

For Sale

26-34 & 6

Saranac Boulevard Drexel Road

Toronto, ON



50 Apartments Across 6 Low-Rise Walk-Up Buildings
on 1.45 Acres at Bathurst & Lawrence

Lennard:



Executive Summary

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained by Anndale Properties Limited (the “Vendor”) to facilitate the sale of a 100% freehold interest in a six-building apartment portfolio located at 26, 28, 30, 32 and 34 Saranac Boulevard and 6 Drexel Road in Toronto, Ontario (the “Property”).

The portfolio comprises six well-maintained, low-rise walk-up apartment buildings totaling 50 residential units, situated on an expansive 1.45-acre site in Toronto’s highly sought-after and amenity-rich Lawrence Manor neighbourhood. The Property benefits from an attractive suite mix comprising 24 one-bedroom units, 25 two-bedroom units and one three-bedroom unit, providing broad tenant appeal and a diversified rental profile.

Originally constructed in 1952, the buildings have been thoughtfully maintained and upgraded over time, featuring individually metered hydro, renovated hallways and common areas, and significant on-site parking, including 32 garage stalls located at the rear of the Property. These improvements, combined with the Property’s established residential tenancy base, provide a solid foundation for stable cash flow and long-term asset appreciation.

The Property also presents a compelling value-add and intensification opportunity, with potential to develop additional residential units within the existing basement areas of each building. Subject to municipal approvals and applicable zoning and building requirements, this opportunity could increase the portfolio’s total unit count to 60+ units, creating meaningful upside through additional rental income and enhanced asset value.

The combination of scale, desirable location, substantial land area, existing rental income, ongoing capital improvements, and future development potential positions the Property as an attractive acquisition opportunity for investors seeking both stable income and long-term value creation in one of Toronto’s established residential neighbourhoods.

For more information, please contact:

Joshua Perlstein

Vice President
Sales Representative
647.993.5674
josh@lennard.com

Paul Campbell

Senior Vice President
Sales Representative
416.670.4409
pcampbell@lennard.com

Adam Bronson

Senior Vice President
Sales Representative
416.450.5535
abronson@lennard.com

Investment Highlights



Prime Location & Amenities
Situating within walking distance of Lawrence Plaza, offering convenient access to a Metro Grocery Store, Shoppers Drug Mart, Winners, LCBO, TD Bank, and a wide range of medical and professional services.



Significant Rental Upside
Located within a low-vacancy rental node, with the opportunity to achieve over 60% rental income growth upon suite turnover, providing meaningful embedded value-add potential.



Suite Expansion Opportunity
Potential to add additional rental suites across each of the six buildings, increasing the portfolio’s total suite count to 60+ units and further enhancing income-generating potential.



Well-Maintained & Professionally Managed
Professionally managed portfolio with no significant immediate deferred capital expenditures anticipated, providing investors with a stable operating platform and opportunity for future value creation.

Investment Summary

Property Features

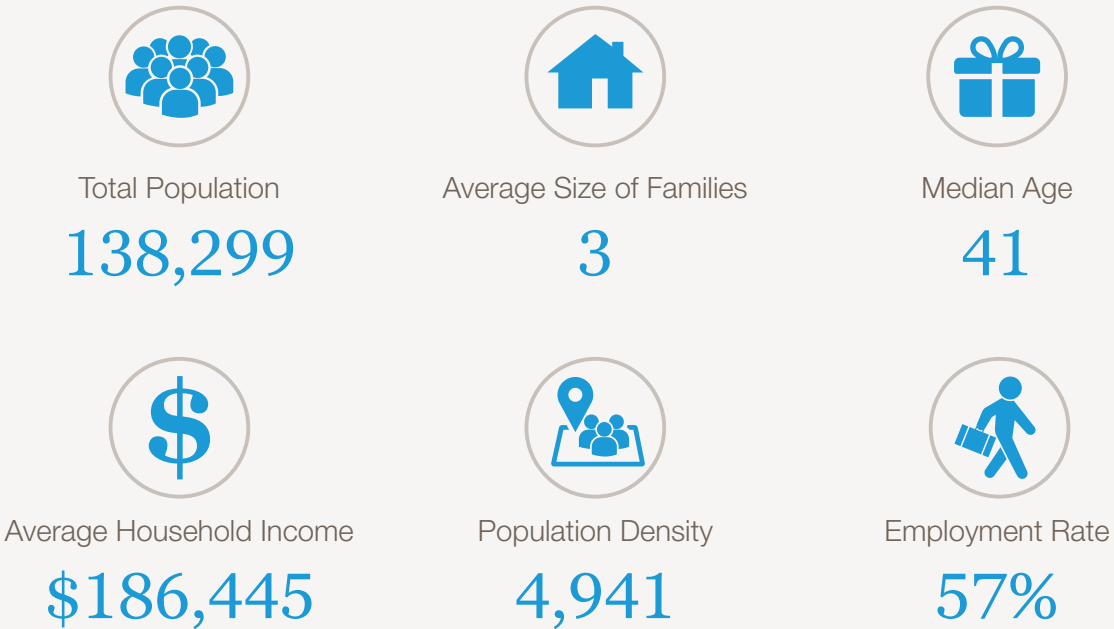
Municipal Address	26-34 Saranac Boulevard & 6 Drexel Road, Toronto, ON
PIN	102170317
Zoning	RM (f21.0; a835; d1.0) (x474)
Year Built	Approximately 1952
Number of Buildings	6
Total Number of Suites	50 Suites
Suite Mix	24-1Br, 25-2Br, 1-3Br
Lot Area	1.45 Acres
Parking	5 Surface & 32 Garages
Laundry	One Washer & One Dryer in each Building
Hydro	Individually Metered & Tenant Responsible
Average Rent	\$1,379
YE 2026 NOI	\$509,614



Area Overview



Regional Demographics within 3 km



The Neighbourhood

26–34 Saranac Boulevard & 6 Drexel Road present an attractive investment opportunity in North York, one of Toronto’s most established and consistently sought-after residential markets. The properties are positioned within a mature neighbourhood supported by strong demand for rental housing, a diverse employment base, established retail and service amenities, and access to quality schools, parks, and community facilities. Lawrence Manor’s combination of urban convenience and stable residential fundamentals continues to attract a broad tenant base, including families, professionals, students, and newcomers to the GTA.

The properties benefit from exceptional connectivity to the broader Toronto market, with convenient access to major transportation routes and TTC services, allowing residents to efficiently access downtown Toronto, surrounding employment nodes,

and key commercial districts. The area’s established infrastructure, ongoing intensification, and proximity to major employment and institutional centres provide a strong foundation for sustained rental demand and long-term property appreciation.

For investors, 26–34 Saranac Boulevard & 6 Drexel Road offer the potential to capitalize on the fundamental strength of the Lawrence Manor rental market. Limited availability of well-located rental properties, continued population growth across the GTA, and the area’s enduring appeal as a place to live support resilient occupancy and income potential. With its strategic location, established tenant appeal, and exposure to one of Canada’s largest and most dynamic urban markets, the portfolio represents a compelling opportunity for investors seeking stable cash-flow and long-term capital growth in Toronto.

Walk Score

89

Very Walkable

Transit Score

74

Excellent Transit



Offering Process



Data Room Access

For Data Room access, purchasers must execute the online confidentiality agreement.

Tours

Property tours are available by appointment only. Please do not go directly or walk the property without consent. To schedule a tour between 11:00 am and 2:00 pm on one of the days below, please contact Joshua Perlstein.

- Thursday, September 24th, 2026
- Thursday, October 1st, 2026
- Wednesday, October 7th, 2026
- Wednesday, October 14th, 2026



Sign the Confidentiality Agreement



Schedule a Property Tour

Submission Date

The Vendor is open to reviewing offers starting Tuesday, October 20th, 2026. Please submit all offers by email to:

Joshua Perlstein | josh@lennard.com
Paul Campbell | pcampbell@lennard.com
Adam Bronson | abronson@lennard.com

Offering Guidelines

The Vendors’ objectives are to maximize the sale price of the property and complete a disposition. Parties are invited to submit an Agreement of Purchase and Sale through Lennard Commercial Realty for 26-34 Saranac Boulevard & 6 Drexel Road. Potential purchasers are encouraged to include as part of their submission an outline containing key principles of the company, the ability to close a real estate transaction of this magnitude as well as a brief business history.

Prospective Purchasers should note that the Vendor is under no obligation to respond to, nor accept, any proposal. The Vendor reserves the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion, without being obliged to justify its decision in any way.

Legal Description

BLK I PL 3826 NORTH YORK; TORONTO (N YORK) , CITY OF TORONTO

Ownership Group

Anndale Properties Limited

Disclaimer

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient.
Lennard Commercial Realty, Brokerage.





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200-55 University Avenue
Toronto, ON M5J 2H7

201-60 Columbia Way
Markham, ON L3R 0C9