



Yonge/St.Clair 5Plex

A Premium Home in a Premium Area

27GlenElm.com

XL Properties 647-799-4080



Welcome to Yonge & St.Clair



Welcome to an area of elegant living combined with exceptional investment opportunity in the heart of Toronto at Yonge St. and St. Clair Ave. Presenting a premium multiplex home that combines modern elegance with incredible income potential. This thoughtfully updated property is perfectly situated in the highly sought-after Yonge and St.Clair, Deer Park neighborhood, offering a sophisticated lifestyle for both residents and investors.

This prime location residential 5plex in the heart of the city, was the home of former Ontario Minister of Health, Dr. Robert (Bob) Elgie and his family while he earned rental income as a young doctor. Yonge and St.Clair is a thriving hub of active living, offering a desirable lifestyle to both residents and those working in the area.

Built in 1926, this uniquely updated property at 27 Glen Elm Ave. comes with a rare private driveway and 4 separate existing garages. Enjoy the convenient two minute walk to the subway, and ravines as well as walkability to three major grocery retailers, restaurants, sports/tennis clubs and well respected public and renowned private schools including Upper Canada College and The York School.

The 5plex at 27 Glen Elm is ideal for multi generational families, investors, dual/joint family purchase as well as space for working from home.

Available for convenient private viewings by appointment.

For more information, features and pictures please feel free to visit the web site at 27GlenElm.com

Offered at \$4,999,999.
(* Cooperating with Brokers)

For viewings or answers to any questions, please contact us.



Visit 27GlenElm.com
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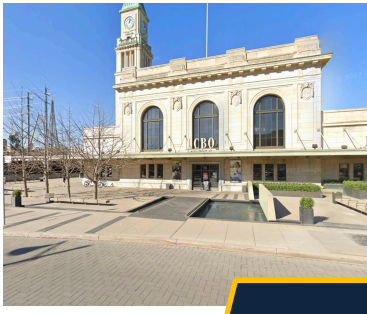


The top 6 reasons to purchase this multi-plex.

Yonge and St. Clair –
27 Glen Elm Ave.

The top 6 reasons to purchase this 5plex.

1. **Premium Location**- Nestled in one of Toronto's most prestigious neighborhoods, this multiplex home is a 2 min walk to Yonge & St. Clair subway. Enjoy the best of both worlds - a peaceful residential setting with walkable access to shops, restaurants, walking trails, top rated schools and a vibrant urban life. Enjoy strolls to Bloor St. W and Yorkville Village.
2. **Renovated** - 5 legal units, new boilers/radiant heat/electrical, plumbing, 5 hydro meters, garages, snowmelt front steps. Turnkey -Move in ready.
3. **Vacant Possession Flexibility** -Create your own vision for the property at market rents and/or mixed personal use. No existing tenants to manage/evict. Use it for multi generational family members, a suite for a home office with rental income on other units or rent all 5 units and garages for strong investment income.
4. **Premium Rental Profit** – A unique property for owners/investors wanting a premium location and building that earns returns while enjoying capital appreciation. Near several corporate head offices but no hotels nearby which result in an opportunity to profit from an executive rental strategy of mid term or short term rentals. (more info on this upon request)
5. **Capital Appreciation** The Yonge and St. Clair area is expected to continue to benefit from current/future planned upscale development and land assembly along the high demand Yonge St. corridor. A condominium in the area currently under development is selling at \$2800+ per sq ft. Potential to increase NOI with an additional 1 bedroom +den garden suite for added value and income above the garages
6. **4 Garages + parking** – A rare urban opportunity to have 4 private garages for automotive safety and/or storage.



Yonge & St.Clair – 27 Glen Elm

27 Glen Elm Avenue

Commute to **Downtown Toronto**

11 min 23 min 18 min 59 min

Transit Score
85

Excellent Transit
Transit is convenient for most trips.

Walk Score
94

Walker's Paradise
Daily errands do not require a car.

Bike Score
63

Bikeable
Some bike infrastructure.



Located within a 2 minute walk to Yonge and St.Clair subway this property is very well served by public transit. Just a few stops north of Rosedale, and the Bloor St subway line.



Yonge St. provides cyclists (bike lanes) and motorists with easy access to the downtown and the future LRT, while commuters are ten to 15 minutes from the Highway 401.



As the City of Toronto continues to grow, Yonge and St. Clair offers a walkable lifestyle with nearby grocery retailers, restaurants, fitness/tennis clubs, public and private schools, Balfour Park, ravine, and the Belt Line for urban walks/running.



Gallery -27 Glen Elm Ave

To see more gallery pics, visit the web site 27GlenElm.com



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Property Overview

27 Glen Elm Ave.



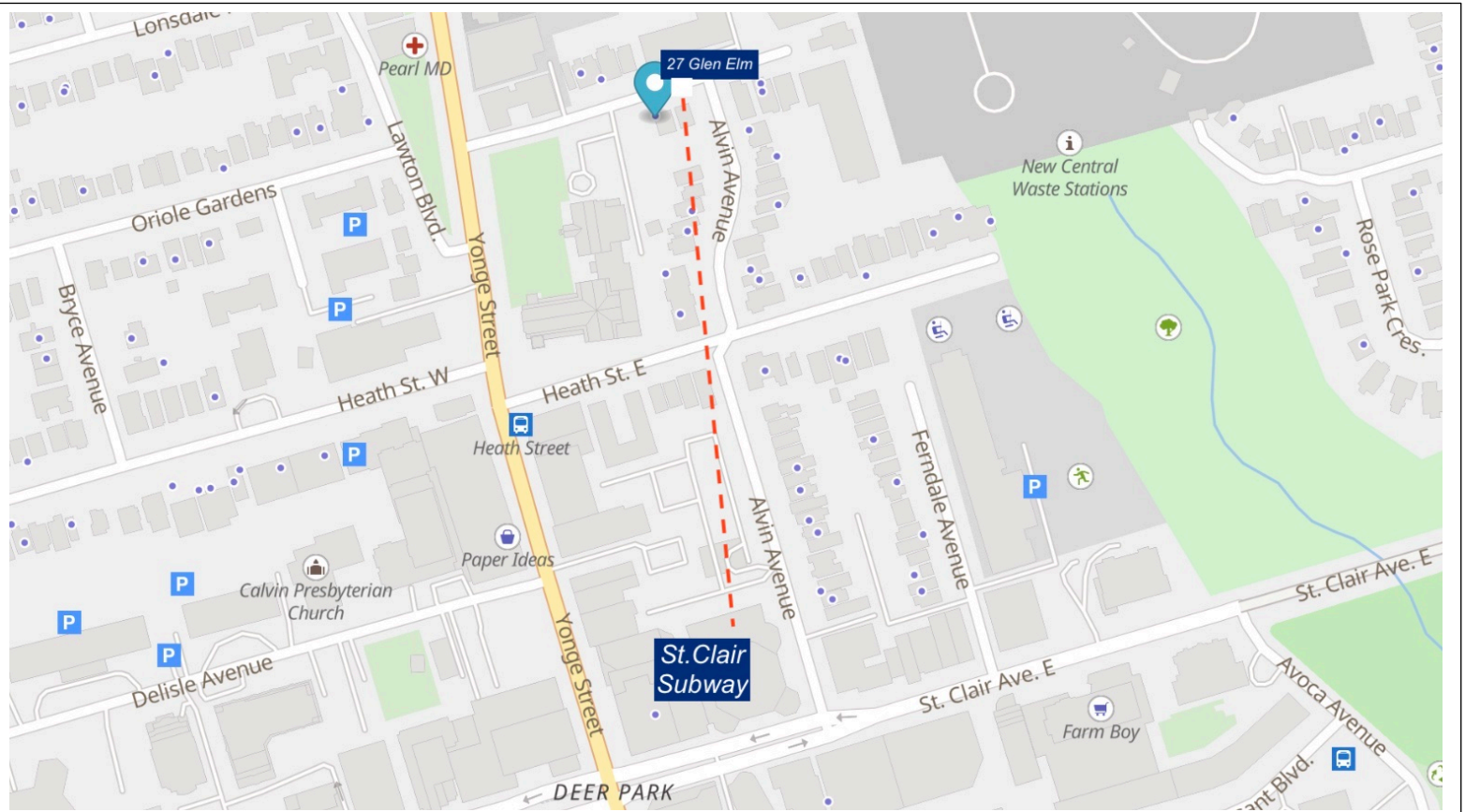
- Building Type** - Detached, solid double brick exterior -. 3 storey walk up + 4 detached garages.
- Suites** - 5 Individual Suites some of which may be combined. 2 x 2 bedroom units, 2 x 1 bedroom units and 1 bachelor suite.
View floor plans on the site at 27GlenElm.com
- Kitchens** - New custom kitchens with Quartz countertops in 4 suites. Owner's suite is over 1500 sf with a chef's kitchen with premium appliances (Wolf/Subzero) and quartzite counters.
- Washrooms** - Each suite has newly renovated washrooms with new plumbing, premium fixtures and European porcelain tile.
- Laundry** - In-suite laundry in 4 of the suites.
- Heating/Cooling.** - New dual gas tankless boilers (owned) for radiant heat supplying radiators and radiant floor heat in the lower levels. Each suite has independent thermostatic control. 12,000 BTU AC units in 1st, 2nd and 3rd floor suites. Radiant in-floor heating in lower level units.
- Other updates** - New natural stone front steps with integrated snowmelt means no need for shovelling

All new electrical, plumbing, eavestrough and downspouts along with leaf guard means effective water drainage and no need for eaves cleaning. Touch screen video/audio front door intercom for convenience and safety.
- Lot size** - 43.33' x 125.71' deep
- Financials** - Proforma annual revenues of \$260,000. – NOI \$228,500
Buyer can easily combine 2nd and 3rd floor for personal residential/office use and earn \$10-12k/mo in income.
- Property Tax** 2024 - \$15,271.42

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High Demand Location Offers Convenience for Residents Go

Train Station



For Viewing or more information visit:

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