



Investment/User Opportunity
207 & 207A Cowan Avenue, Toronto



19, 547 sq. ft. multi-residential property



207 Cowan Ave.

Configuration	- House-form building fronting on Cowan with 3 above grade units and 3 basement apartments. - 2 units have soaring ceilings over 17' in height. - 2,150 sq. ft. (2 units) will be vacant on closing.
Building size:	6,336 Square Feet (Incl. finished basement w/ high ceilings)
Lot Size:	45' x 171.83'

207A Cowan Ave.

	- Brick & Beam building w/ 5 levels behind 207 Cowan with 4 multi-level above grade loft units each 2,000 to 3,200 sq. ft. most w/ sections of 16' ceilings. Basement artist studios. - 3,120 sq. ft. unit will be vacant on closing.
	14,325 Square Feet (Incl. partially finished basement w high ceilings)

Realty Taxes (2020):	\$18,656.80
Zoning:	R (d1.0 (x324)
Legal Description:	Plan 418 Block A Lot 9 Parkdale; City of Toronto
Asking Price:	\$8,895,000.00

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BOSLEY
REAL ESTATE



207 & 207A Cowan Avenue

Designed by Montreal architect W. J. Carmichael in 1899, 207A Cowan Avenue was originally known as the 'Parkdale Telephone Exchange Building' and was built for the Bell Telephone Co. as a warehouse. In 1912, 207 Cowan Avenue was erected as a major addition to accommodate switchboard operators. In 1980 the building was purchased by a group of artists who adapted it into its present configuration, featuring 6 large, loft-style residences ranging in size from 1,750 square feet to over 3,100 square feet. All the units have abundant natural light, and most feature ceiling heights of over 15 feet with mezzanines overlooking the main level. In addition, the lower level of the building features full ceiling height and is improved with a combination of one-bedroom apartments and artist studios.

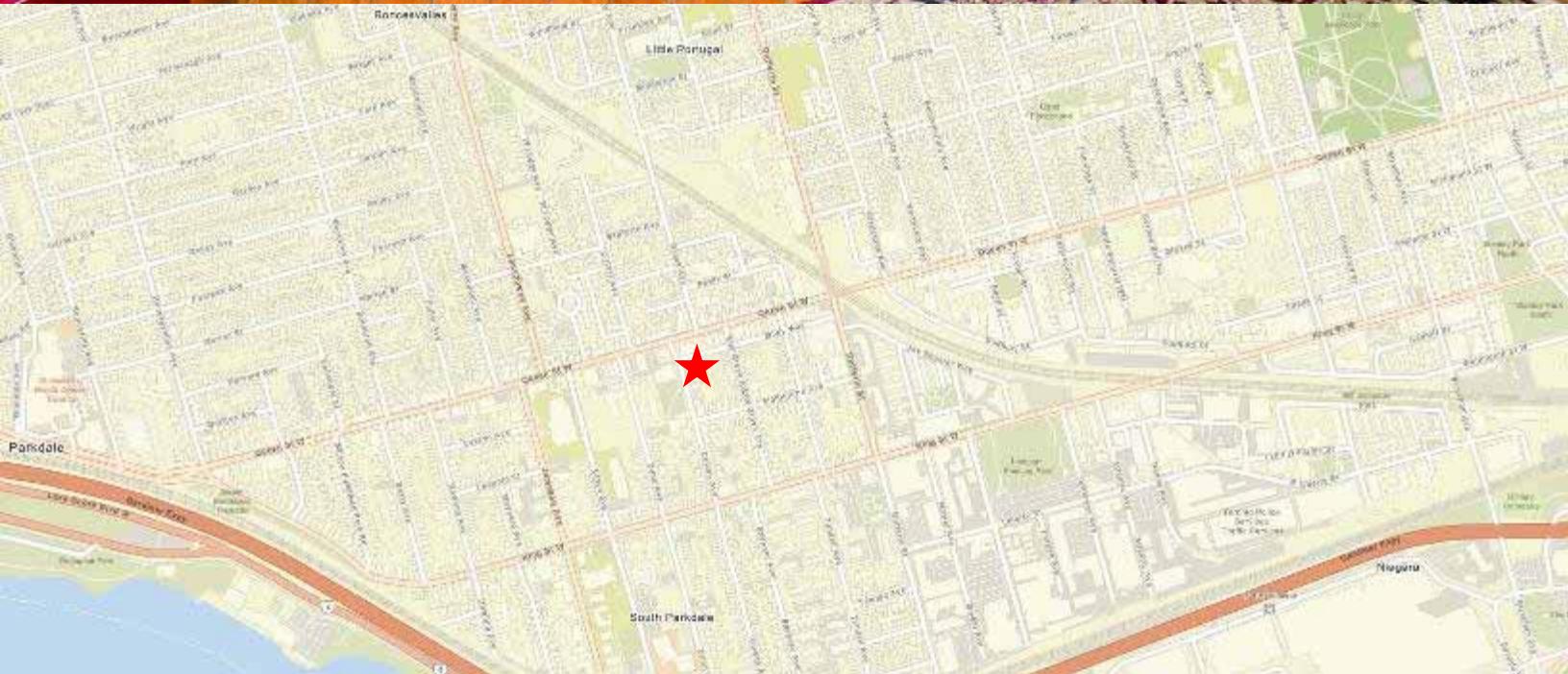
OCCUPANCY

Two of the units are currently occupied by the artists who bought the building in 1980. At the front of 207 Cowan Ave., units 1 & 2 (a combined 2,500 sq. feet), and the Upper/South in 207A Cowan Ave., unit 10 (2,815 sq. feet), will be vacant upon closing. All the interior photos in this presentation (available online) are of these three suites. All the remaining units in the building are leased on a 'month to month' basis.

AREA SUMMARY

The property is located in Parkdale, just south of vibrant Queen West, three blocks west of Dufferin. There have been over 10,000 condominium units added within a kilometer of the property. There are three condominiums currently in development within a few blocks of the site.

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Full floor plans, 3D modelling of the entire property, incomes & expenses and rent roll available upon request.

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