

WestLine Condos



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Today I want to talk about a new excellent investment project which we will sell in the second half of August, but first a few words about the condominium market in general. The condo market fully recovered from the 2020 crisis, in February this year, prices began to rise and in the first 7 months of 2021 the average price increased by 12%.

All the surplus inventory on the market at the end of last year was fully sold.

Rental prices also quickly recovering from last year's failure.

The prices are still a bit lower than what we've seen before the pandemic but considering that the border is planned to be opened in September, Toronto would be flooded with people, I have no doubt that rental prices soon will not only reach the past maximum but will go up even higher.

I just do not see any way that condo prices could plateau in the foreseeable future.

I'm predicting that in the following years we will see stable price growth in this real estate segment.

A new project by one of the largest developers in Toronto, Center Court Developments that will be called WestLine Condos, would be built in one of the most perspective areas of Toronto.

Two years ago in Downsview Park we already sold two projects, the construction of which is now in full progress, then received preliminary plans for future development from the city authorities of the district, I shall go over in detail about what changes are expected here.

I find that this entire area is a chance of a lifetime for investors investing in condominiums at the initial stage of construction. Those who purchased apartments in the Downsview Park and Kelley Condos projects, if sold would already have excellent value increase, but the most interesting in this area is ahead.

If two years ago the changes in the district were only plans of the city authorities, then today, part of the projects are already fully approved, others are already in final stages of agreement.

There is no doubt that during the next few years this place will undergo a "construction of the century" and people invested in this area at the very beginning of construction will receive great profits.

Due to the grand construction which is planned here every project out in this area will be ever more expensive and expensive.

Downsview Park district is 1000 acres of territory on which an airport was previously located two and a half years ago, It was sold, to a large investment firm, the PSP Investments Foundation which manages billions of dollars. They immediately entered into several partnerships with Toronto's largest developers that will soon start large-scale construction.

Downsview Park development is the biggest master plan community ever built in Canada. For example, what was built prior was CityPlace on 44-acre downtown, Regent Park 69 acres, Transit City in Vaughan - 100 acres, square one in Mississauga 130 acres and finally downtown Markham area 243 acres.

Master plan communities today use increased demand from buyers. We conducted an analysis on how much more expensive property located inside a centralized building is and came to the conclusion that for 4-5 years of construction, the price in such developments is 11% more, than in separate complexes.

The Downsview Park development in size is equal to a significant part of downtown Toronto. To understand what is 1000 acres, it's enough to imagine a square bound by Spadina Ave to Yonge St from West to East and Front St to Bloor St from South to North. That just should be 1000 acres.





That is, we are now talking about unprecedented construction scale. On the territory of the development, the center area of 291 acres will be left to form a park, and the remaining area will be built up residential, office and shopping buildings.

In essence, a whole mini city will be built here, which will have everything for a super comfortable life and at the same time a huge number of jobs.

IT companies are planning to open a whole range of large offices, that means the average income of the people living here will be much higher than in Toronto.

I do not doubt that the rental rates in this mini town will become one of the highest in GTA on par with the best areas like downtown Toronto.

It is predicted that 45,000 people will live in the new city, commercial building segment is 12 million square feet which will bring over 25,000 new jobs in the area.

Transportation accessibility of the area is also unique with 5 minutes walking immediately to two metro stations Sheppard West and Downsview Park. Downsview Park station is also an interconnection where the subway line and the GO line of the trains converge.

By public transport from this area to Union station you can get to downtown Toronto in half an hour. Only two stops to the York University metro where 7,000 persons work today and over 55,000 students learn.

Close major highways also lets you get fast to any point in the GTA. Specialists have already assigned the district the maximum level of transportation availability.

West Line condos project is one of the first buildings in the district.

This will be 14 floor condominium for 424 apartments with different apartment areas from small 1 BR to spacious 3 BR apartments.

The district Downsview Park is at the stage of preconstruction when investing just spells success. I do not doubt that in the near future the district will go to a super expensive category and the prices will rise to the roof.

This project will be on sale in the second half of August. End of construction planned for 2025. We will have an online presentation in the nearest future for this project, register on the West Line Condos project page on our portal

WWW.NEWGTACONDO.COM, and you will be the first to find out all the details about project before official sales begin. We have VIP access to the project and our clients will be able to buy apartments with a discount and special conditions.

Don't lose your chance to be the first!

