

For Sale

User / Development Opportunity



0 Woodbine Avenue, Markham

±7.594 Acres | Highway 404 Exposure

Phillip Cheung*
CBRE Limited

Executive Vice President
416 798 6243
phillip.cheung@cbre.com

Carley Williamson
CBRE Limited

Sales Representative
416 798 6276
carley.williamson@cbre.com

Yoon Choi**
Re/Max Realtron YC Realty

Broker of Record
647 244 8989
choika99@gmail.com

CBRE

*Sales Representative
**Broker

Property Details

LOCATION	Woodbine Avenue & Markland Street	Comments <ul style="list-style-type: none">• ±7.594 Acres of Highly Desirable Development Land for Sale• Lot is Partially Serviced. Please Speak with Listing Agents for More Information• Minor Variance Previously Approved for a Private School Campus with Boarding Facilities (Subject to Conditions)• Potential Highway 404 Flyover. Please Speak with Listing Agents for More Information• Great Exposure onto Highway 404 and Woodbine Avenue• Close Proximity to Various Amenities, Public Transit, Major Mackenzie Drive East & Highway 7
LOT SIZE	±7.594 Acres	
ASKING PRICE	Please Speak with Listing Agents	
TAXES (2023)	\$84,472.06	
POSSESSION	Immediate	
ZONING	BP - Business Park	
OFFICIAL PLAN	Business Park Employment	

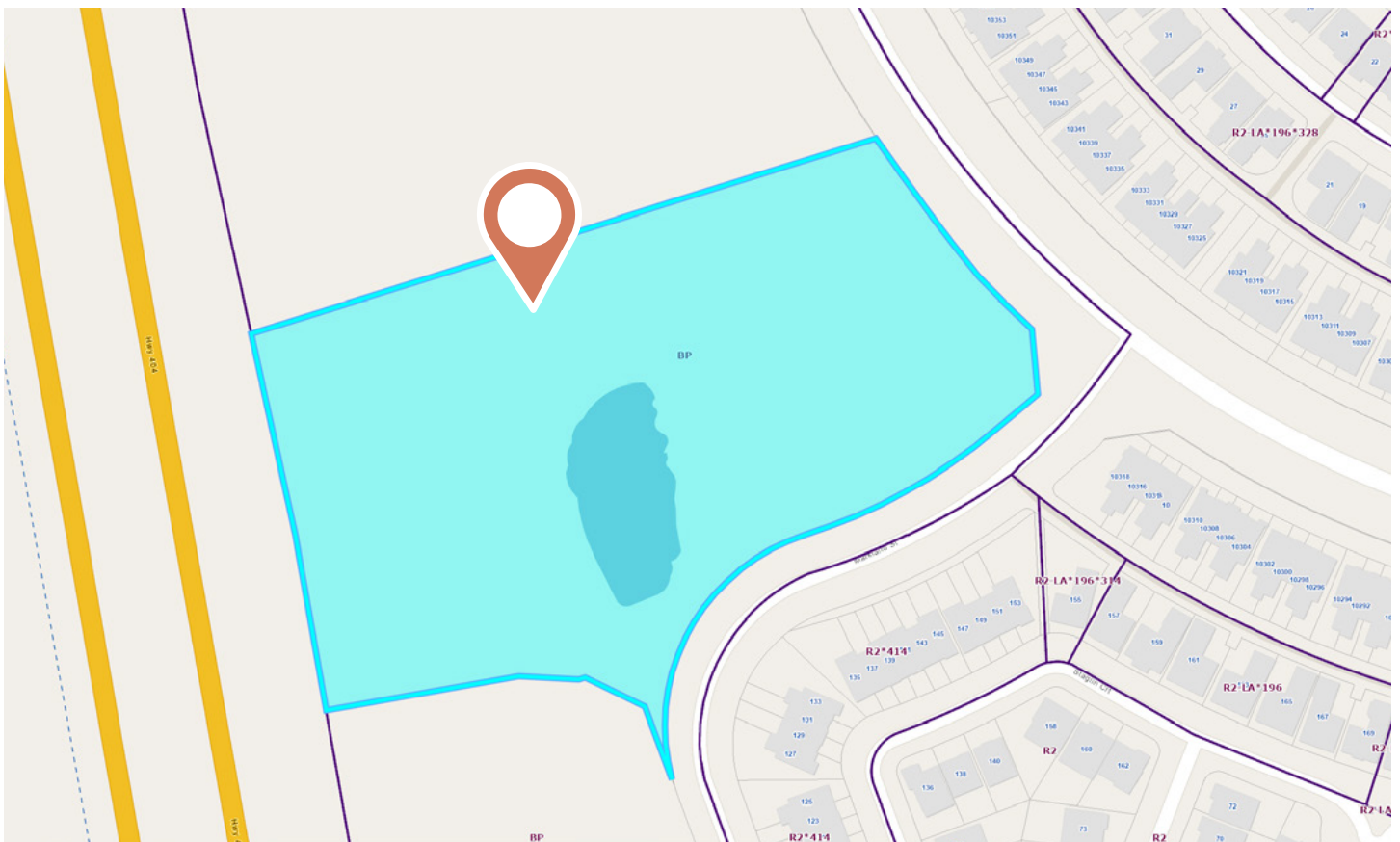
Buyer to verify all Information.



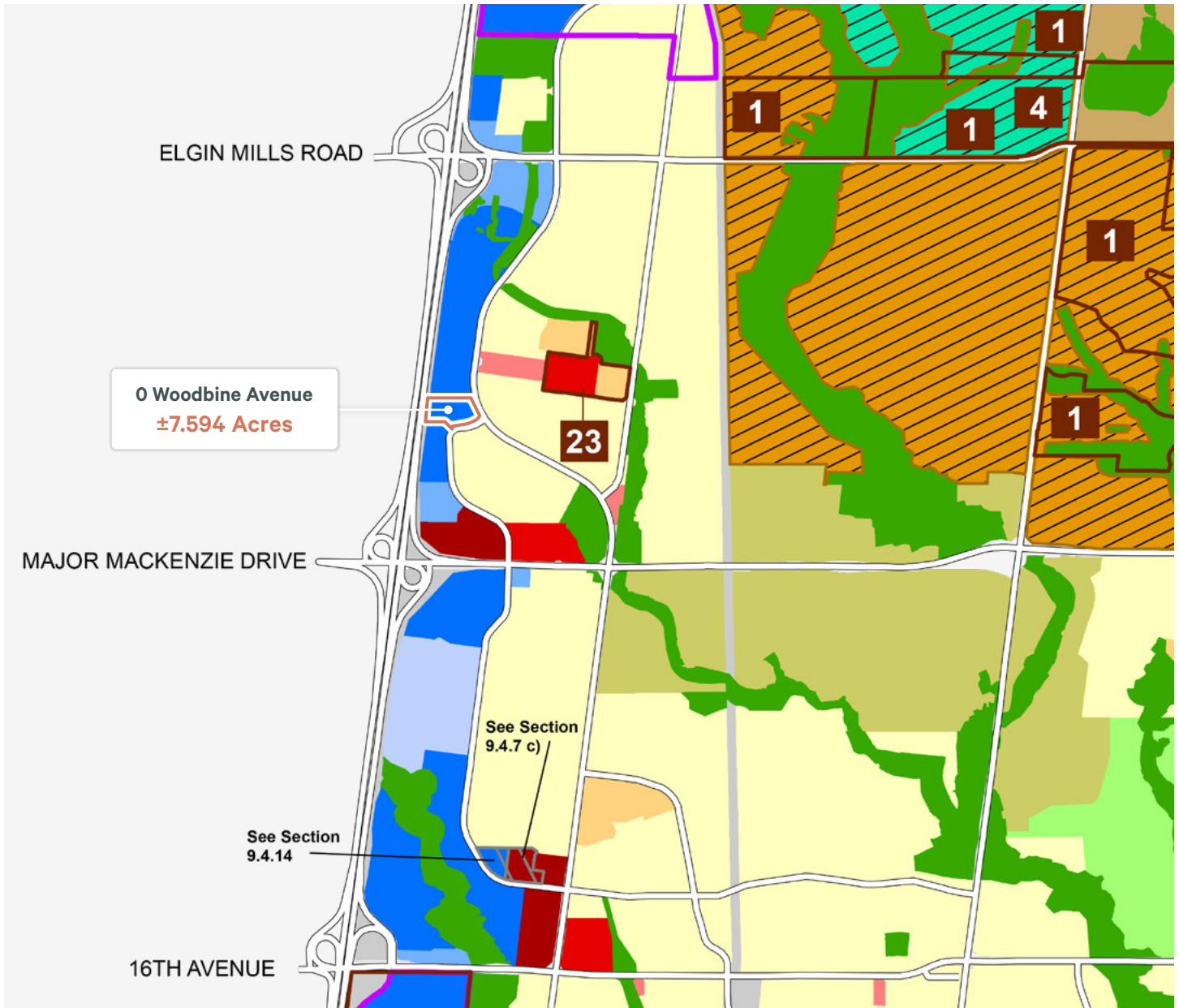
Zoning · BP (Business Park)

PERMITTED USES




























- Banquet Halls (3)
- Business Offices
- Commercial Parking Lots
- Financial Institutions (1)
- Hotels
- Industrial Uses (2)(4)
- Medical Offices
- Municipal Parking Lots
- Parking Garages (7)
- Parks, Public
- Personal Service Shops (1)(4)
- Restaurants (1)
- Retail Stores (1)(4)
- Trade and Convention Centres
- Private School Campus with Boarding Facilities (minor variance approved)



Official Plan



Legend

	Greenway		Residential High Rise		Business Park Office Priority Employment
	Countryside		Mixed Use Low Rise		Service Employment
	Hamlets		Mixed Use Mid Rise		General Employment
	Transportation and Utilities		Mixed Use High Rise		Intensification Area
	Parkway Belt West		Mixed Use Office Priority		Future Urban Area
	Private Open Space		Mixed Use Health Care Campus		Future Neighbourhood Area
	Residential Estate		Mixed Use Heritage Main Street		Future Employment Area
	Residential Low Rise		Commercial		Secondary Plan Area Specific Policy
	Residential Mid Rise		Business Park Employment		Deferral Area

Amenities

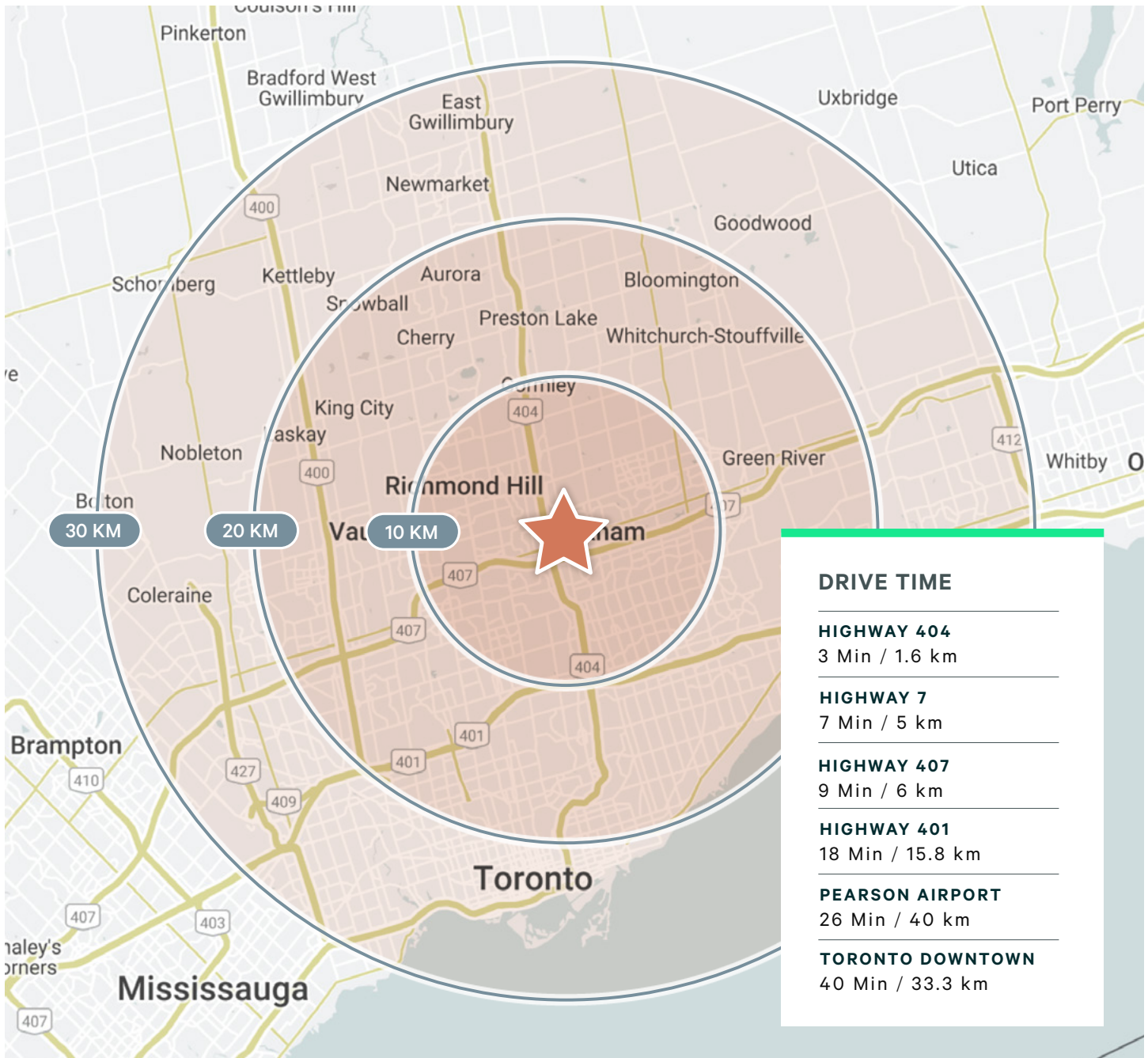


 PROPERTY LOCATION

Location & Demographics†

	10 KM	20 KM	30 KM
POPULATION	570,807	2,200,930	4,505,138
LABOUR FORCE	63.7%	63.7%	66.1%
MEDIAN AGE	43.2 Years	41.3 Years	39.8 Years

†Estimates for 2023





User / Development Opportunity

0 Woodbine Avenue, Markham

Phillip Cheung*

CBRE Limited

Executive Vice President

416 798 6243

phillip.cheung@cbre.com

Carley Williamson

CBRE Limited

Sales Representative

416 798 6276

carley.williamson@cbre.com

Yoon Choi**

Re/Max Realtron YC Realty

Broker of Record

647 244 8989

choika99@gmail.com

CBRE

*Sales Representative

**Broker

CBRE Limited, Real Estate Brokerage | Toronto West | 5935 Airport Road, Suite 700, Mississauga, ON L4V 1W5

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, EnviroNics Analytics, Microsoft Bing, Google Earth