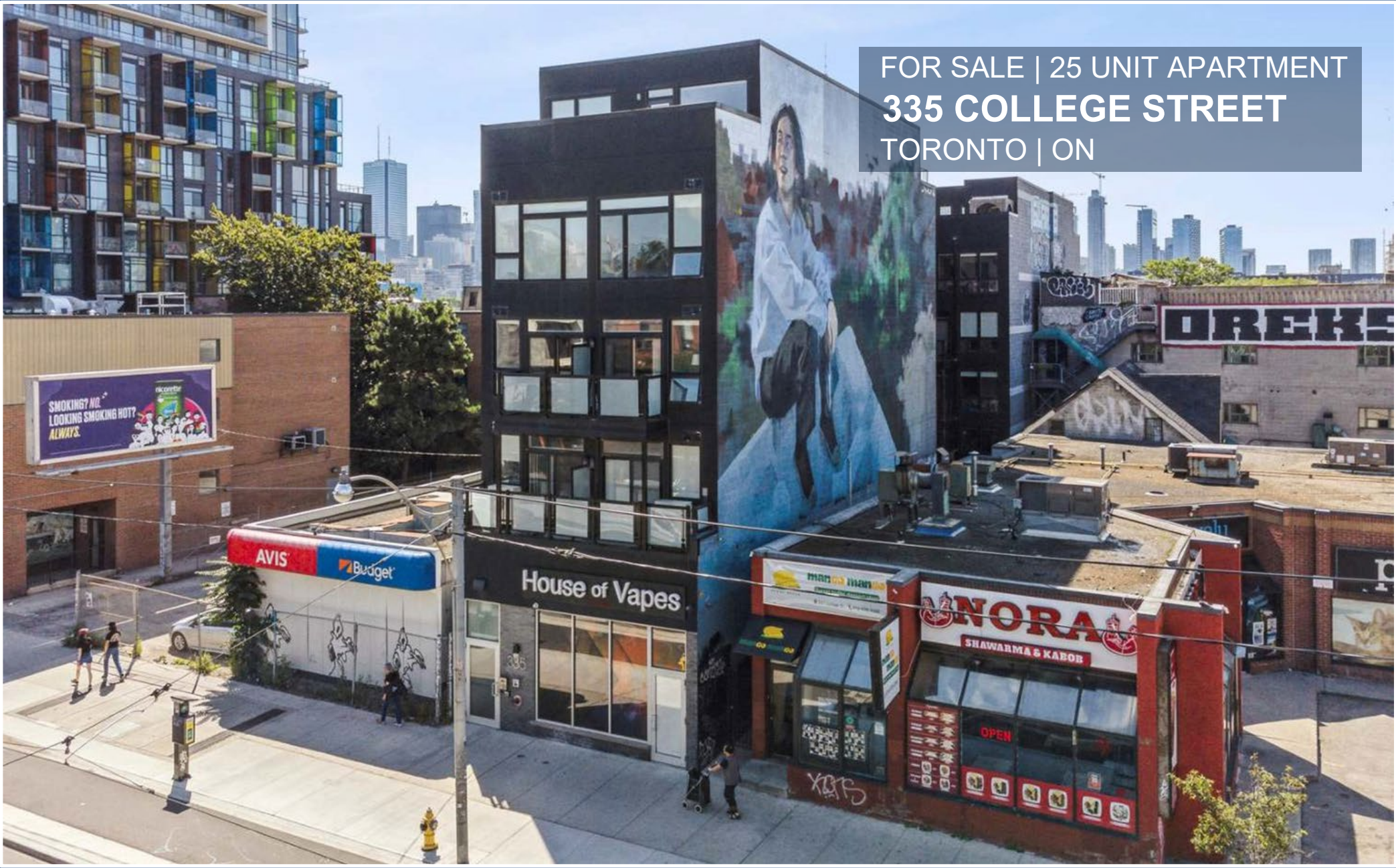




FOR SALE | 25 UNIT APARTMENT
335 COLLEGE STREET
TORONTO | ON

Ming Zee

Broker of Record
O: 416.703.6621 Ext. 222
C: 416.523.1368
E: ming.zee@cbmetcom.com

Steven Phillips

Sales Representative
O: 416.703.6621 Ext. 233
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Kevin Tuttle

Broker
O: 416.703.6621 Ext. 227
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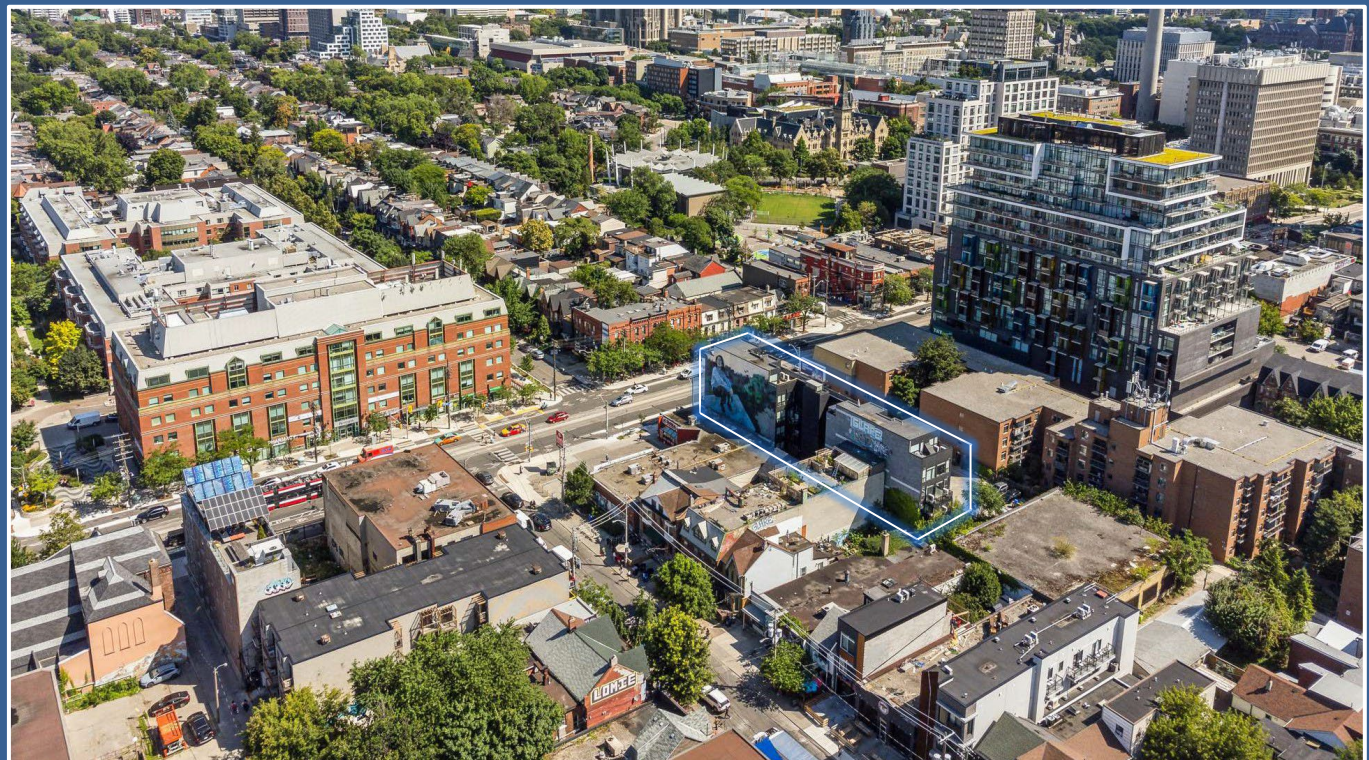
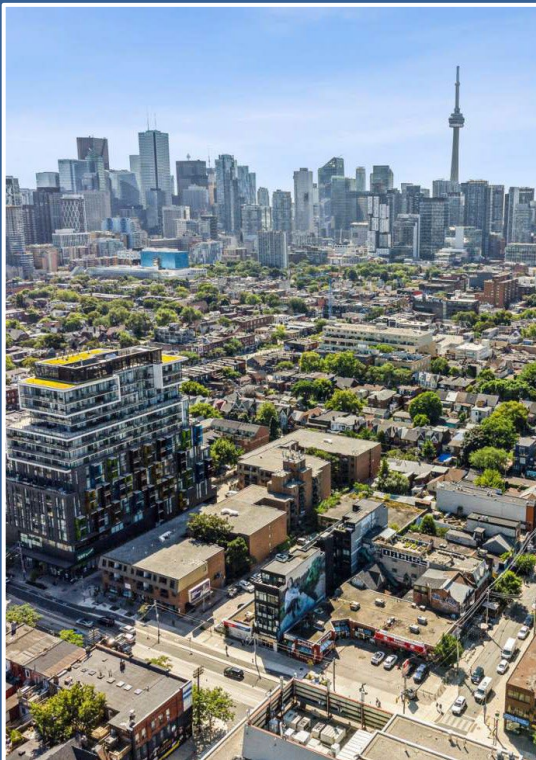
THE OFFERING

CB Metropolitan Commercial Ltd. proudly presents 335 College Street, a rare opportunity to acquire a high-performing mixed-use asset in one of downtown Toronto's most dynamic neighbourhoods.

The property features 25 apartment units, including studio, one-bedroom, two-bedroom, and 1 commercial unit, delivering strong current income with clear and achievable upside potential. Investors will benefit from immediate cash flow and the opportunity to enhance returns through strategic rental growth.

Positioned steps from the University of Toronto and immersed in the energy of Kensington Market and Chinatown, the property enjoys constant demand from a diverse and growing tenant base. This is a proven rental location with long-term strength and limited comparable supply.

335 College Street offers investors the ideal combination of location, stability, and upside in a market where assets of this caliber rarely come to market.



PROPERTY DETAILS

PROPERTY DATA	
Lot Area	0.11 Acres, 4,801 SF
Dimensions	23.25' F x 198.00" D
Building Area	17,093 SF
Year Built	2017
Storeys	4 storeys plus basement
Property Type	Mid Rise mixed use building
Zoning	CR 3.0 (c2.0; r2.5) SS2 (x2363)
BUILDING FEATURES	
Elevator	1 passenger
Heating/Cooling	Heating and cooling for the units is provided via heat pump/forced air.
Laundry	Pay per use washer & dryers on each floor.
Bicycle Storage	Yes
Storage Lockers	Yes
Hydro	Individually metered. Paid by tenants
Parking	None

UNIT MIX	
<u>Unit Type</u>	<u>No. Units</u>
Studio	12
One Bedroom	11
Two Bedroom	2
Commercial	1
Total	26
OPERATING DETAILS	
Occupancy	Please contact agents
NOI	Please contact agents
Operating Expenses	\$124,283 (2025)
Assessed Value	\$7,758,000 (2025)
Assessment / Unit	\$298,385
Property Taxes	\$57,200 (2025)
Property Taxes /Unit	\$2,213 (2025)
ASKING PRICE	\$11,900,000

2 BEDROOM PHOTOS



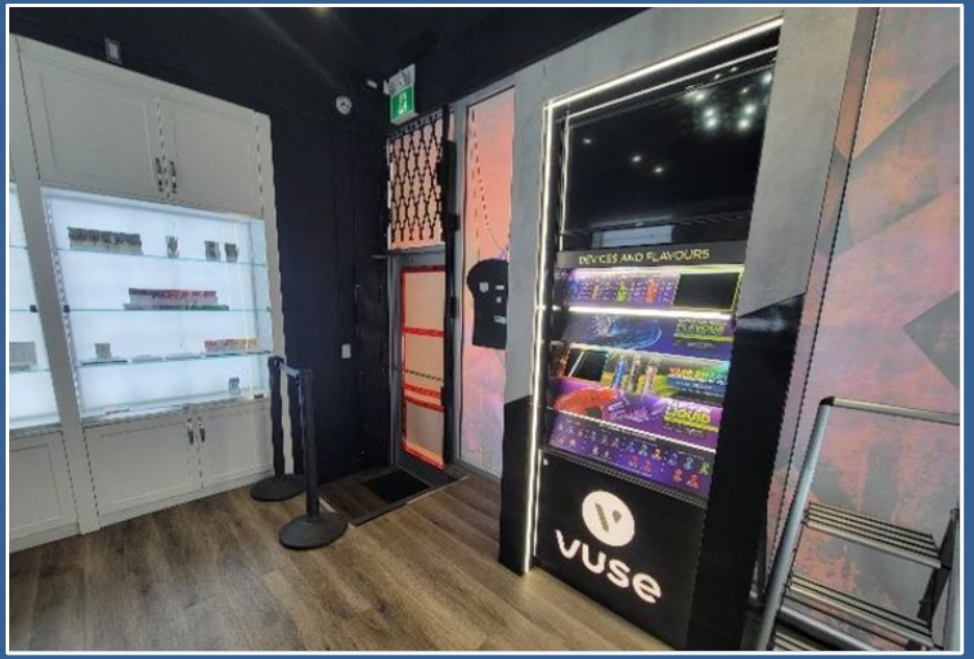
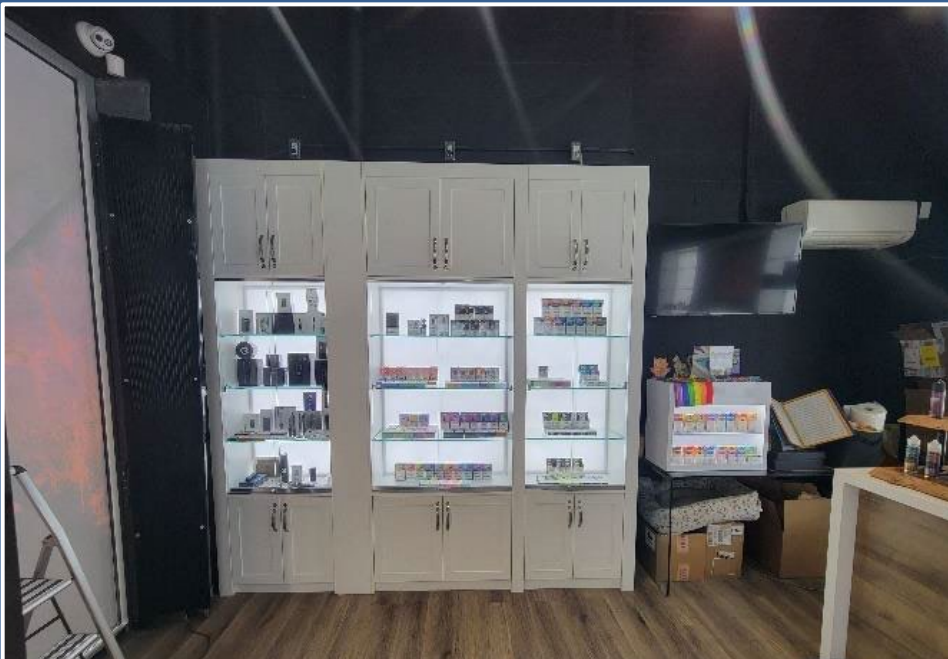
1 BEDROOM PHOTOS



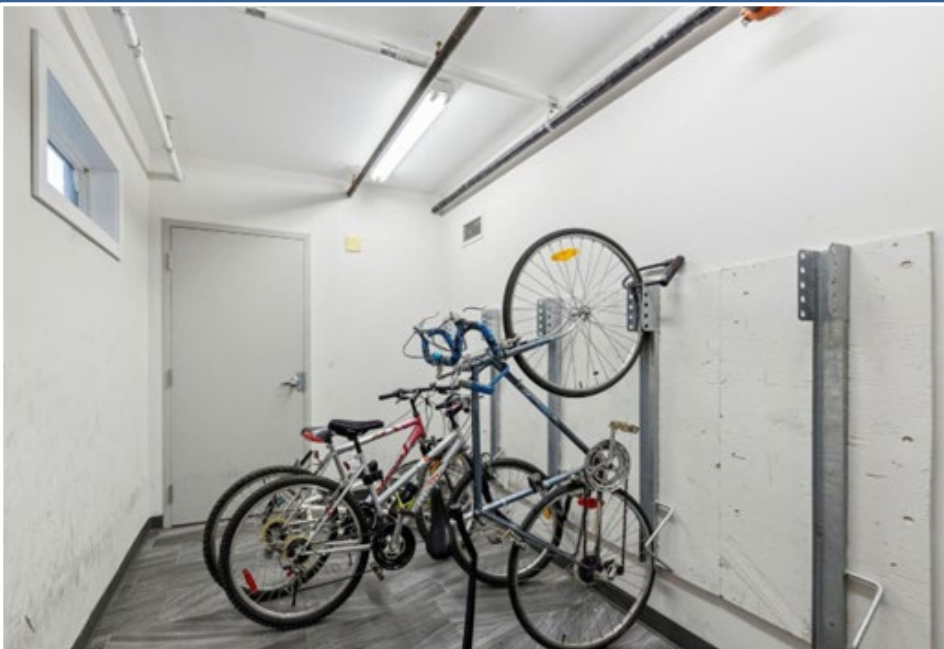
STUDIO PHOTOS



COMMERCIAL UNIT PHOTOS



COMMON AREAS & MECHANICAL ROOM



CONFIDENTIALITY AGREEMENT

CONFIDENTIALITY AGREEMENT – 335 COLLEGE ST

This Confidentiality Agreement is entered into as of the date set forth below between the undersigned recipient (the “Recipient”), and the Vendor or its appointed representatives, for the purpose of evaluating a potential purchase of the property described below (the “Property”).

CONFIDENTIAL INFORMATION: The Recipient acknowledges that the Vendor or its Agent/Broker has provided or may provide certain confidential and proprietary information, including but not limited to financial statements, leases, reports, contracts, site plans, and any other related documents (collectively, the “Confidential Information”) in connection with the evaluation of the Property.

The Recipient agrees: To keep the Confidential Information strictly confidential and not disclose it to any third party except as permitted herein; To use the Confidential Information solely for the purpose of evaluating a potential purchase of the Property; To inform all representatives, including employees, partners, officers, directors, agents, legal, financial, or real estate advisors (collectively, “Representatives”), of the confidential nature of the information and ensure their compliance with this Agreement; Not to use the Confidential Information in any manner detrimental to the Vendor or its representatives.

PERMITTED DISCLOSURE: The Recipient may disclose Confidential Information only to those Representatives who need to know such information for the purpose of evaluating the Property, provided that: Such Representatives are informed of the confidential nature of the information; The Recipient assumes full responsibility for any breach of this Agreement by its Representatives.

RETURN OR DESTRUCTION OF INFORMATION: In the event the Recipient does not proceed with a purchase of the Property, or upon request by the Vendor, the Recipient agrees to: Return or destroy all Confidential Information, including all copies, notes, and summaries derived from it; Confirm such return or destruction in writing upon request.

NO WARRANTY OR LIABILITY: The Recipient acknowledges that neither the Vendor, its Agent/Broker, nor any of their respective officers, directors, employees, shareholders, or agents make any representations or warranties regarding the accuracy or completeness of the Confidential Information. The Recipient releases the Vendor and its representatives from any liability arising from the use of the Confidential Information.

INDEMNIFICATION: The Recipient agrees to indemnify and hold harmless the Vendor and its representatives from any claims, damages, losses, or expenses (including legal fees) arising from a breach of this Agreement. **TERM AND TERMINATION:** This Agreement shall remain in effect for a period of one (1) year from the date of execution.

EXECUTED at _____ this ____ day of _____, 2026.

Recipient's Company: _____ Recipient's Agent's Company: _____.

Recipient's Name and Title: _____ Recipient's Agent's Name and Title: _____.

Recipient's Address: _____ Recipient's Agent's Address: _____.

Recipient's Email: _____ Recipient's Agent's Email: _____.

Recipient's Signature: _____ Recipient's Agent's Signature: _____.

LOCATION MAP



THE OFFERING

Offering Process

- CB Metropolitan Commercial Ltd, (the “Listing Brokerage”) has been exclusively retained to seek proposals to acquire the Property.
- Please complete the enclosed Confidentiality Agreement for access to our data room.
- Offers will be considered on a first come first served basis.

Kindly submit all offers to the contacts listed below.

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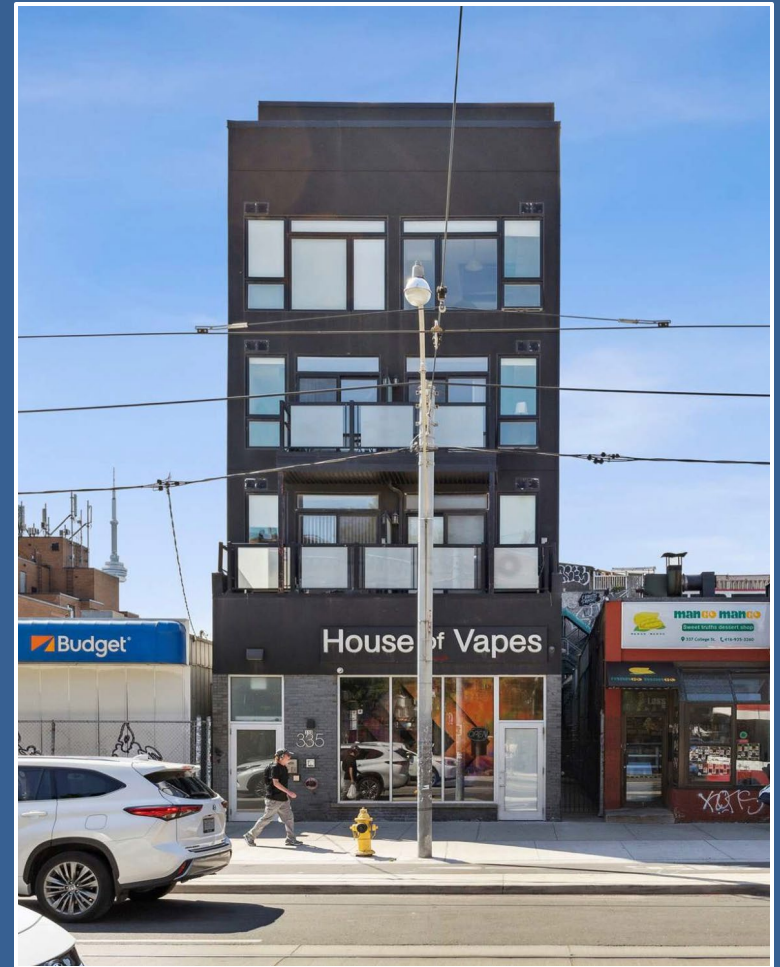
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CB METROPOLITAN COMMERCIAL REALTY LTD. BROKERAGE

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