



FOR  
SALE

Turnkey Multi-family Investment

105 & 107 Pembroke Street

Two 4-plexes Located Downtown East

**Lennard:**

200-55 University Avenue, Toronto  
416.649.5920

[lennard.com](http://lennard.com)



# 105 & 107 Pembroke Street

Two 4-plex apartments located near Sherbourne St & Gerrard St E

## 105 Pembroke Street



Building Size

**2,502 SF**  
(+ 964 SF Basement)



Lot Frontage

**25.84 FT**

Lot Depth

**138.10 FT**



Asking Price

**\$1,500,000**

Realty Taxes

**\$7,750 (estimated)**



Unit Count

**2 x 1 bedroom**  
**2 x 2 bedroom**

## 107 Pembroke Street



Building Size

**2,555 SF**  
(+ 825 SF Basement)



Lot Frontage

**20.53 FT**

Lot Depth

**138.10 FT**



Asking Price

**\$1,500,000**

Realty Taxes

**\$7,970 (estimated)**



Unit Count

**1 x 1 bedroom**  
**3 x 2 bedroom**



Listing Agents

**Noah Schwartz\***

Senior Vice President

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\*Sales Representative

**James Kahara**

Sale Representative

416.915.5276

jkahara@lennard.com



Walk Score

**98**



Transit Score

**96**



Bike Score

**100**



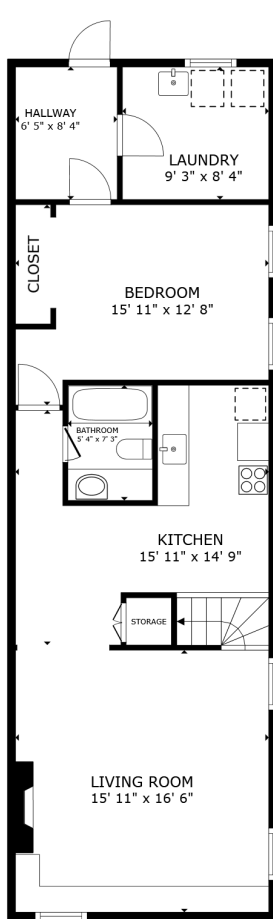
## Property Highlights

- **Rare dual-title ownership:** Flexibility for future resale, refinancing, and/or portfolio management
- **Income-generating asset:** 8 rental units across 2 buildings, providing stable monthly cash flow
- **Low vacancy history:** Consistent tenancies providing predictable returns
  - 1 vacancy currently
- **Transit-Oriented and Amenity Rich Location:** excellent walk, bike and transit scores
  - Proximity to future Ontario Line - area connectivity continues to improve
- **Rear laneway parking for 4 vehicles:** Premium amenity supporting tenant demand and rental value
  - Potential to build a laneway house
- **Heritage designated properties**
- **Potential VTB Possible**

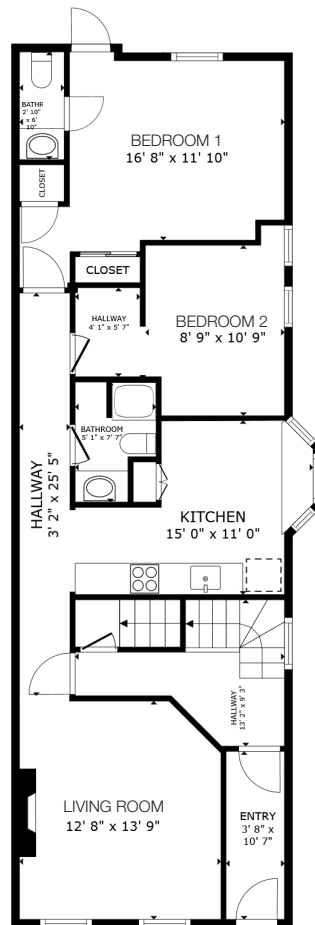
**Lennard:**

# 105 Pembroke Street

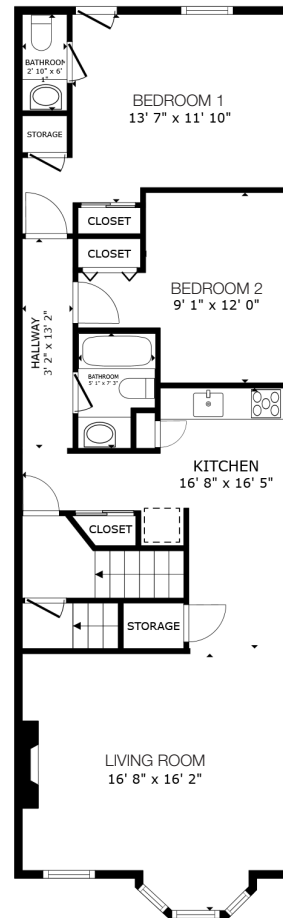
## Floor Plans



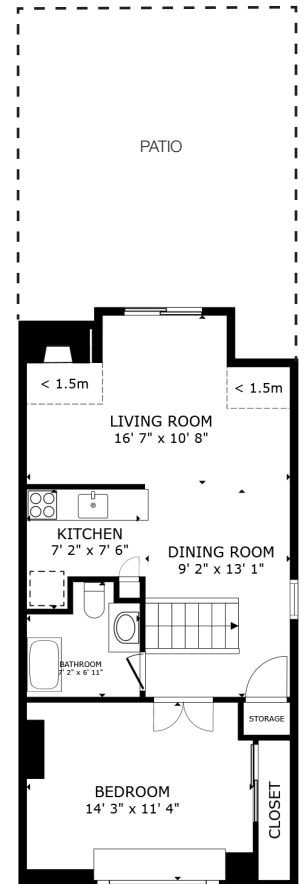
BASEMENT  
964 SF



FLOOR 1  
995 SF



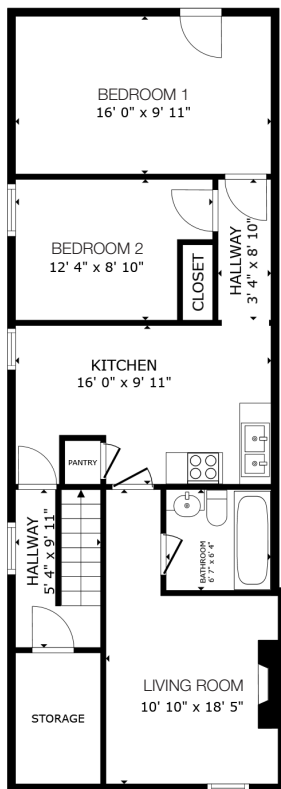
FLOOR 2  
939 SF



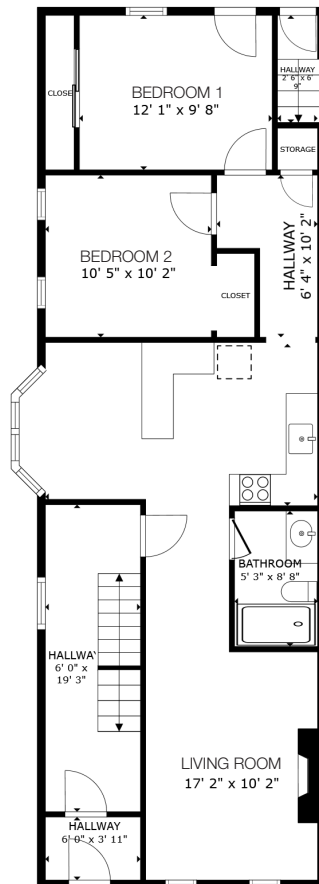
FLOOR 3  
568 SF

# 107 Pembroke Street

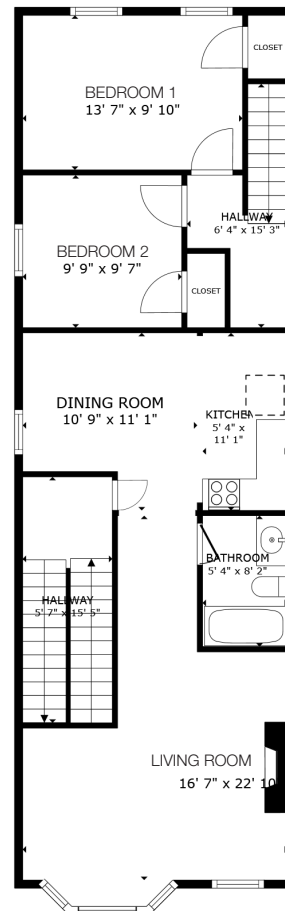
## Floor Plans



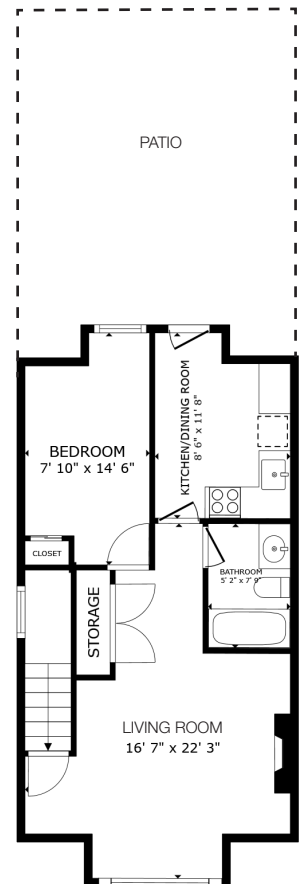
BASEMENT  
825 SF



FLOOR 1  
1,048 SF



FLOOR 2  
939 SF

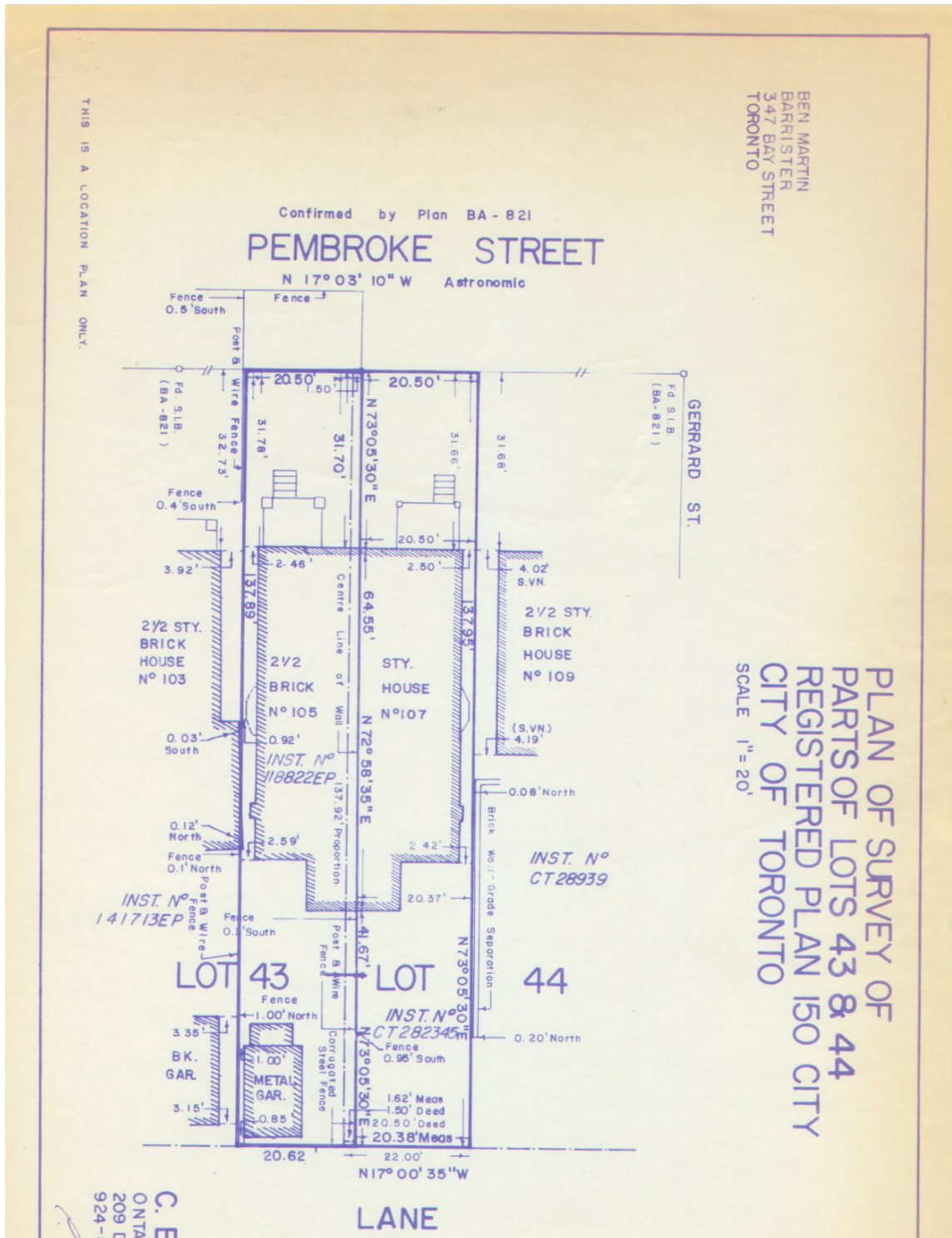


FLOOR 3  
568 SF



# 105 & 107 Pembroke Street

Survey



Lennard:

# 105 & 107 Pembroke Street

## Area Amenities



### Legend

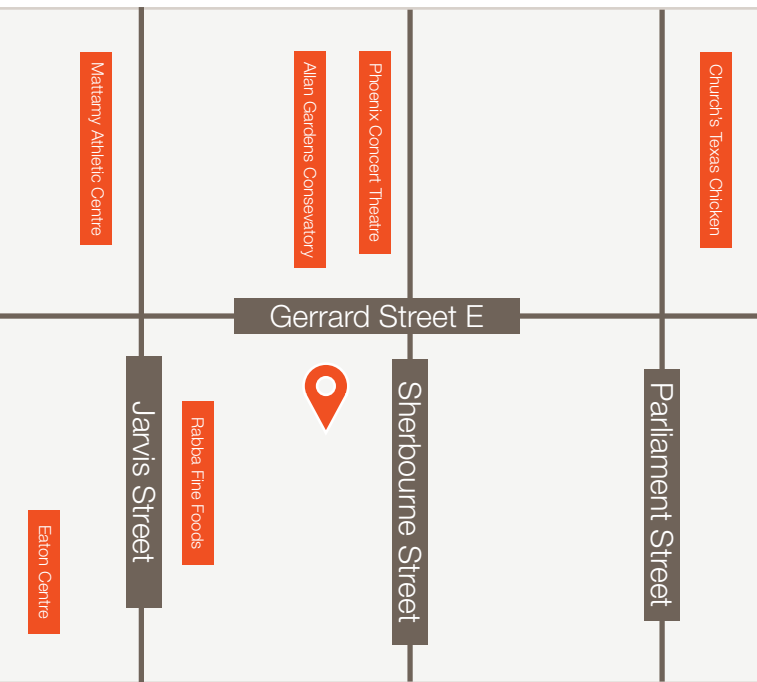
-  105 & 107 Pembroke Street
-  Public Green Space
-  TTC Bus Line
-  TTC Streetcar Line
-  Yonge Street Subway Line

**Lennard:**



# 105 & 107 Pembroke Street

## In the Area



## Area Demographics

### 1 km Radius

Total Population  
71,940

Avg Household Size  
1.7

Avg Household Income  
\$85,068

Education  
61.7%

### 3 km Radius

Total Population  
312,508

Avg Household Size  
1.7

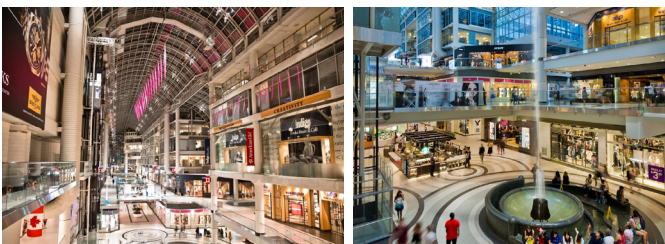
Avg Household Income  
\$119,817

Education  
67.4%

Source: Piiinpoint

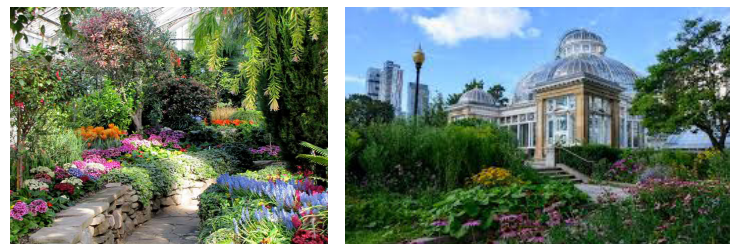
## The Eaton Centre

The Eaton Centre is a large shopping mall located in downtown Toronto, Canada, known for its impressive glass-ceilinged atrium and bustling atmosphere. It houses over 230 stores, offering a wide range of retail options, from high-end brands to affordable fashion. It's a popular destination for both locals and tourists, often considered a key part of Toronto's commercial district.



## Allan Gardens Conservatory

Allan Gardens Conservatory in Toronto is a historic greenhouse located at 19 Horticultural Avenue, featuring a wide variety of tropical plants and flowers. The conservatory consists of several themed rooms, including a tropical, cactus, and palm house. It offers a peaceful retreat for visitors year-round with its lush plant displays and seasonal floral exhibitions.

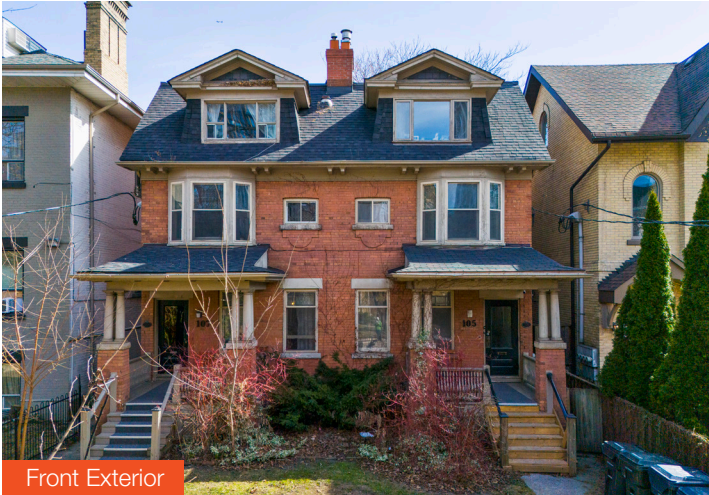


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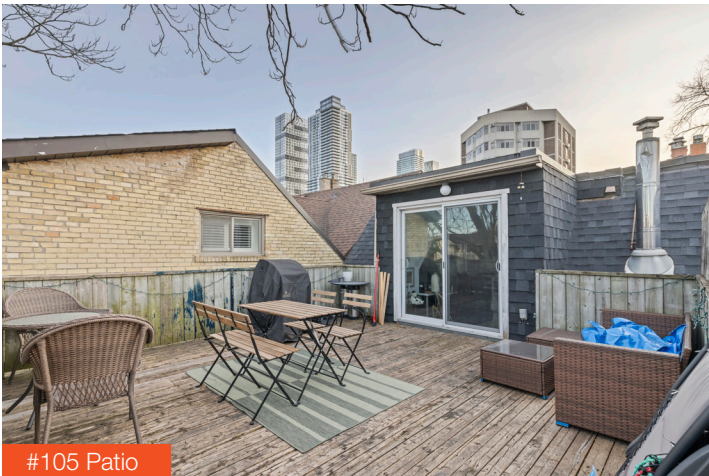
## Photos



Front Exterior



Typical Hallway



#105 Patio



#107 Patio



Backyard



Parking

**Lennard:**



# 105 Pembroke Street

## Photos



Basemet Living



Basemet Bedroom



Level 2 Bedroom



Level 2 Bedroom



Laundry + Utility Room



Level 2 Bathroom

**Lennard:**



# 107 Pembroke Street

## Photos



Level 1 Living Area



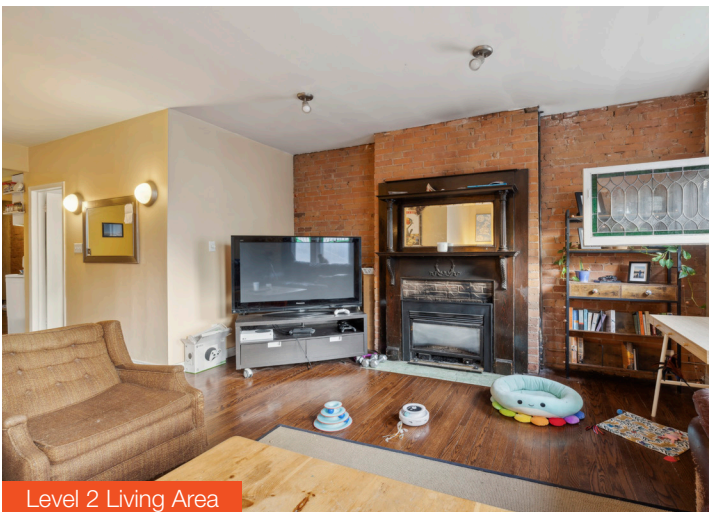
Level 1 Bedroom



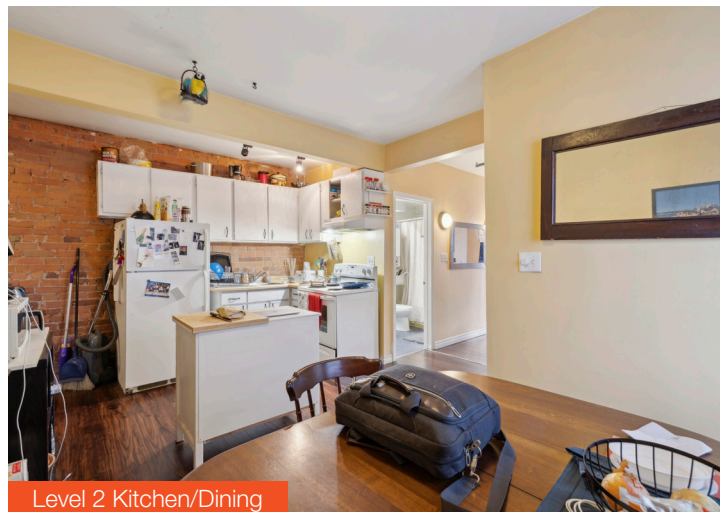
Level 1 Kitchen



Level 1 Bathroom



Level 2 Living Area



Level 2 Kitchen/Dining

**Lennard:**



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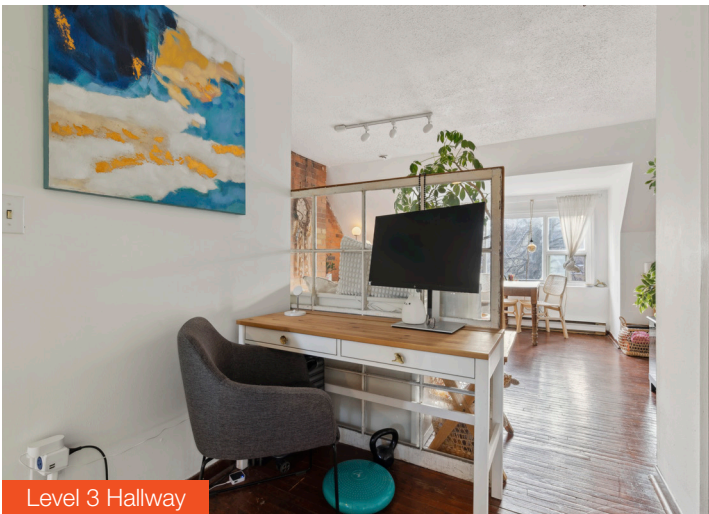
## Photos



Level 3 Living Area



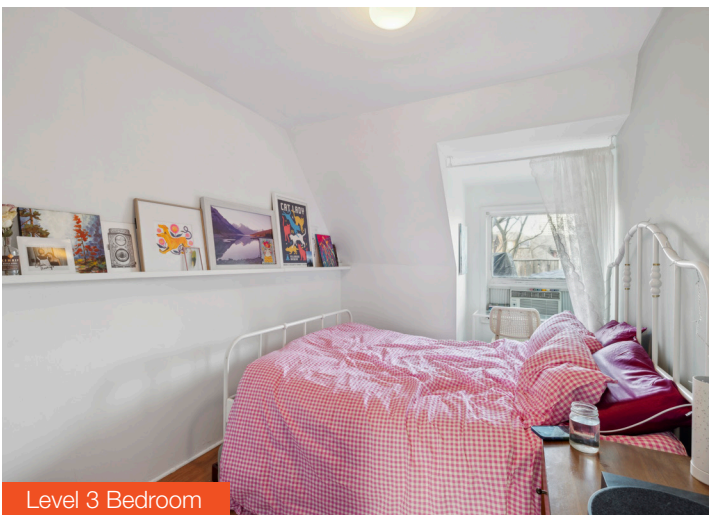
Level 3 Living Area



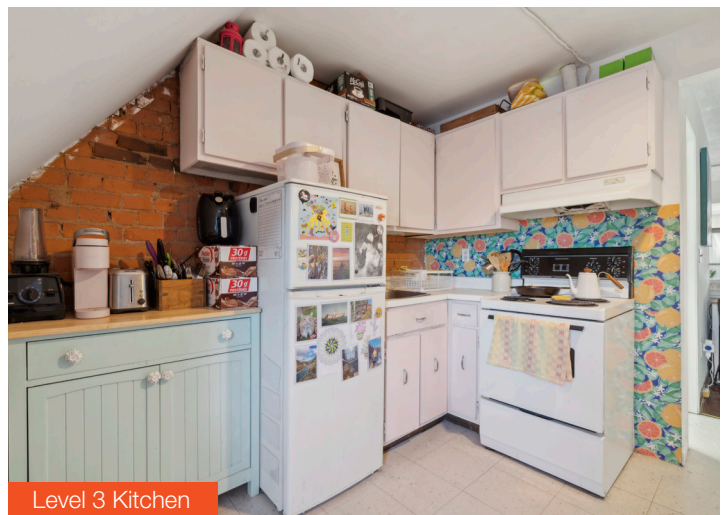
Level 3 Hallway



Level 3 Bedroom



Level 3 Bedroom



Level 3 Kitchen

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