily errands easier.



Coffee



Gym



Gas Station

HoodQ

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NEIGHBORHOOD PROFILE

OVERVIEW

Population



Household Composition



Children per Household



Grange Park Tenancy & Property Type

Owned 28%	Detached 1%	Duplex 2%	Low-Rise Apartment 30%
Rented 71%	Semi Detached 1%		High-Rise Apartment 57%

Commute



SCHOOLS

7 public & 5 Catholic schools serve this home. Of these, 8 have catchments. There are 2 private schools nearby.

PARKS & REC

3 playgrounds, 2 wading pools and 3 other facilities are within a 20 min walk of this home.

TRANSIT

Street transit stop less than a 3 min walk away. Rail transit stop less than 1 km away.

powered by HoodQ

NEIGHBORHOOD PROFILE

SCHOOLS



HOODQ SCHOOL REPORT™

19 Grange Ave
Toronto, ON

PUBLIC SCHOOLS

Your neighbourhood is part of a community of Public Schools offering Elementary, Middle, and High School programming.

Ogden Junior Public School

Designated Catchment School
Grades PK to 6
33 Phoebe St

É Éléon Gabrielle-Roy

Designated Catchment School
Grades PK to 6
14 Pembroke St

Harbord Collegiate Institute

Designated Catchment School
Grades 9 to 12
286 Harbord St

Ryerson Community School

Designated Catchment School
Grades PK to 8
96 Denison Ave

Collège français secondaire

Designated Catchment School
Grades 7 to 12
100 Carlton St

Other Local Schools

Downtown Vocal Music Academy of Toronto

Grades 4 to 8
96 Denison Ave

ALTERNATIVE & SPECIAL SCHOOLS

Nearby alternative and special education schools include:

Heydon Park Secondary School

Grades 9 to 12
70 D'Arcy St

Contact Alternative School

Grades 10 to 12
132 St Patrick St



CATHOLIC SCHOOLS

Your neighbourhood is part of a community of Catholic Schools offering Elementary, Middle, and High School programming.

ÉÉC du Sacré-Coeur-Toronto

Grades PK to 6 (Assigned)
98 Essex Street

St. Mary Catholic School

Grades PK to 8 (Assigned)
20 Portugal Square

ÉSC Saint-Frère-André

Grades 7 to 12 (Assigned)
330 Lansdowne Ave

St. Michael's Choir School

Grades 3 to 12
67 Bond St

PRIVATE SCHOOLS

The private schools nearest to you are:



Cornerstone Montessori Prep School

Grades K to 12
177 Beverley Street

Braemar College

Grades 9 to 12
229 College Street

Westside Montessori School

Grades PK to 6
95 Bellevue Ave

New Heights Academy

Grades 9 to 12
27 Carlton St

HoodQ

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NEIGHBORHOOD PROFILE

AVERAGE SALES PRICE

Historical Average Price per Square Foot in Kensington Chinatown

