

**Lennard:**

User Opportunity with Development Upside  
For Sale & For Lease

**230 Browns Line**  
Etobicoke, ON



# Rarely Available Vacant Building in the Heart of Etobicoke



Executive Summary	2
Investment Highlights	4
The Property	6
230 Browns Line Development Potential	
Area Developments	
Access/Connectivity/Parking	
Site Plan	
Floor Plan	
Area Overview	18
Neighbouring Retail	
South Etobicoke	
Floor Plans & Virtual Walkthrough	24
Offering Process	30

# Executive Summary

## The Offering

Lennard Commercial Realty, Brokerage (the “Advisors”) has been retained on an exclusive basis by 2442530 Ontario Inc. (the “Vendor”) to offer for sale and for lease a freestanding medical/office building located at 230 Browns Line, Etobicoke, ON (the “Property”).

The offering represents an opportunity to acquire or lease a  $\pm 14,500$  SF (including usable lower level) building on 1.14 acres with tremendous redevelopment potential. The Property was formerly leased to a pharmacy and the renowned Galea Clinic with both leases recently expiring. The asset is perfect for a User seeking to acquire/lease a unique building for their own business operation which also has significant density upside. After preliminary consultation meetings with the City, it has been established that approximately 89,500 SF of mixed-use GFA would likely be supported on site.

The Property is comprised of two floors above grade with a fully built out and usable level below grade. The building sits on a unique piece of land that provides for excellent visibility and frontage with a staggering 662 feet of depth. The vast amount of land at the rear of the building allows for a significant amount of parking, along with green space that can be used for potential expansion and/or outdoor activities by the future owner/tenant of the Property.

The asset is located within the growing Alderwood neighborhood in Etobicoke. It benefits from excellent connectivity with its close proximity to the Gardiner Expressway/QEW/Hwy 427 interchange which can be accessed directly from Browns Line. It is also within 1 km of the Long Branch GO Station and within a short walk from multiple TTC bus stops.

## Offering Process

Proponents are invited to submit their offers to Lennard Commercial Realty, Brokerage at any time. Offers will be reviewed as received.

Asking Price

**\$6,750,000**

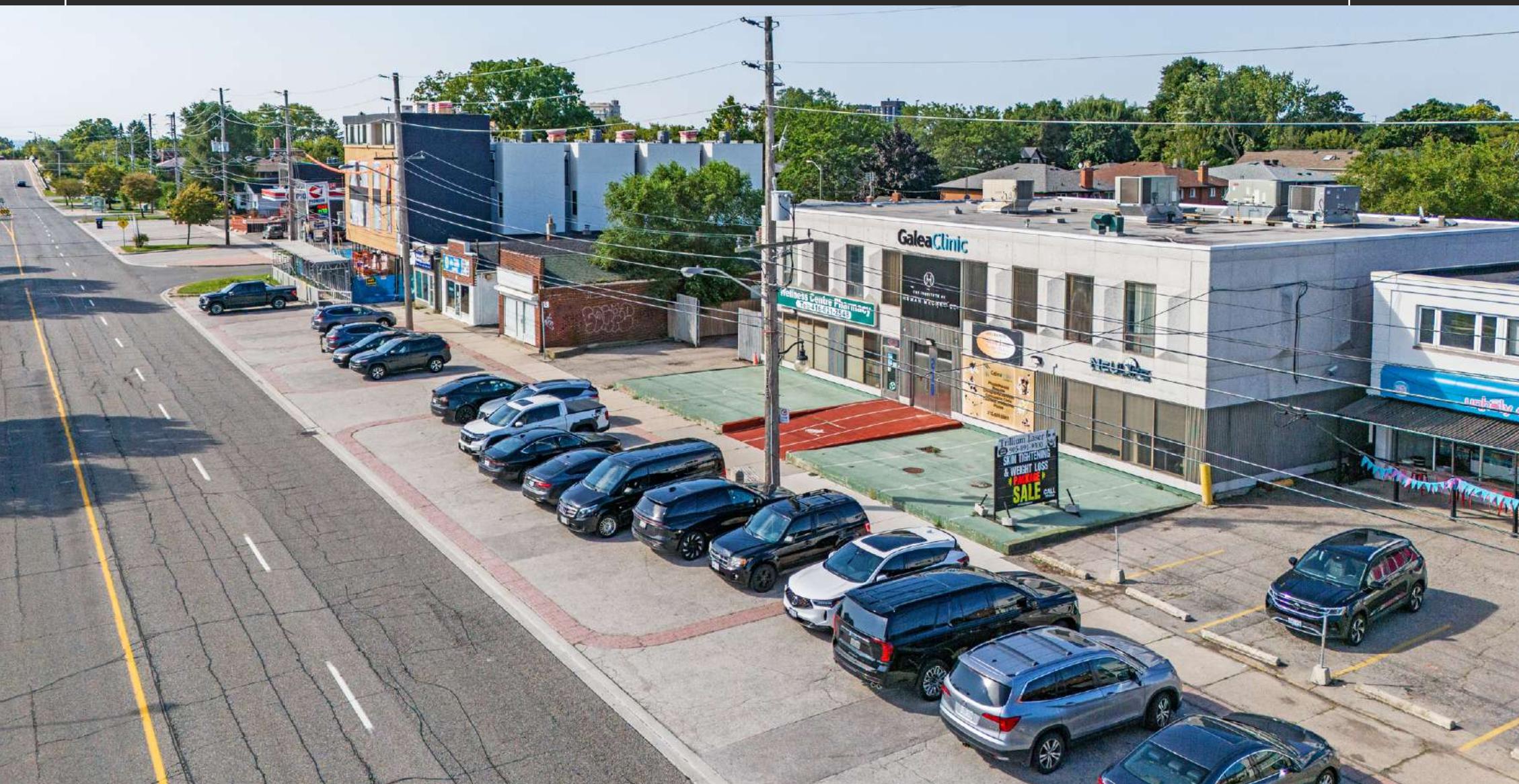
Asking Net Rent

**\$25.00 PSF**



[Click Here For Virtual Walkthrough](#)

## Investment Highlights



±14,500 SF commercial/medical property (including usable lower level)



Situated on 1.14 acres



User opportunity with development potential



Two storey building with fully built-out and usable lower level



Property will be vacant with the option of retaining the Pharmacy (671 SF)



Potential to develop a 89,500 SF mixed-use property



Abundant parking on site with excess functional green space in the rear



Excellent connectivity – steps from Gardiner/ QEW/427, TTC & Long Branch GO

# The Property

 Address: 230 Browns Line, Etobicoke, ON
 Major Intersection: Browns Line & Lakeshore Boulevard West
 Total GFA: ±14,500 SF (Including usable lower level) Land Size: 1.14 acres Frontage: 110 feet Depth: 662 Feet
 Parking: Approximately 70 Stalls
 Official Plan: Mixed-Use Area
 Financing: Treat as clear
 Legal Description: PT LT 11, CON 1 (AKA BR) SOUTHERN DIVISION FRONTING LAKE ONTARIO , LT 237, PL 2175 , AS IN TB525207 ; ETOBICOKE , CITY OF TORONTO
 151,586 Total Population*
 \$115,819 Average Household Income*
 30,536 Vehicles per Day

\*In a 5 km Radius

**Lennard:**



# 230 Browns Line

## Development Potential

230 Browns Line is located in a node that is ripe for redevelopment and is surrounded by many density driven development projects giving precedence for redevelopment of the subject property. The Official Plan designates this site as a Mixed-Use Area offering a clear path in achieving a mid-rise residential building with commercial at grade. The Vendor and their consultants have had an initial pre-consultation meeting with the City and recently received comments back on their original submission. The Vendor has taken the comments from the City and applied them to the most recent design which contemplates 11 storeys and 89,500 SF of GFA.

### Proposed Project Statistics



112 Suites

24	1 Bedroom	
66	1 Bedroom+Den	
12	2 Bedroom	
10	2 Bedroom+Den	



GFA

Basement	7,212 SF
1st Floor	7,212 SF
2nd to 4th Floor	24,542 SF
5th to 10th Floor	45,725 SF
Penthouse	4,844 SF
<b>TOTAL</b>	<b>89,535 SF</b>



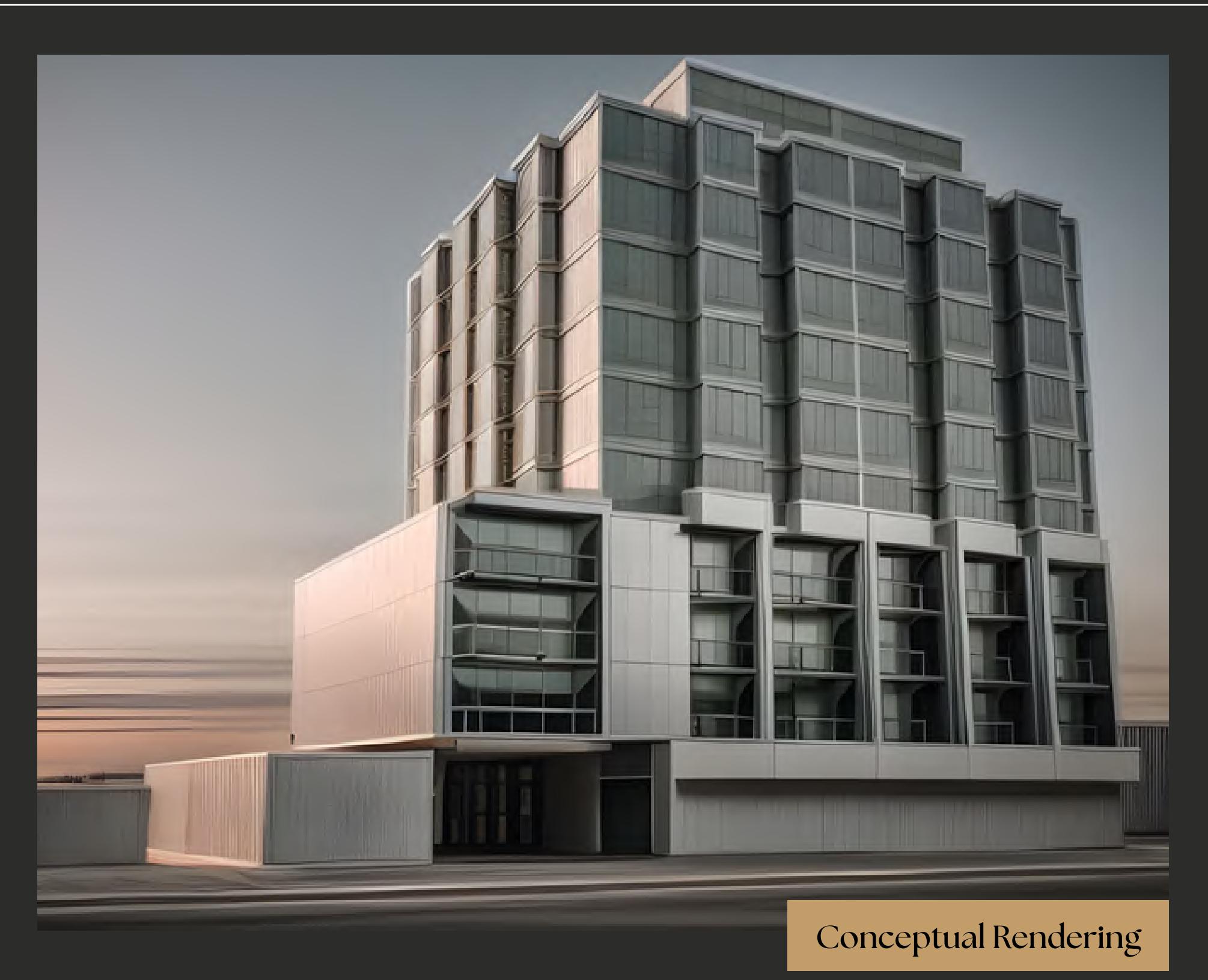
Amenity

Interior	2,411 SF
Exterior	2,411 SF



Parking

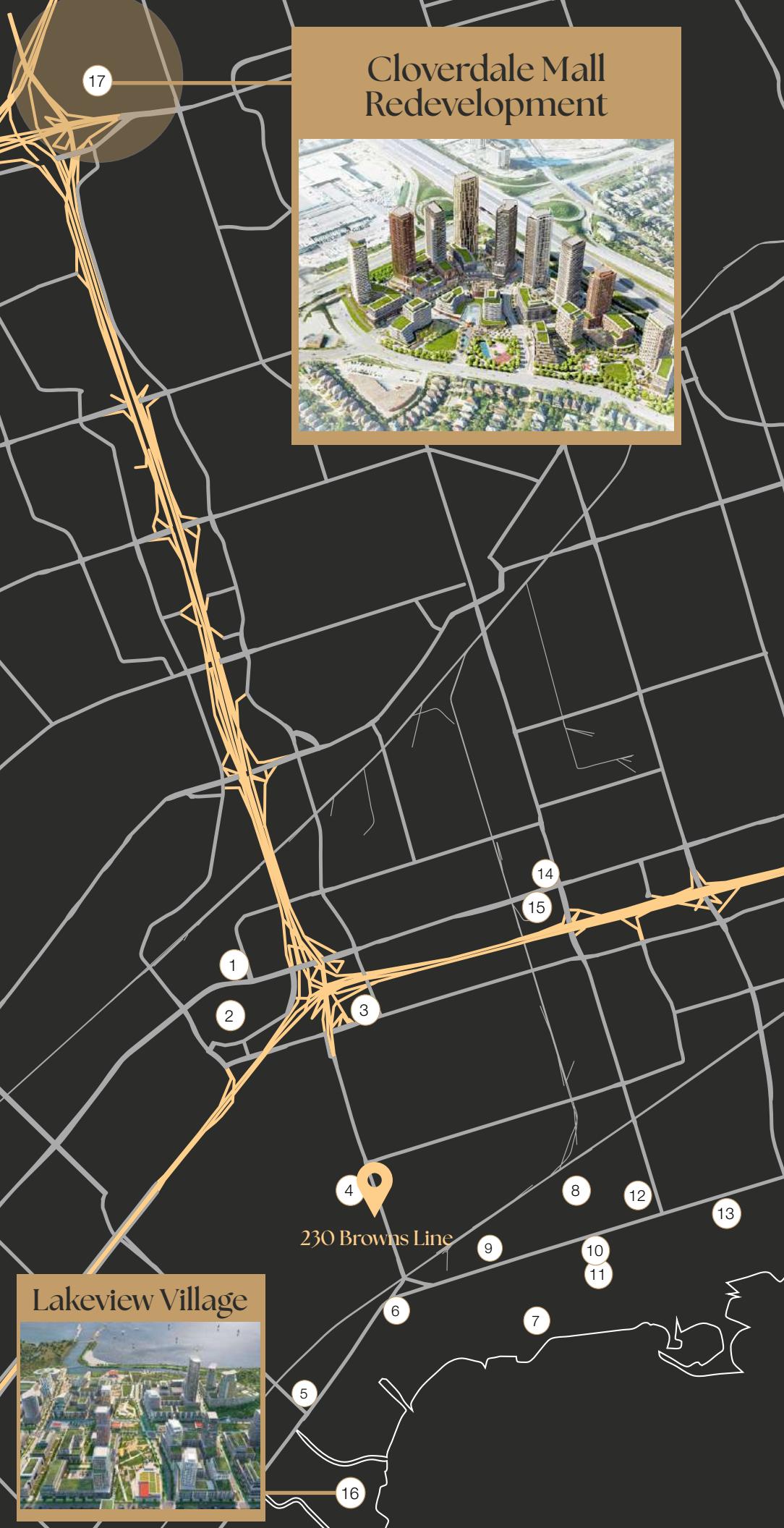
Res Visitor Spaces	8
Commercial Spaces	32



Conceptual Rendering

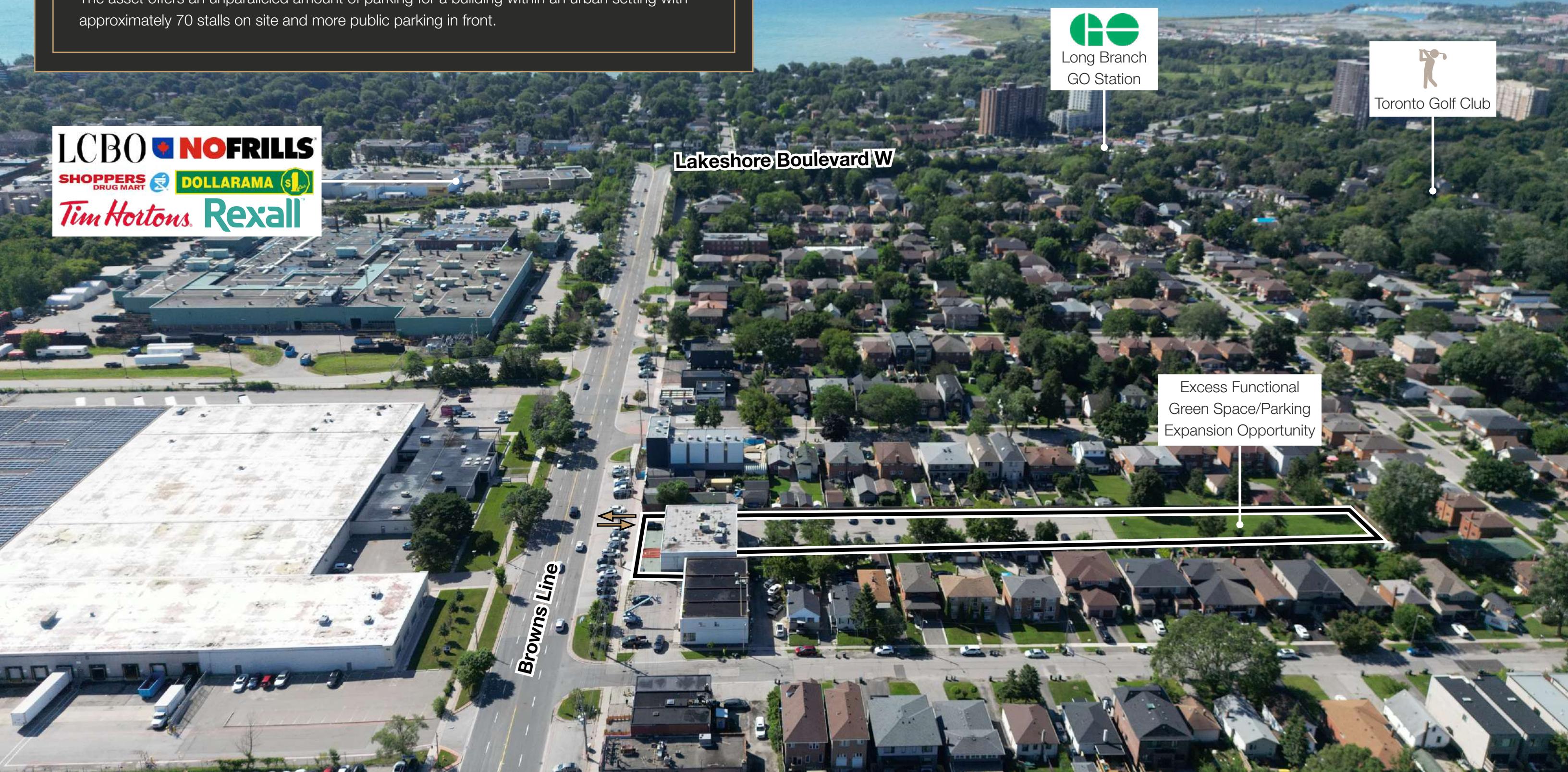
# Area Developments

	Development	Developer	Units	Status
1	1750-1900 The Queensway	Condominium	1,935	Pre-Construction
2	Sherway Gardens Condo	Cadillac Fairview	839	Pre-Construction
3	564-580 Evans Avenue Condos	Antorisa Investments Ltd	609	Pre-Construction
4	312-316 Browns Line Condos	Elemental	13	Pre-Construction
5	Exhale Residences On Lakeshore	Brixen Developments & Queensgate Homes	284	Selling - Estimated Completion Apr 2026
6	3807-3813 Lake Shore Blvd W	Toronto Standard & Lawson Real Estate	106	Pre-Construction
7	220 Lake Promenade Condos	The Lake Promenade Co-Tenancy	1,444	Pre-Construction
8	Boutique Towns on Lake Shore	Dunpar Homes	14	Registration
9	Westshore	Minto Group	509	Selling - Estimated Completion Oct 2027
10	105 Thirty First Street Townhomes	Petrogold	8	Pre-Construction
11	3471 Lake Shore Boulevard West Condos	Petrogold	19	Pre-Construction
12	Revel	Eden Oak	32	Pre-Construction
13	3353 Lake Shore Boulevard West Condos	Apria	60	Pre-Construction
14	1306-1310 The Queensway Condos	KingSett Capital	840	Pre-Construction
15	1325-1367 The Queensway Condos Phase 2	Tribute Communities	530	Pre-Construction
16	Lakeview Village	Lakeview Community Partners Ltd.	16,000+	Pre-Construction
17	Cloverdale Mall Redevelopment	QuadReal Property Group	5,268+	Pre-Construction

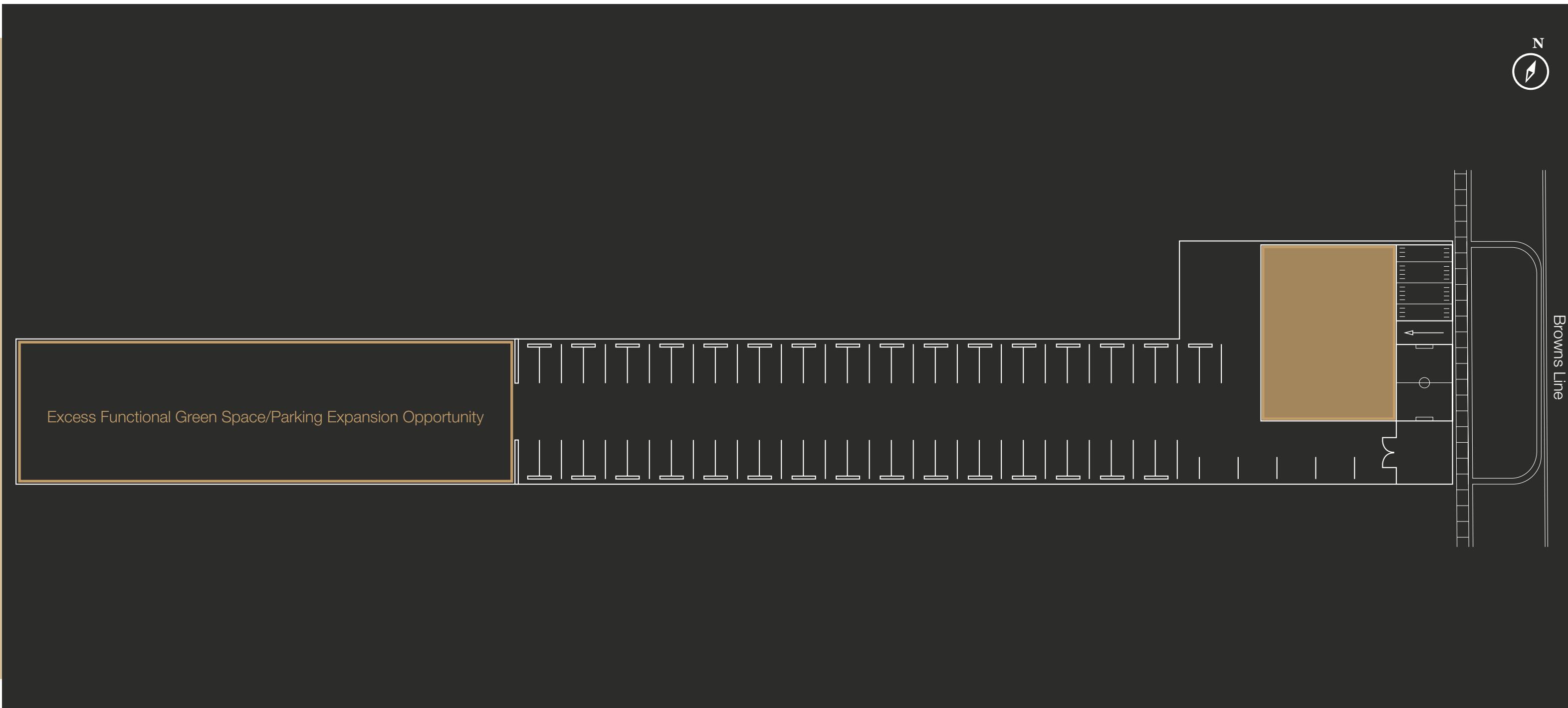


## Access/Connectivity/Parking

230 Browns Line offers exceptional accessibility and connectivity with high exposure along the heavily traveled Browns Line. It strategically sits between the Gardiner/QEW/427 interchange and Lakeshore Blvd. It is approximately 1 km from the Long Branch GO Station and next to several TTC Bus stops. The Property has one point of ingress/egress offering full turn access. The asset offers an unparalleled amount of parking for a building within an urban setting with approximately 70 stalls on site and more public parking in front.



## Site Plan



# Floor Plan



Lower Level



First Floor



Second Floor

## Area Overview

Pearson  
International  
Airport



Lennard:

230 Browns Line

18

Centennial Park

Dixie Road

HWY 427

The  
Kingsway

Markland Wood  
Golf Club

Kipling TTC  
& GO Station

High Park

St. Joseph's  
Health Centre

HWY 401  
Hurontario Street

Dixie GO  
Station



## Neighbouring Retail



Surrounded by the most notable retailers and brands in the country.

# South Etobicoke



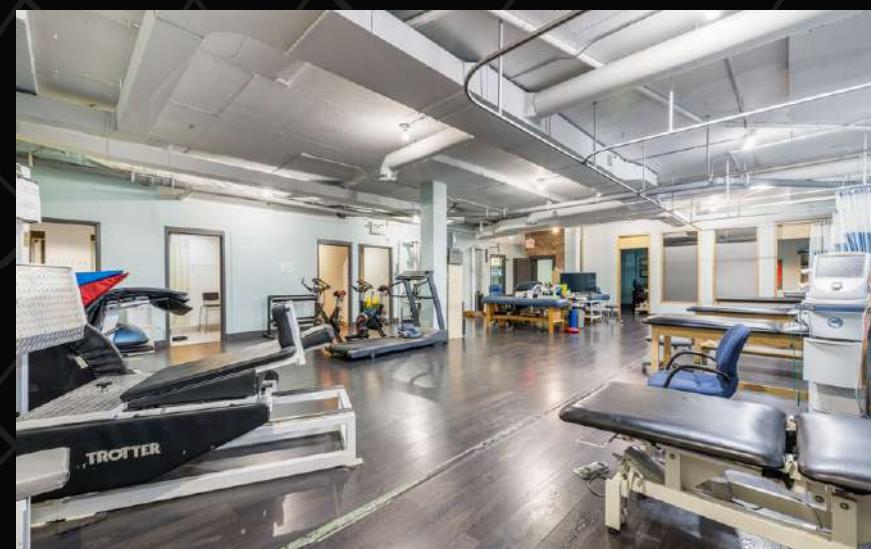
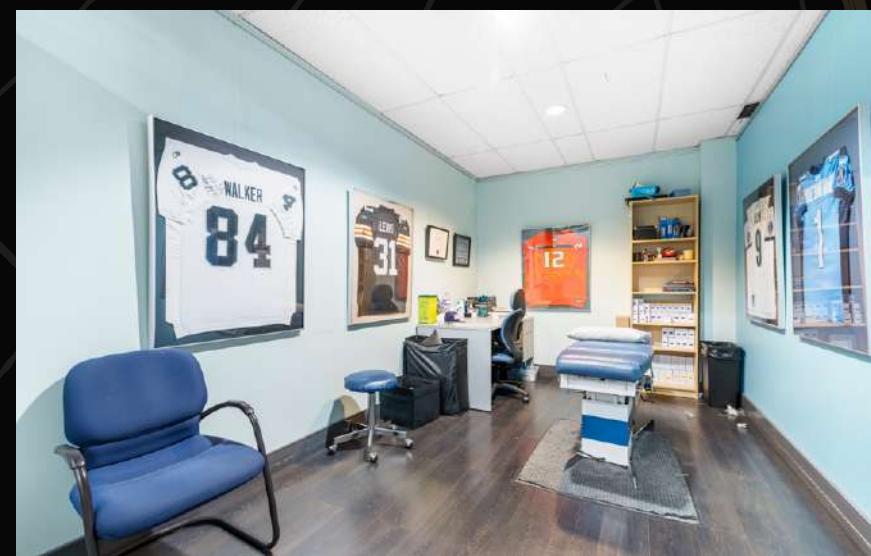
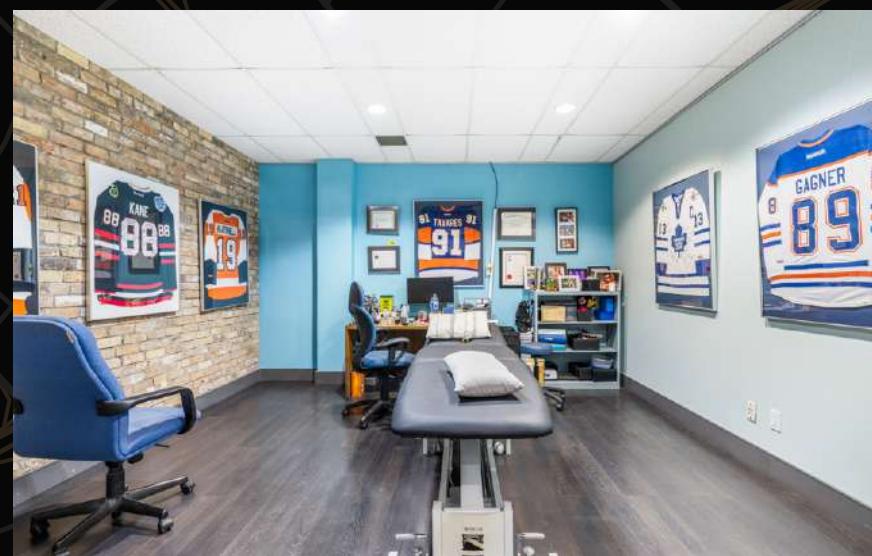
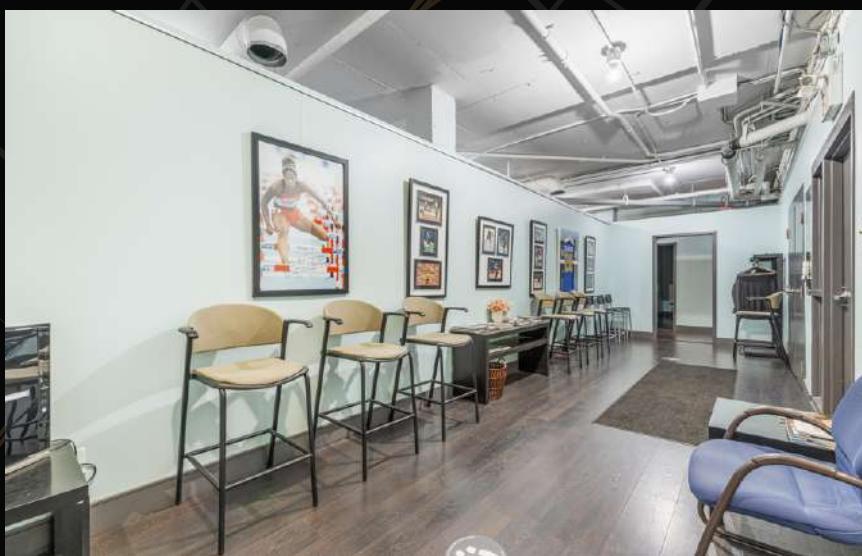
South Etobicoke, a dynamic neighborhood in Toronto, has a diverse economic landscape, and coupled with ongoing development efforts, positions it as a growing and evolving part of Toronto.

The area has seen many recent revitalization projects aimed at improving infrastructure and boosting economic activity by focusing on enhancing public spaces and increasing residential development. The neighborhood is popular with families due to its parks, schools, and community amenities, and is seeing an increase of new developments, with many new condominium towers developed along the waterfront near Humber Bay.

South Etobicoke has a significant business sector with a focus on manufacturing, warehousing, and logistics. The area benefits from its proximity to major transportation routes and the waterfront. South Etobicoke is well-connected by major roads, including the Gardiner Expressway and Highway 427. It also benefits from public transit options like the TTC subway and bus services, enhancing accessibility for both residents and businesses.

Its location provides relatively quick access to Toronto's downtown core, making it an attractive location for both families and businesses that want to be near the city center but in a more affordable area.

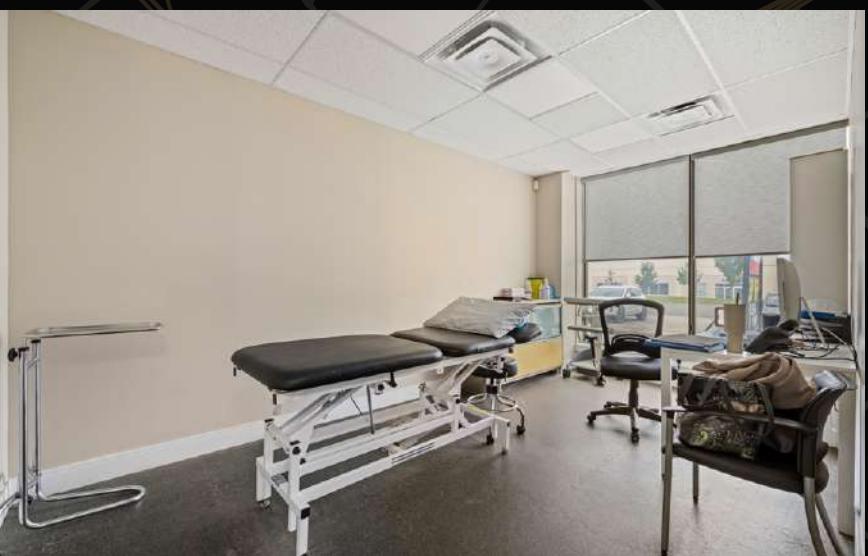
A dynamic and  
growing part  
of Toronto



Lower Level

Click Here For Virtual Walkthrough

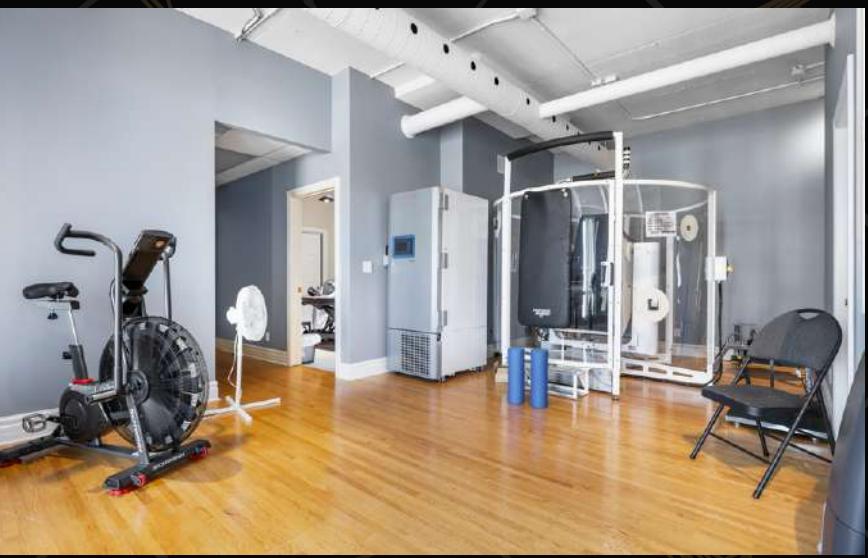
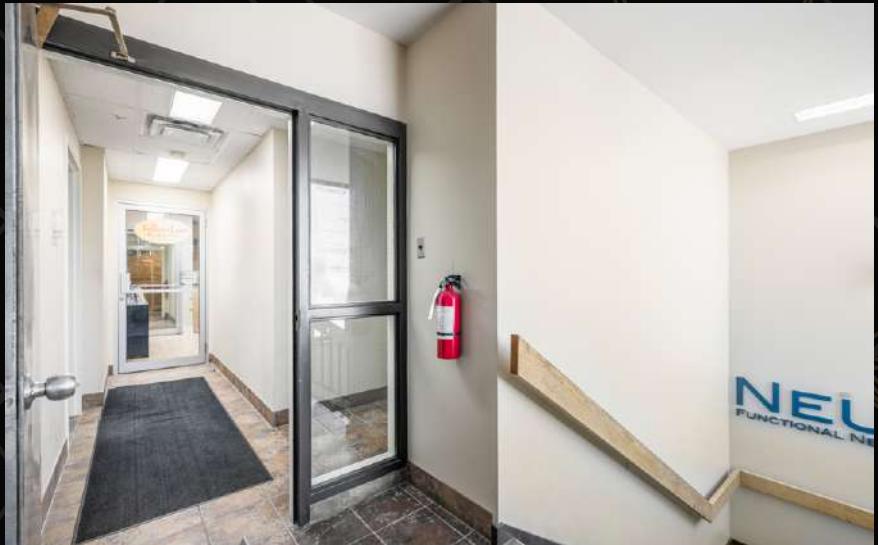
230 Browns Line



First Floor

Click Here For Virtual Walkthrough

230 Browns Line



Second Floor

Click Here For Virtual Walkthrough

230 Browns Line

# Offering Process

## Memorandum Contents

This Confidential Investment Memorandum ("CIM") has been prepared by the Advisor and is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This CIM does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This CIM is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This CIM provides selective information relating to certain physical, location and financial characteristics of the Property.

The information on which this CIM is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisor make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisor expressly disclaim any and all liability for any errors or omissions in the CIM or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this CIM, is provided at any time, orally or otherwise, by the Vendor or the Advisor or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

**Lennard:**

## Confidentiality

By accepting this CIM, prospective purchasers agree to hold and treat this CIM and its contents in the strictest confidence. Prospective purchasers will not, directly or indirectly, disclose or communicate or permit anyone else to disclose or communicate this CIM or any of its contents or any part thereof to any person, firm or entity without the prior written consent of the Vendor and Advisor. Prospective purchasers will not use or permit this CIM to be used in any manner detrimental to the interests of the Vendor, Lennard or their affiliates or for any other purpose than a proposed purchase of the Property. The recipient of this CIM agrees to provide the Advisor with a list of those persons to whom this CIM or any information contained herein is provided.

The terms and conditions in this section with respect to confidentiality and the disclaimer contained under final page of the memorandum will relate to all sections of the CIM as if stated independently therein.

## Indemnification

Recipients of this CIM acknowledge that they are principals or investment advisor in connection with the possible acquisition of the Property and agree that they will not look to the Vendor or the Advisor or any of their affiliates for any fees or commissions in connection with the sale of the Property other than the co-operating fee being offered.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor or Advisor.

At any time prior to the Completion of the proposed transaction, the Vendor may request additional information from interested parties relevant to the transaction. The Vendor reserves the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

## Process

Based on the information contained in this CIM, and other information that may be made available by the Advisor upon request, interested parties are invited to submit an offer to address the following requirements:

1. The purchase price and deposits for the Property
2. Proposed timeline and the terms of due diligence and closing
3. Confirmation that the Property will be purchased on an "as is, where is" basis
4. Name of the ultimate beneficial owners of the Purchaser
5. Evidence of the Purchaser's financial ability to complete the transaction

After review of the offer, it is the intent of the Vendor to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendor or the Advisor.

Prospective purchasers should note that the Vendor is under no obligation to select any of the offers.

## Sale Conditions

The Property and any fixtures, chattels and equipment included with the Property are to be purchased on an "as is, where is" basis. There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof.

Any information related to the Property which have been or will be obtained from the Vendor, Advisor or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor nor the Advisor make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendor.

## Submission Process & Timing

Proponents are invited to submit their offers to Lennard Commercial to the attention of Yash Kumar & Sasha Ischenko. Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser's ability to complete the transaction, the time lines and proposed closing conditions. The Vendor is not obliged to accept any offers and reserves the right to reject any or all offers received.

The Advisor and the Vendor intend to review all offers as they are received.

## Exclusive Advisor

All inquiries regarding the Property or any information contained in this CIM should be directed to Lennard Commercial as exclusive agents for the Vendor.

## Richard Shouldice\*

Vice President  
416.649.5914 | rshouldice@lennard.com

## Yash Kumar\*

Executive Vice President  
Investment Services  
905.917.2031 | yash@lennard.com

## Sasha Ischenko\*

Vice President  
Investment Services  
905.917.2032 | sasha@lennard.com

## Lennard Commercial Realty, Brokerage

201-60 Columbia Way, Markham, Ontario L3R 0C9  
lennard.com

\*Sales Representative

## Richard Shouldice\*

Vice President

416.649.5914

rshouldice@lennard.com

## Yash Kumar\*

Executive Vice President  
Investment Services

905.917.2031

yash@lennard.com

## Sasha Ischenko\*

Vice President  
Investment Services

905.917.2032

sasha@lennard.com

Lennard Commercial Realty, Brokerage  
201-60 Columbia Way, Markham, Ontario L3R 0C9

\*Sales Representative • Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.