



SAM PARK, BROKER

616 DELAWARE AVE N UNITS FOR LEASE

- Brand-new, never-lived-in 2-storey suite
- Bright open-concept layout with a sleek modern kitchen
- Two private balconies, including one off the primary bedroom
- In-suite laundry, central air, and high-efficiency heating
- Immediate occupancy available
- Quiet, tree-lined street with a Walk Score of 91—just steps to transit, shopping, restaurants, cafés, and everyday amenities

Prices starts at \$3,200

PROPERTY FEATURES



2+1 Bedrooms



2 Bathrooms



Kitchen



Multiple Units
Available

PARK CAPITAL GROUP
REAL ESTATE

**GET IN
TOUCH:**

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 416-616-7100

dimitriosp@kw.com
 416-844-1862

KELLERWILLIAMS.
ADVANTAGE REALTY
BROKERAGE INDEPENDENTLY OWNED & OPERATED

[illegible][illegible]

OUTLINE OF BALCONY ABOVE

17'-4"

9'-1"

11'-3"

GREAT ROOM
FT-1

KITCHEN

UNIT B

UNIT D

ENTRY

P.W.D.

4'-0"

3'-0"

11'-5"

3'-1"

4'-2"

3'-4"

2'-7"

4'-11"

② LEVEL 1
3'10" x 7'10"

Architectural floor plan for Level 0, showing a layout with two bedrooms (BED 1, BED 2), a den, a bathroom (BATH), a mechanical room (MECH), and a porch. The plan includes dimensions for rooms and overall sections, as well as notes like "Porch Above" and "Window Wells Typ."

Room dimensions and overall section dimensions:

- Overall width: 6'-11"
- Overall depth: 10'-3"
- Section 1 (left): 6'-11" x 2'-10"
- Section 2 (middle): 4'-0" x 2'-10"
- Section 3 (right): 10'-5" x 8'-2"

Room dimensions and notes:

- BED 1: 9'-5" x 8'-5"
- DEN: 4'-5" x 6'-8"
- BED 2: 8'-5" x 8'-5"
- BATH: 4'-11" x 7'-0"
- MECH: 3'-1" x 3'-10"
- FT-1: 3'-1" x 3'-10"
- FT-2: 3'-1" x 3'-10"
- PORCH ABOVE: 6'-11" x 2'-10"
- Window Wells Typ. (typical)

① LEVEL 0
3/16" = 1'-0"

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Architectural floor plan of a restaurant layout. The plan includes the following rooms and features:

- KITCHEN:** Located at the bottom left, containing a sink, stove, and storage units.
- MECH:** Mechanical room located at the bottom right, containing a furnace and a water heater.
- PWD:** Restroom located between the kitchen and the main dining area.
- GRANT ROOM:** A central area containing a large rectangular table with four chairs, a sofa, and a chair.
- STAIRS:** A set of stairs labeled "STAIRS" is located to the right of the Grant Room.
- Bar/Service Area:** A long, narrow bar or service area runs along the left side of the main dining area.
- Entrance:** A circular entrance with two chairs is located at the top of the plan.

Dimensions are provided for various sections of the plan:

- Overall width: 22'-7"
- Overall length: 55'-0"
- Section 1 (left): 9'-1"
- Section 2 (left): 22'-7"
- Section 3 (left): 11'-5"
- Section 4 (left): 7'-11"
- Section 5 (left): 4'-0"
- Section 6 (left): 3'-0"
- Section 7 (left): 5'-0"
- Section 8 (left): 5'-0"
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- Section 96 (left): 5'-0"
- Section 97 (left): 5'-0"
- Section 98 (left): 5'-0"
- Section 99 (left): 5'-0"
- Section 100 (left): 5'-0"

Architectural floor plan of a 100m² apartment. The plan features a sloped roof and includes the following rooms and dimensions:

- Living Area:** Dimensions 9'-2" (width) x 9'-6" (length). Contains a sofa and a coffee table.
- Dining Area:** Dimensions 7'-0" (width) x 7'-0" (length). Contains a dining table and chairs.
- Kitchen:** Dimensions 4'-11" (width) x 7'-0" (length). Contains a sink, stove, and refrigerator.
- Bathroom:** Dimensions 4'-11" (width) x 7'-0" (length). Contains a bathtub, toilet, and sink.
- Bedroom 1 (BED 1):** Dimensions 9'-2" (width) x 9'-6" (length). Contains a bed and a dresser.
- Bedroom 2 (BED 2):** Dimensions 9'-2" (width) x 9'-6" (length). Contains a bed and a dresser.
- Staircase:** Dimensions 10'-7" (width) x 5'-2" (length). Leads to a lower level.
- Entry:** Dimensions 4'-11" (width) x 7'-0" (length). Contains a closet and a small table.

The overall dimensions of the apartment are 100'-7" in length and 9'-2" in width.

11'-11"

14'-6"

9'-0"

3'-0"

10'-5"

KITCHEN

PWD

MECH

GREAT ROOM

FT-1

UP

7'-8"

12'-7"

3'-2"

3'-0"

③ LEVEL 2
3/16" = 1'-0"

4 LEVEL 3
3'10" x 1'-0"

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UNITS FOR LEASE



Parks & Recs:

Mount Royal Parkette
49 Mount Royal Ave

4 mins

Bartlett Parkette
160 Geary Ave

6 mins

Geary Avenue Parkette
115 Geary Ave

5 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Rink
1 Splash Pad
1 Community Garden

Nearby Schools:

Excellent assigned and local public schools very close to this home.

- Winona Drive Senior Public School
- McMurrich Junior Public School
- Oakwood Collegiate Institute
- ÉS Toronto Ouest
- ÉÉ Pierre-Elliott-Trudeau
- Central Toronto Academy
- Lord Lansdowne Junior Public School

Safety:

With safety facilities in the area, help is always close by. Fire station, a police station, and a hospital within distance.

- Toronto Western Hospital (University Health Network) - 399 Bathurst St
- Fire Station: 65 Hendrick Ave
- Police Station: 2054 Davenport Rd

Transit:

- Nearest Rail Transit Stop - Ossington Station
- Nearest Street Level Transit Stop - Davenport Rd At Oakwood Ave (1 min. walk)

Neighbourhood data source from HoodQ