

FOR SALE

Opportunity to Own
Yonge Street Retail

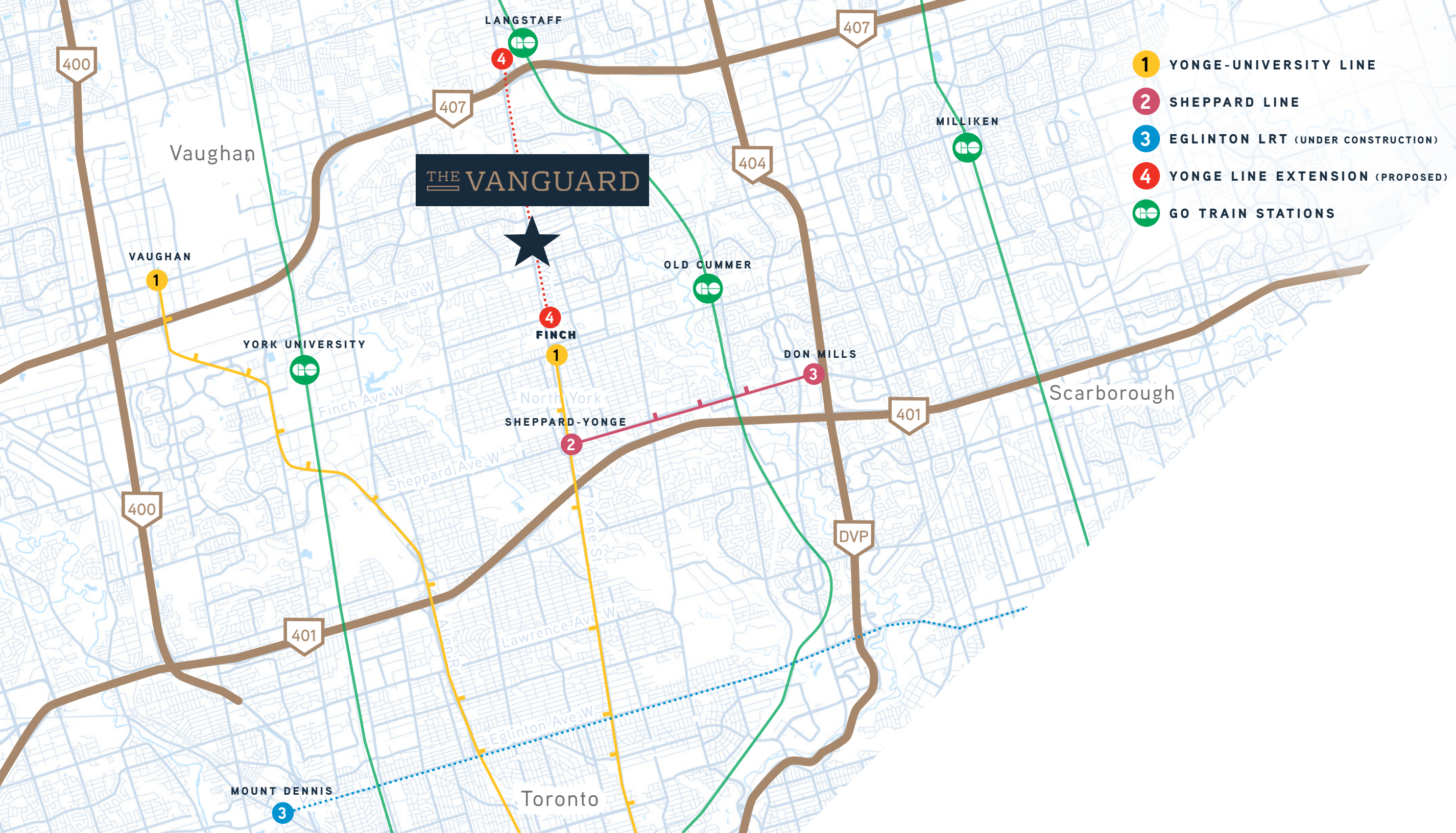


THE VANGUARD

7089 YONGE STREET, MARKHAM | ON

A BUILDING THOUGHTFULLY DESIGNED, AND EXCEPTIONALLY CRAFTED STEPS FROM YONGE & STEELES.





THE LOCATION

The Vanguard is perfectly positioned between Highways 401, 407, 404 and 400; and conveniently accessed through nearby TTC and GO Transit lines



LEGEND

GO Train

Subway

Bus Route

THE AREA

North Yonge is undergoing increased development.

The area's focus is to create a pedestrian friendly streetscape, expanded green space, and upgrade the transit system, including extending the subway.

The Vanguard achieves a walk score of 86, and is a five minute ride to Finch Subway Station (via YRT, Viva, or TTC.)



Population
2km: 48,708



Median Household
Income
2km: \$74,984



Average Age
2km: 33.5 years



Pedestrian
1,204 people/day



Traffic
25,727 vehicles/day



Size of Household
2km: 2.7



Population Growth
2km: +27.5%



THE VANGUARD

Proposed 3 tower, 1,890 residential units, plus retail and hotel development

- HSBC
- LINCOLN
- Cadillac
- THE OCTAGON
- LIBERTY SUITES
- Thornhill Secondary School
- WE'RE ALL NATURALS
- Saana Yoga
- bike depot
- Esso
- Starbucks
- Starbucks



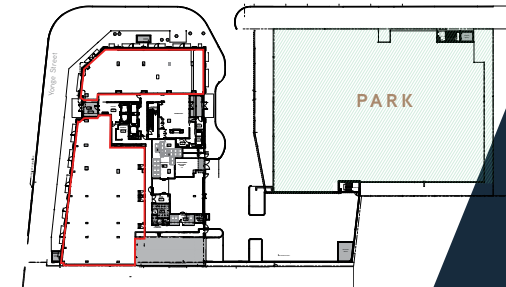
THE SPACE

Sale Price	Please contact listing agent	
Real Estate Taxes (2021)	\$8.25 PSF	
Condo Fees	Approx. \$9.48 PSF	
Available	December 1, 2021	
Deposit	20% (total payable in installments)	
Co-Op Fee	2%	
Yonge Unit 1	2,107 SF	SOLD SOLD
Yonge Unit 2	1,304 SF	
Yonge Unit 3	1,486 SF	
Yonge Unit 4	2,277 SF	
Grandview Unit 1	1,905 SF	
Grandview Unit 2	832 SF	
Grandview Unit 3	1,172 SF	
Ceiling	23 ft to slab	
Glazing	Expansive	

THE BUILDING

- Premium residential/commercial building of 27 storeys, consisting of 213 high-end residential units and one floor of office condominiums.
- LEED Gold planned; the building will use 35% renewable energy and 20% less water than a standard building.
- Adjacent to a new public park; 3/4 an acre of green space.
- Ample parking; 26 surface parking spots, 30 underground parking spots with universal charging stations.

GREEN SPACE



CLICK FOR
VIRTUAL TOUR







THE VANGUARD

SPECIFICATIONS



Structural concrete slab flooring and exposed concrete surface.



Coiled CAT5 cables will be provided to a point within the unit from the condominium's telephone/cable room.



Demising walls separating the unit from adjacent units constructed of taped and sanded drywall on metal studs.



Dedicated commercial garbage room on the ground floor



Mounted on the underside of the ceiling, each unit will be serviced with year-round heating and cooling by a horizontal heat pump, fresh air supply & return ducted from the central corridor.



Approximately 23' to slab high ceilings



The unit will be sub-metered for electrical, heating and cooling.



Electrical service is delivered to each unit via a junction box with 60A 120/208 volts capacity.



A capped water line shall be supplied to each individual unit from the central corridor, equipped with a water meter.



In full compliance with the Ontario Building Code, the unit will include full sprinkler coverage, fire alarm speaker and strobe, smoke & carbon monoxide detectors.



THE VANGUARD

OWNERSHIP BENEFITS

BUILD EQUITY

When paying down the principal you are building equity in your business. The same does not apply when you are leasing your space.

PREDICTABLE COSTS

With stable long-term mortgage rates, as an owner you can expect to reduce costs and limit financial uncertainty. Leased spaces can be subject to unexpected rent increases and market uncertainty

STABILITY

As the owner of your office space, you never have to worry about someone else asking you to vacate

TAX BENEFITS*

Depreciation from an owned unit may be written off as operating and mortgage interest expenses.

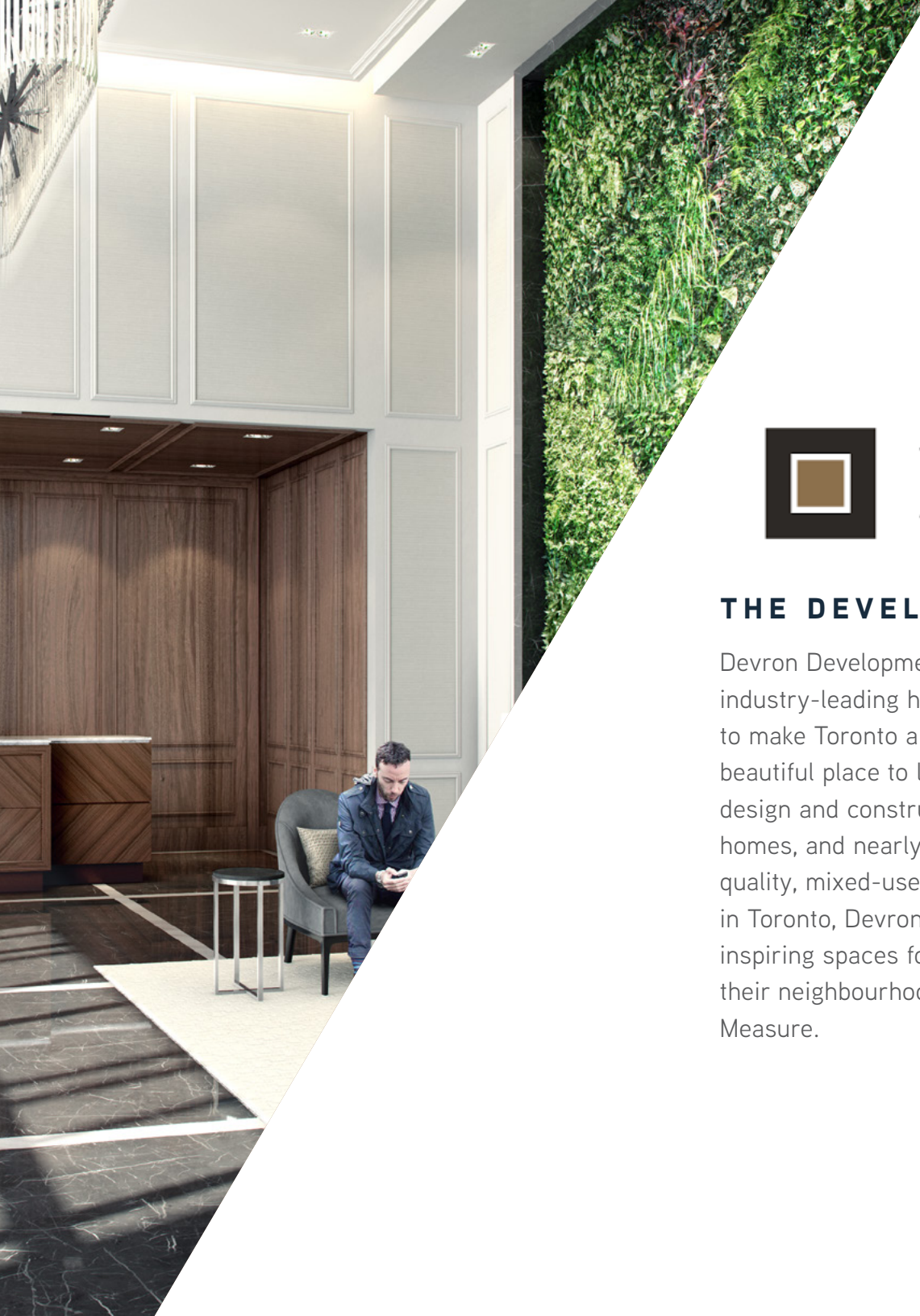
CAPITAL BENEFITS*

Capital investments in the unit increases the value whereas improvements made to leased units only benefit the landlord.

LONG TERM BENEFITS

An owned unit is an investment that can be rented to a third party or sold

* Prospective purchasers are advised to speak with their own counsel for tax, financial and legal advice



Devron

THE DEVELOPER

Devron Developments is an award-winning and industry-leading homebuilder with a mission to make Toronto a happier, healthier, and more beautiful place to live. With deep roots in the design and construction of high-end custom homes, and nearly 1 million square feet of high-quality, mixed-use property under development in Toronto, Devron strives to create homes and inspiring spaces for end-users that are tailored to their neighbourhoods and are truly Built Beyond Measure.

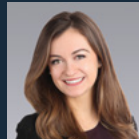


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