

Lennard:



378 Markham Street

Toronto, Ontario

18 Suites For Sale at Bathurst & College with 8 Vacancies

Asking Price: \$3,500,000



Prime Bathurst & College Location in a High-Demand Urban Node

Positioned in one of Toronto’s most sought-after neighbourhoods, 378 Markham Street is surrounded by an exceptional concentration of restaurants, cafés, boutique retail, and daily-needs amenities.



Individually Metered Hydro Ensuring Cost-Efficient Operations

Each suite is separately metered for hydro, enabling consistently low operating expenses and reducing exposure to utility-cost fluctuations—supporting stable, predictable cash flow for ownership.



Eight Vacant Suites Offering Immediate Value-Add Potential

Currently, there are five one-bedroom and three two-bedroom units are currently vacant, providing a rare opportunity for immediate renovation and lease-up at full market rates. There is also potential to convert some one-bedrooms to two-bedrooms based on their square footage.



Strong Rental Upside Backed by Robust Market Fundamentals

Current in-place rents average \$1,054 across tenanted suites. With market rents significantly higher, upside in rental income is approximately 92% on turnover.



Executive Summary

Lennard Commercial Realty, Brokerage (the “Advisor”), has been retained by Lloydbrook Investments II Inc. (the “Vendor”) to facilitate the sale of a 100% freehold interest in 378 Markham Street, a boutique 18-unit apartment building located in Toronto, Ontario. The property occupies a 0.14-acre lot in the heart of Palmerston–Little Italy, one of Toronto’s most desirable and amenity-rich urban neighbourhoods.

Over the past five years, the Vendor has invested over \$1.6 million in comprehensive capital improvements, including structural restoration, modernization of mechanical systems, and upgrades required to meet current building code standards. The building offers individually metered hydro, an on-site laundry facility, and currently has an attractive suite mix of twelve one-bedroom and six two-bedroom units.

With eight suites currently vacant, the property provides an immediate opportunity for a value-add repositioning strategy, enabling new ownership to renovate and lease units at full market rents. The combination of character-rich construction, significant recent capital investment, and a prime location within a high-demand rental market positions 378 Markham Street as a compelling opportunity for investors seeking both stable income and long-term value appreciation.

Paul Campbell

Senior Vice President
Sales Representative

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Joshua Perlstein

Vice President
Sales Representative

647.993.5674
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Investment Summary

Municipal Address	378 Markham Street, Toronto, ON, M6G 2K9
Main Intersection	Bathurst Street & College Street
PIN	212530420
Lot Size	50 ft x 125 ft
Lot Area	0.14 acres
Building Size	18 Residential Suites
Current Suite Mix	12-1Br, 6-2Br
Hydro	Individually Metered
Laundry	On-Site
Parking	None

378 Markham Street is located in Toronto's highly sought-after Palmerston–Little Italy neighbourhood. Positioned on the west side of Markham Street south of Ulster Street, the property occupies a rectangular lot with 50 feet of frontage. At the front of the building, there is a nice lawn on the south side, and extensive new concrete and brick work has been completed on the north side of the property where the main entrance to the building and two unit entrances are. Along the south side of the building, a covered deck leads to the side entrance of the building where the mailboxes are located.

College Street is characterized by vibrant mixed-use retail at grade with apartments above, while the surrounding residential neighbourhood features high-end single-family and smaller multi-unit homes on mature, tree-lined streets.

The Community

Education

- ① Kensington Kids Childcare
- ② King Edward Jr & Sr PS
- ③ Clinton Street Jr PS
- ④ Montrose Jr PS
- ⑤ Lord Lansdowne Jr PS
- ⑥ Harbord Collegiate Institute
- ⑦ Central Technical School
- ⑧ University of Toronto

Everyday Amenities

- ⑱ Metro Grocery Store
- ⑲ FreshCo Grocery Store
- ⑳ Sam's Food Store
- ㉑ T&T Supermarket
- ㉒ Healthy Planet
- ㉓ Shoppers Drug Mart
- ㉔ RBC Royal Bank
- ㉕ Home Hardware

Restaurants & Bars

- ⑨ The Little Jerry
- ⑩ Quetzal
- ⑪ Sneaky Dee's
- ⑫ Alice Restaurant & Bar
- ⑬ Snakes & Lattes
- ⑭ Occhiolino
- ⑮ Bar Raval
- ⑯ Susie's Rise & Dine
- ⑰ Café Belem


Recreation & Leisure

- ⑳ Bickford Park
- ㉑ Margaret Fairley Park
- ㉒ Healey Willan Park


Social Services

- ㉓ Fire Station
- ㉔ Toronto Western Hospital
- ㉕ Kensington Health Campus
- ㉖ Beharry Medical Centre


 378 Markham Street



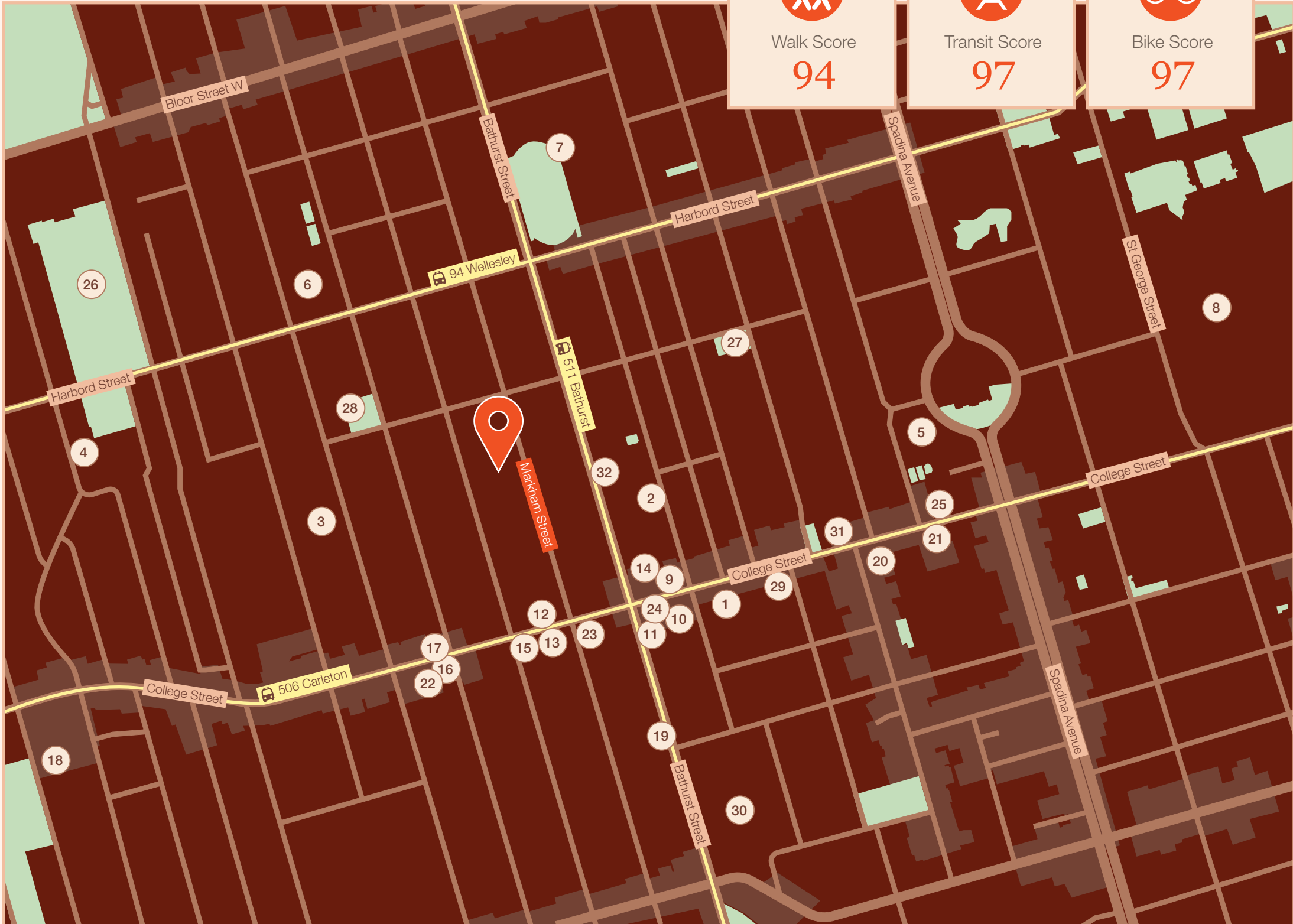
Walk Score
94



Transit Score
97



Bike Score
97





Offering Process

Ownership Group

Lloydbrook Investments II Inc.

Legal Description

PT LT 264 BLK B PL 574 CITY WEST AS
IN CA346924 S/T CA346924 EXCEPT THE
EASEMENT THEREIN; CITY OF TORONTO

Tours

Property tours are available by appointment only. Please do not go directly or walk the property without consent. To schedule a tour between 10:00am and 12:00pm on one of the days below, please contact Joshua Perlstein.

- Thursday, May 28th
- Wednesday, June 3rd
- Monday, June 8th

Submission Date

The Vendor is open to reviewing offers at any time. Please allow 72 hours irrevocable. Offers can be submitted by email to:

Paul Campbell | pcampbell@lennard.com

Joshua Perlstein | josh@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 378 Markham Street, Toronto. 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.

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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