

# 1111 COLLEGE STREET

TORONTO, ON

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LOCATION IS EVERYTHING.  
INVEST WISELY.

A RARE INVESTMENT OPPORTUNITY



**MICHAEL  
SWITZER**  
BROKER & MANAGING PARTNER



# 111

COLLEGE STREET

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*Forest Hill*  
REAL ESTATE INC. BROKERAGE  
LEGACY

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# Introduction

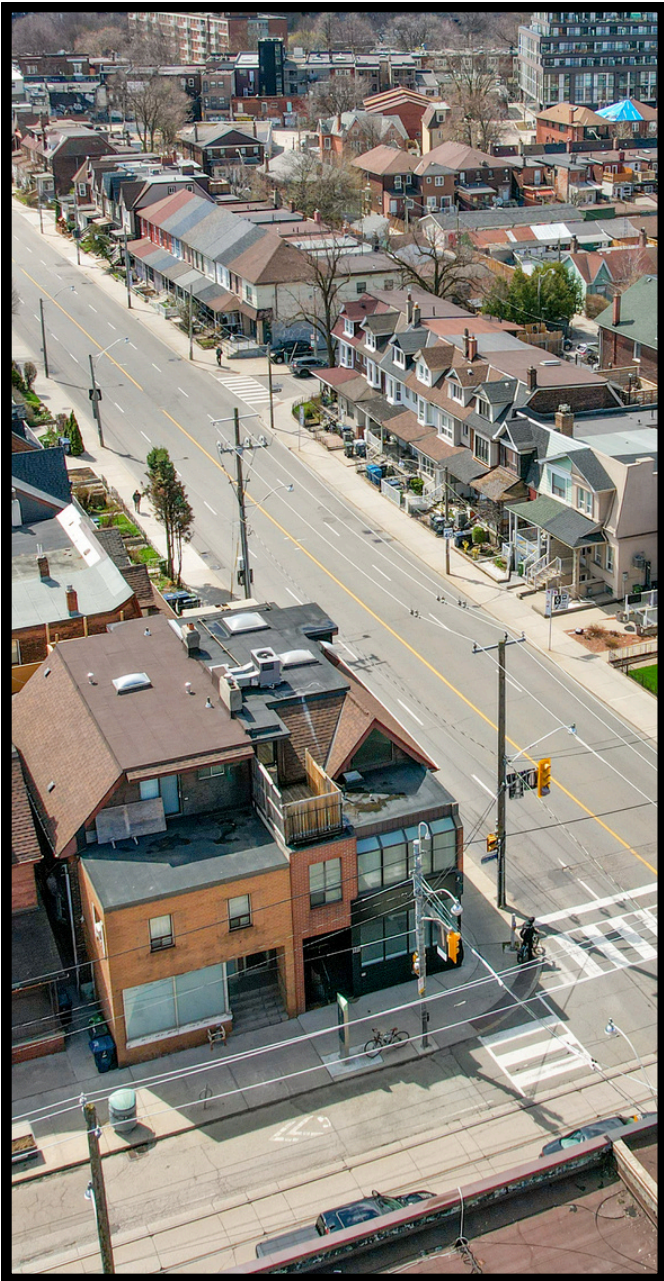
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1111 College Street presents a rare opportunity to acquire a prominent mixed-use asset at the southwest corner of College and Dufferin.

Positioned within one of Toronto's most active and evolving corridors, the property benefits from strong visibility, continuous foot and vehicle traffic, and excellent transit connectivity. Surrounded by established retail, restaurants, and dense residential communities, this location continues to see sustained demand and ongoing growth.

The building offers a balanced mix of retail and residential uses and is currently vacant, providing a unique opportunity for investors or end-users to lease, occupy, or reposition the asset to their vision. With long-term ownership and a highly desirable corner presence, the property also presents meaningful potential for expansion or redevelopment.

A high-exposure investment opportunity combining immediate flexibility with significant long-term upside in one of Toronto's most desirable and rapidly evolving corridors.



# Investment Highlights

## **PRIME URBAN LOCATION**

High-visibility corner with consistent pedestrian and vehicular traffic and 24-hour streetcar access.

## **STABLE MIXED-USE INCOME**

Retail at grade and lower level, complemented by residential above, providing diversified and reliable revenue.

## **FLEXIBLE USE POTENTIAL**

Suitable for investors or end-users with the ability to occupy, lease, or reposition.

## **FUTURE DEVELOPMENT UPSIDE**

Located in a rapidly intensifying corridor supporting long-term growth and redevelopment potential.

# LOCATION



## **College & Dufferin**

One of the last remaining opportunities along the Dufferin corridor, surrounded by established and completed development.

# CONNECTED ACROSS THE CITY

Located directly on the TTC 506 College streetcar line, with a stop at College and Dufferin just steps from the property, offering seamless east-west access across Toronto.

- 24-hour streetcar service at the doorstep
- Minutes to the Bloor-Danforth subway line
- Direct access to downtown and surrounding neighbourhoods
- Additional north-south connections via Dufferin transit routes

Strong transit accessibility continues to support long-term growth.



# AREA OVERVIEW

## A GROWING URBAN CORRIDOR

Located in Toronto's west end, the College and Dufferin corridor connects dense residential neighbourhoods with one of the city's most active retail strips.

Surrounded by established amenities, restaurants, and cultural destinations, the area continues to benefit from population growth, reinvestment, and increasing demand for mixed-use properties.



# PROPERTY PROFILE

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<b>LOCATION</b>	Southwest corner of College & Dufferin
<b>PROPERTY TYPE</b>	Mixed-use (Commercial & Residential)
<b>BUILDING SIZE</b>	3265 + lower level
<b>RETAIL SPACE</b>	Main & lower level retail (approx. 2,147 SF)
<b>RESIDENTIAL</b>	Upper-level apartment (approx. 2,158 SF)
<b>LOT SIZE</b>	22.91x80 feet
<b>ACCESS</b>	Multiple entrances from College & Dufferin
<b>PARKING</b>	Detached garage (1 space)
<b>ADDITIONAL LAND</b>	Extra frontage along Dufferin
<b>TRANSIT</b>	24-hour TTC streetcar at doorstep
<b>ZONING</b>	Commercial mixed-use
<b>NET OPERATING INCOME</b>	\$157,074

# CONSTRUCTION ASSETS

## THE BUILDING

- Semi-detached structure
- Vacant land along Dufferin frontage
- Detached garage
- Pad parking or patio potential
- 2017 new roof (flat + pitched)
- 1-inch water service
- 400 amp electrical service
- Opportunity for vertical expansion
- 24-hour TTC streetcar at doorstep

## RESIDENTIAL — *A Hidden Gem*

- Renovated 4-bedroom, 3-bathroom New York-style loft (2018, ESA & plumbing permits)
- Exposed vintage brick walls
- Wood-burning fireplace
- 4 skylights (staircase, bedroom, 2 bathrooms)
- 3 full washrooms
- 2 private balconies (north + south exposure)
- CN Tower views from south-facing balcony
- High-efficiency rooftop furnace & A/C (2017)
- 200 amp electrical panel
- Separate gas line + hot water tank
- Rough-ins for additional kitchen/laundry
- New kitchen with quartz counters & backsplash
- Gas cooktop + custom cabinetry
- Custom piped railing
- Abundant natural light throughout

## COMMERCIAL — *Prime Corner Opportunity*

- High-exposure College & Dufferin frontage
- Exposed brick interior
- LED lighting throughout
- High-efficiency HVAC (2019)
- 200 amp commercial service (new panels on both levels)
- Rough-in plumbing (rear main floor)
- 3 washrooms (including 1 full — updated 2026)
- Separate gas + hot water systems
- Dual frontage access (College + Dufferin)
- Up to 3 separable commercial units
- Three bay windows (installed 2026)
- Air conditioning - high efficiency gas furnace and air (2019)

# EXTERIOR & AERIAL



# COMMERCIAL SPACE



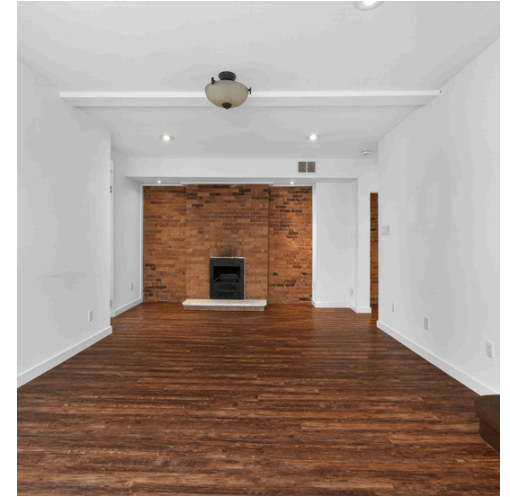
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## FLEXIBLE RETAIL OPPORTUNITY

The property features two retail units along with a lower-level component, offering flexibility for a variety of uses.

- Main floor + lower level
- Multiple street-facing entrances
- High visibility corner
- Plumbing rough-ins for expansion
- Potential for multi-tenant configuration

# RESIDENTIAL SPACE



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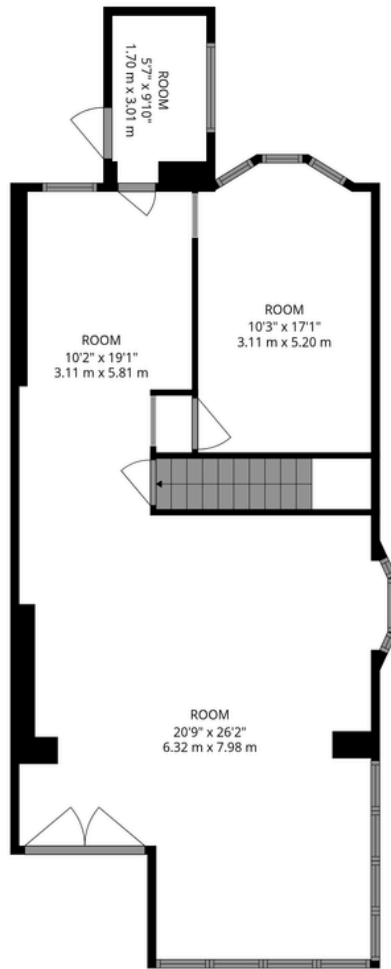
## A HIDDEN RESIDENTIAL GEM

Renovated 4-bedroom, 3-bathroom loft-style residence featuring exposed brick, skylights, and abundant natural light.

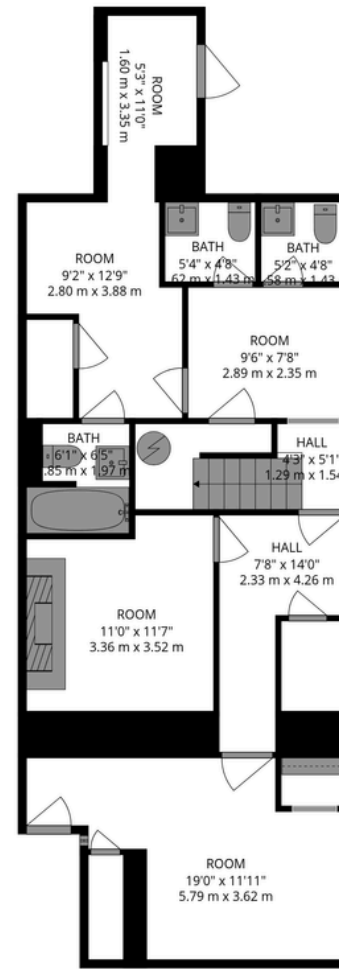
- Two private balconies
- CN Tower views
- High-end kitchen finishes
- Renovated with permits (2018)

# FLOOR PLANS

Commercial



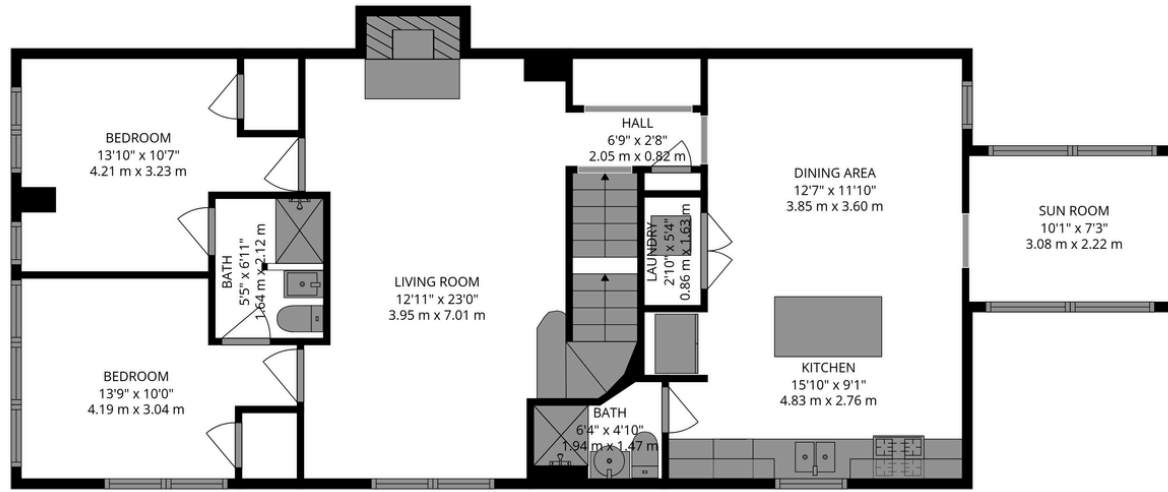
Main Level  
1,107 SQ FT



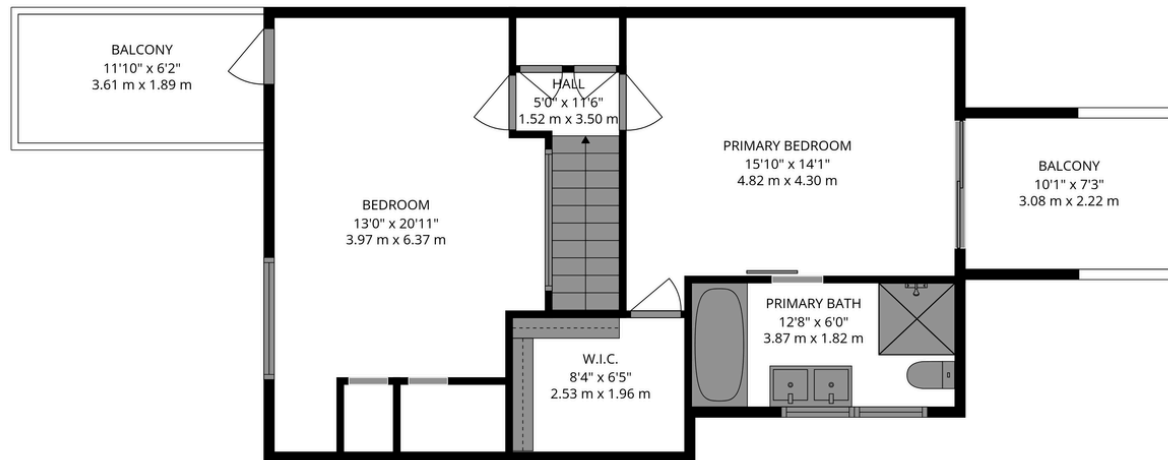
Lower Level  
1,047 SQ FT

# FLOOR PLANS

4 Bedroom Residential Suite - 2158 SQ FT



First Floor



Second Floor

# FINANCIAL SUMMARY

## COMMERCIAL

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MAIN FLOOR **\$61,105.00**

LOWER LEVEL **\$24,442.00**

(\$23.34 per sq. ft. -1,047 sq. ft)

**TMI** **\$12,000.00**

TAXES

\$10,265.60 for whole building

INSURANCE

\$531.00 /month for whole building 50%

REPAIRS AND UPKEEP

**TOTAL INCOME** **\$97,547.00**

## RESIDENTIAL

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4 BED/ 3 BATH **\$72,000.00**

(2,158 sq. ft.)

**PARKING /STORAGE** **\$5,700.00**

INDOOR

Garage \$300 /month

OUTDOOR

\$175.00 /month

**TOTAL INCOME** **\$175,247.00**

## EXPENSES

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ALL TENANTS PAY FOR THEIR OWN UTILITIES

TAXES \$4,819.37

VACANCY \$4,381.17

bad debt 2.5 percent

INSURANCE \$3,186.00

REPAIRS /UPKEEP \$3,387.00

MANAGEMENT \$2,400.00

\$200 /month

**TOTAL EXPENSES** **\$18,173.54**

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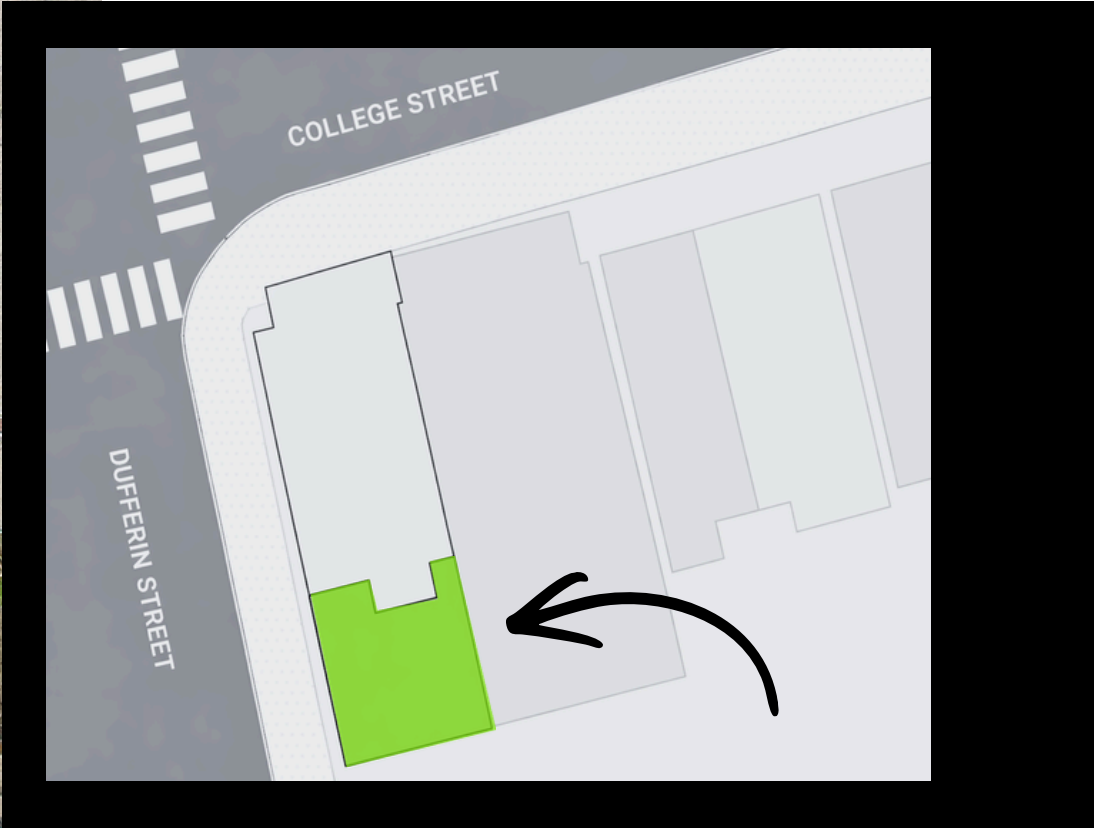
**NET OPERATING INCOME**

**\$157,073.46**

# EXTRA LAND

The property includes additional land along the Dufferin frontage, offering flexibility for outdoor use, expansion, or future development.

A rare feature that enhances both usability and long-term value.



# SURROUNDED BY DEVELOPMENT

**XO2 Condos**  
285 Dufferin St



**Alto Rentals**  
1544 Dundas St W



**Lakeview Towers**  
22 Close Ave



**1111 COLLEGE ST**  
Your opportunity  
HERE!

**Q Loft**  
1205 Queen St

**57 Brock Condos**  
57 Brock Ave

**Liberty Market Tower**  
171 E Liberty St

**One Columbus**  
1 Columbus Ave

# PRIME OPPORTUNITY



*An exceptional opportunity to acquire a high-exposure mixed-use asset at the prominent corner of College and Dufferin. Currently vacant and supported by strong surrounding development, this property offers immediate flexibility for investors or end-users, along with significant long-term upside in one of Toronto's most active urban corridors—representing one of the last remaining corner opportunities in an otherwise fully developed area.*

*Scan to explore the full listing, property details, and video.*



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