



Price  
Reduction!

750 Vaughan Road

752 Vaughan Road

METROLINX

For Sale: As-Of-Right Development with Potential High-Rise Assembly

# 750-752 Vaughan Road Toronto, ON

## Midtown Development Opportunity

**Noah Schwartz\***  
Senior Vice President  
D. 416.649.5943  
[noah@lennard.com](mailto:noah@lennard.com)

**Raffi Kouyoumdjian\***  
Vice President  
D. 905.917.2055  
[raffi@lennard.com](mailto:raffi@lennard.com)

**Andrew Meanchoff\***  
Partner  
D. 905.917.2030  
[ameanchoff@lennard.com](mailto:ameanchoff@lennard.com)

**Lennard:**

\*Sales Representative





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# Property Overview

## 750 Vaughan Road

- Site Area  
3,000 SF - 1-Storey
- Frontage  
30.0 ft
- Depth  
100.0 ft
- Property Tax (2025)  
\$4,238

- Sale Price  
~~\$3,300,000~~ **\$2,699,000** Price Reduction!
- Zoning  
RA - Residential Apartment Zone

Listing Agents  
**Noah Schwartz\***  
Senior Vice President  
Investment Sales  
D. 416.649.5943  
noah@lennard.com

\*Sales Representative

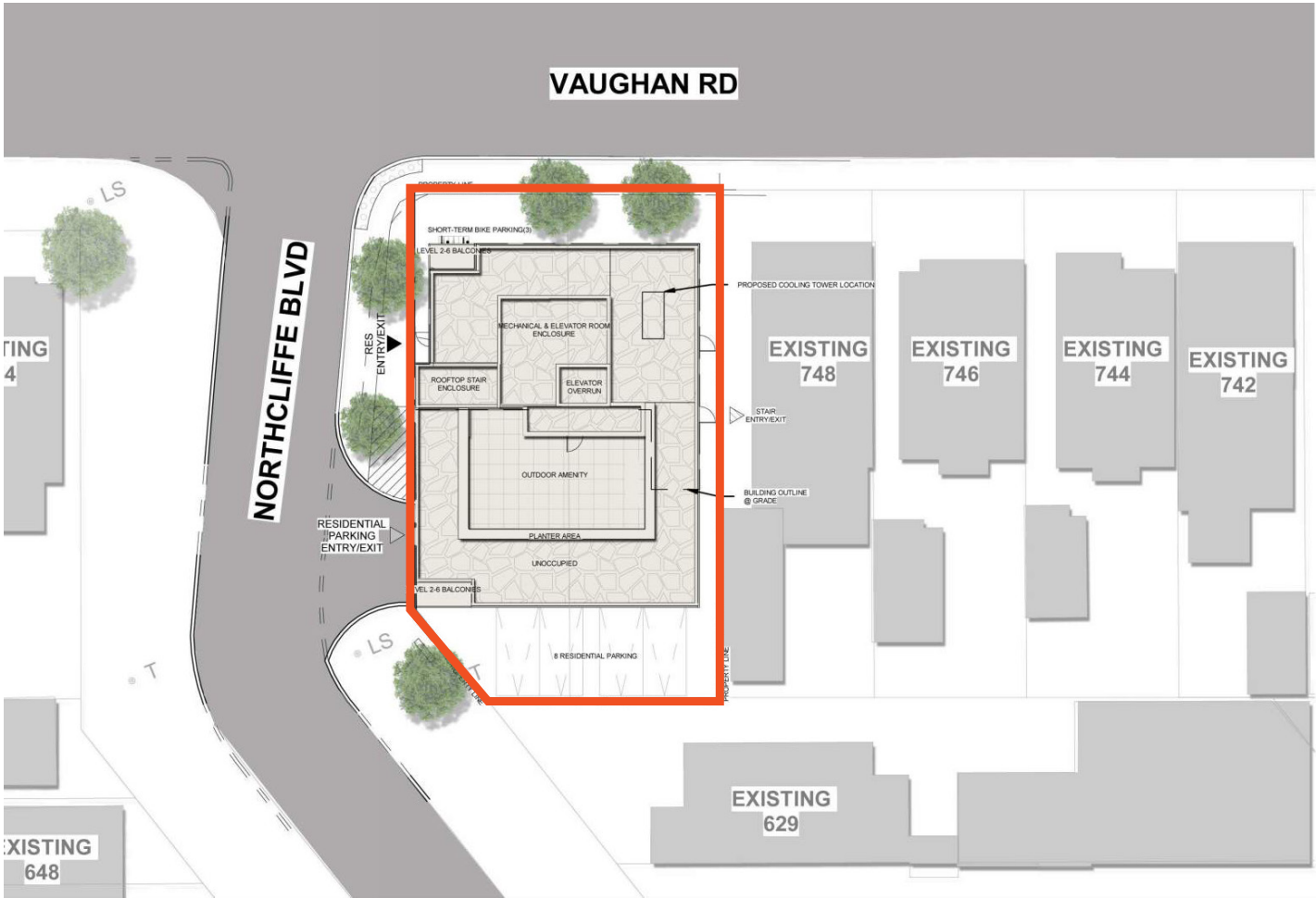
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Partner  
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ameanchoff@lennard.com

## 752 Vaughan Road

- Site Area  
2,927 SF - 1 Storey
- Frontage  
30.0 ft
- Depth  
100.0 ft
- Property Tax (2025)  
\$3,989

- Property Highlights
- Two vacant properties
  - As-of-right ~25K GFA, 6-8 storeys
  - Potential to assemble for high-rise
  - Clean ESA I, 2021



North-West Perspective



South-West Perspective



# Potential High-Rise Assembly: Additional Parcels Available

## 738-752 Vaughan Road

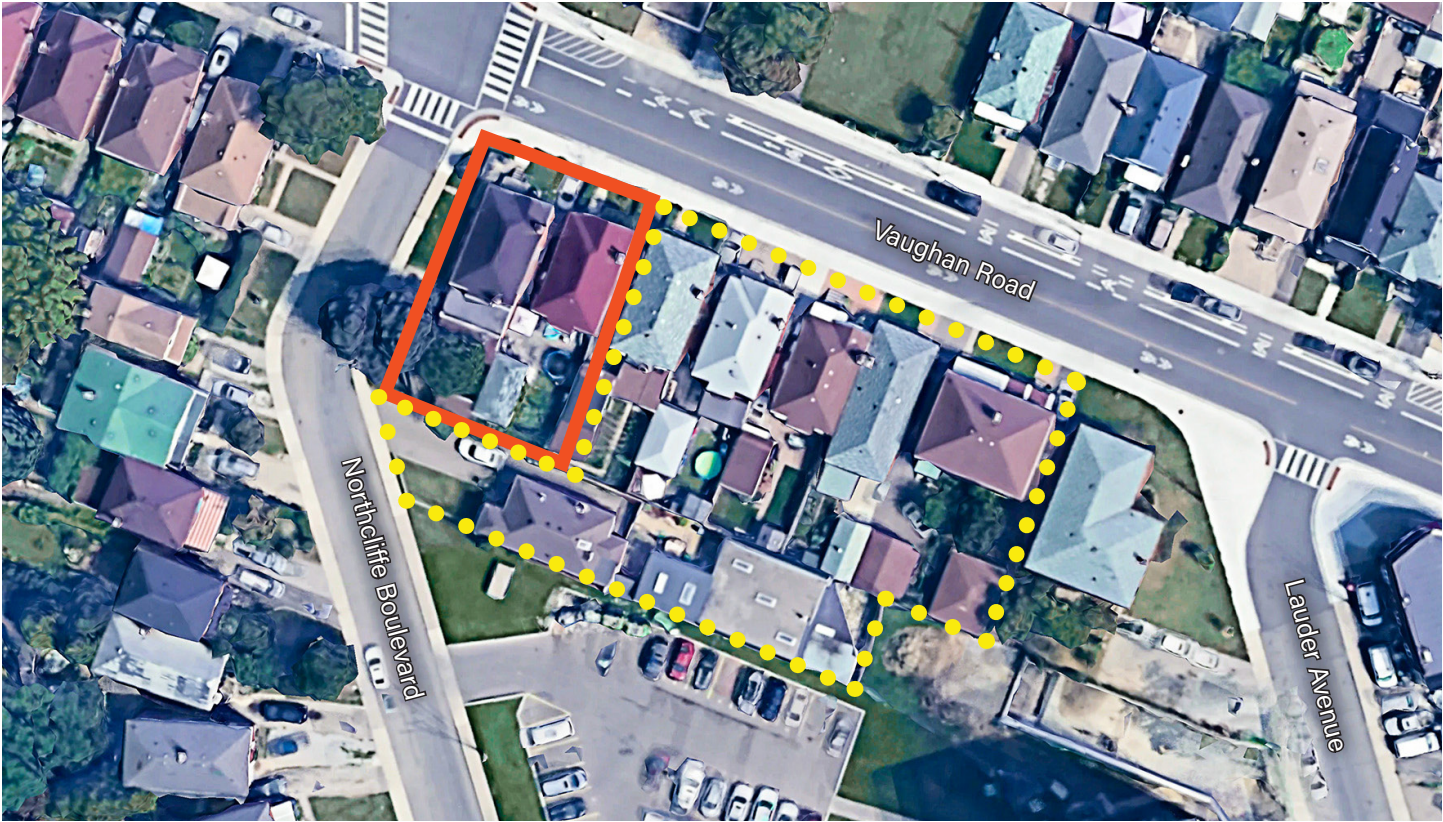
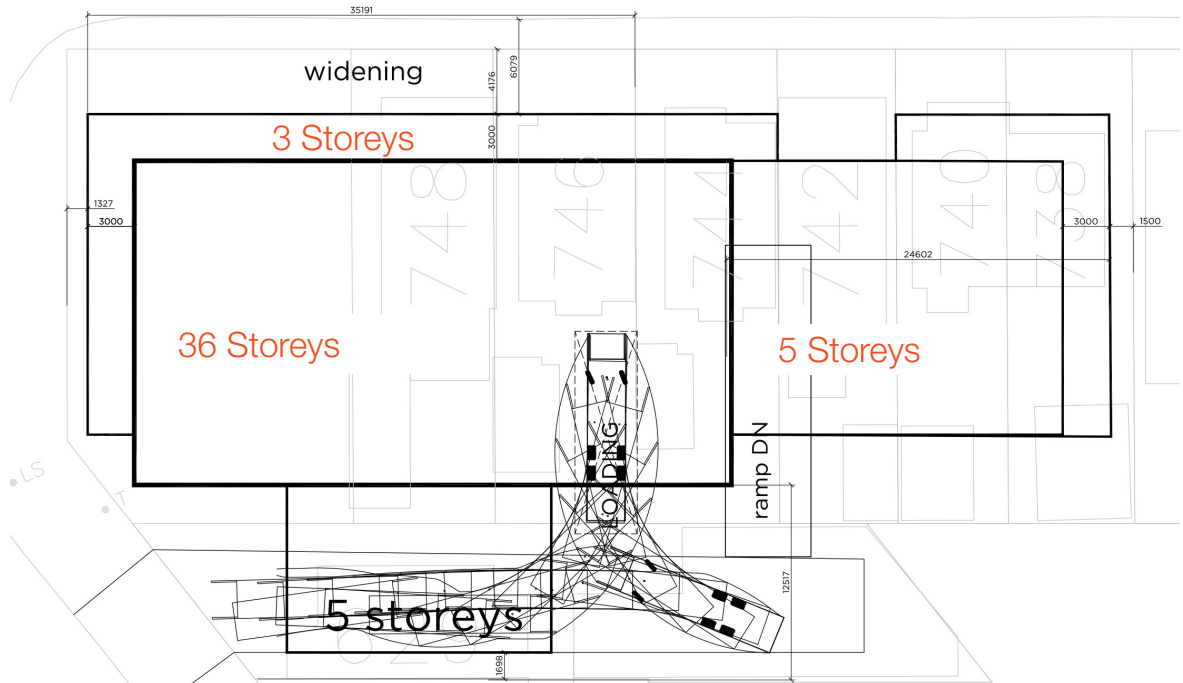


Land Size  
**25,500 SF**  
Estimated GFA  
**340,000 SF**  
Estimated Storeys  
**36**  
Planning By  
**Raw Architects**

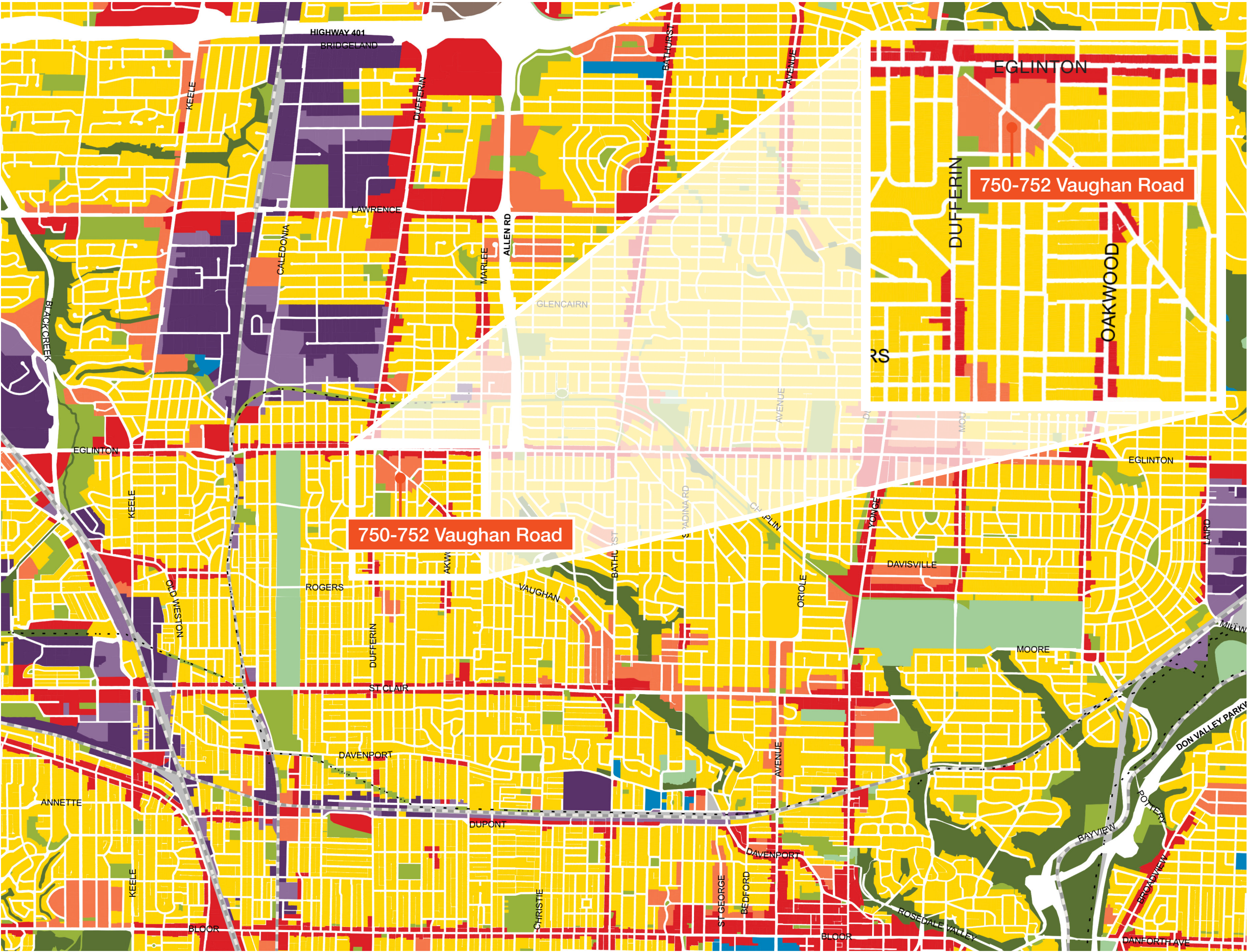


8 Properties  
**2 Owned & 6 Available**  
Planning Policies

- MTSA
- Eglinton Connects Study
- Initial consultation with city planning indicates positive support





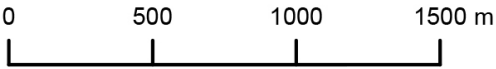


# Official Plan

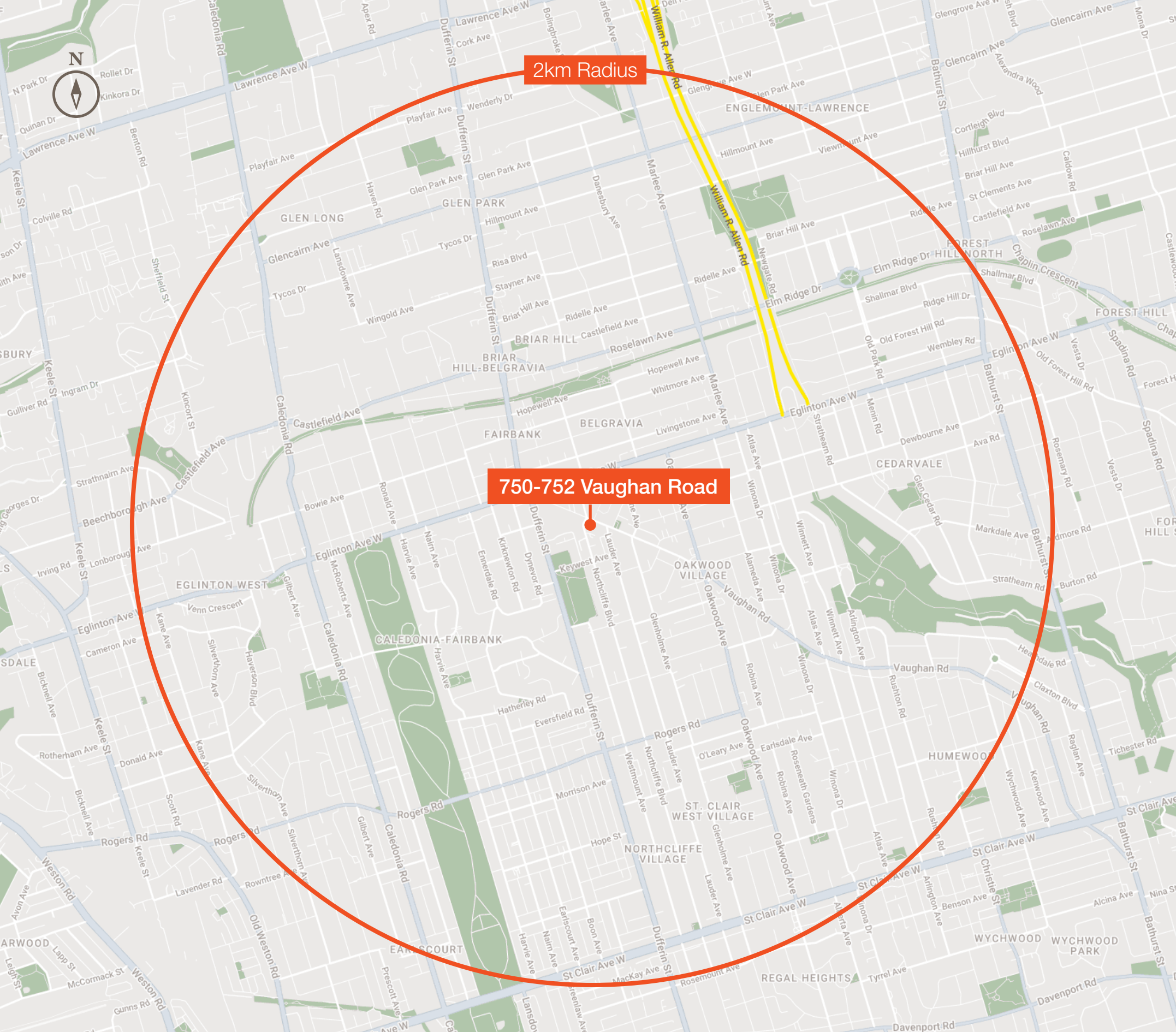
## Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

- Streets and Highways
- Rail Corridors
- Hydro Corridors

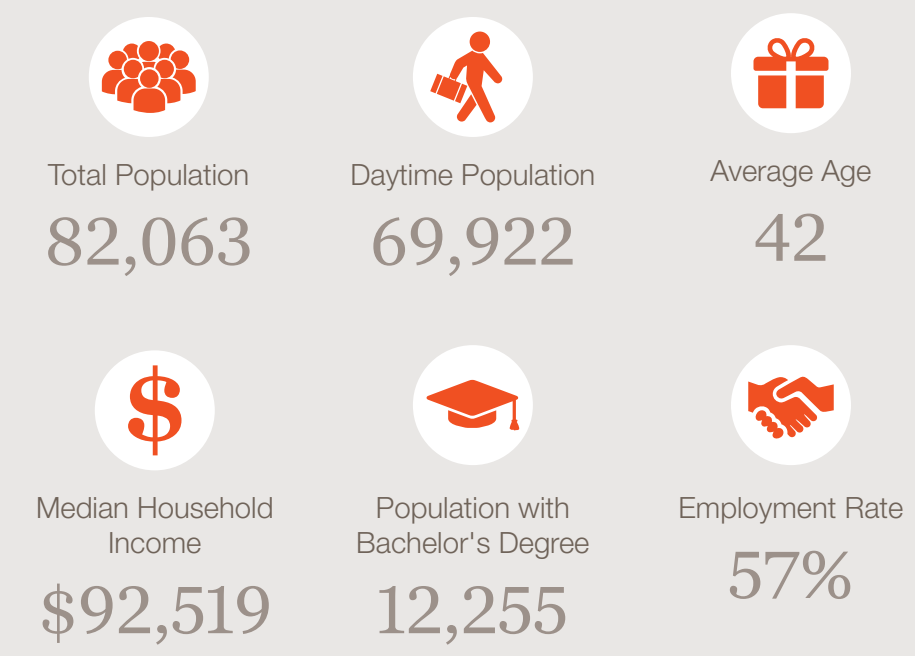




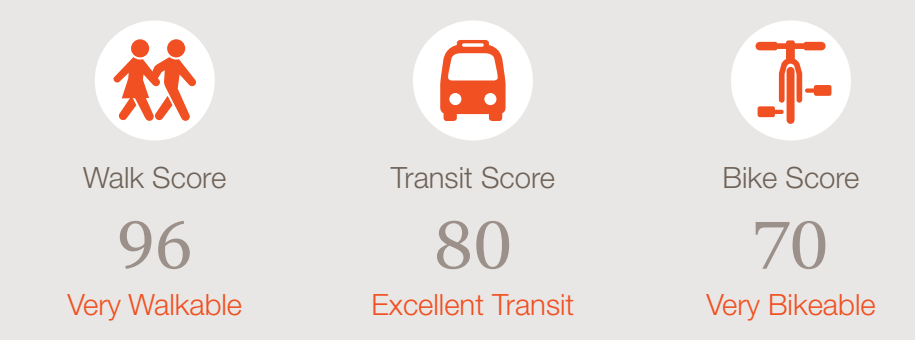


# Location Overview

## Demographics Within a 2km Radius

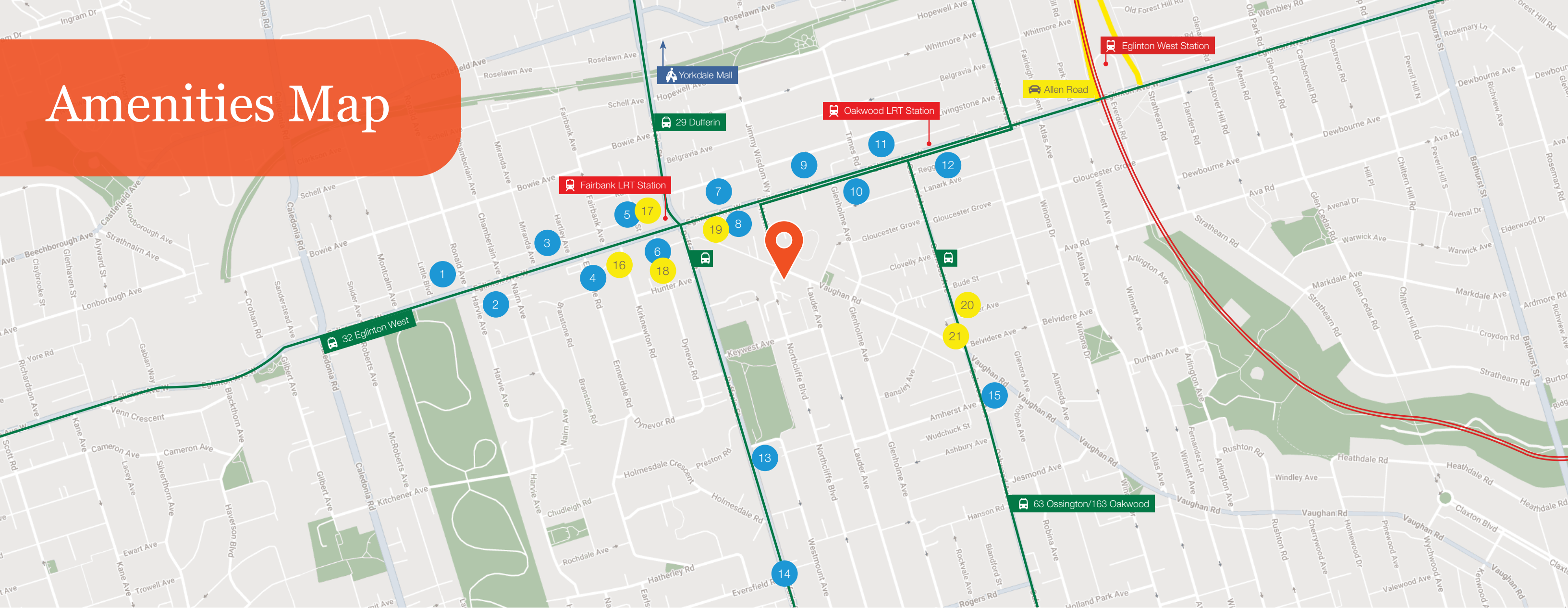


## Walk & Transit Scores





# Amenities Map



## Food & Restaurant

- 1

Brazilian's Choice Restaurant
- 2

Jimmyz Sports Bar & Grill
- 3

Sefano's Sports Bar  
Auguri Cafe  
Yummy Tummy Restaurant
- 4

Gino's No Frills
- 5

Supreme Juice Bar  
Taqueria El Huarachon  
Los Tres Panaderos  
The Taste of Sushi  
KFC
- 6

Chito's Pizza  
Landmark Restaurant  
Fil Euro Bakery  
Frenzline Sports Bar & Grill  
Popeyes Louisiana Kitchen  
Mulu Bakery & Pastry  
Pizza Hut  
Sunlong Natural Market
- 7

Mexology Kitchen  
El Botanito  
Toronto Latino  
Veracruz Mexican Food  
Churros 92  
Kingston 12 Patty Shop
- 8

Subway  
Tim Hortons  
Lezzet12 Shawarma
- 9

KingPin Wings  
Church's Texas Chicken  
Roti King West Indian Restaurant  
Tacontcho  
Sake Sushi  
Ringo's Bubble Tea
- 10

Wing Machine  
Natural Flava's Juice Bar  
Ephiphany Foods & Catering  
Pepper Shack Jamaican Restaurant  
Pizza Pizza
- 11

Massawa Restaurant  
El Bochinche  
Maju Grill  
Carribean Fresh Farm
- 12

Randy's Take Out  
The Entertainment Kitchen  
All Seasons Food Market  
Hot Pot  
Spence's Bakery  
RAP'S Jamaican Food  
The Golden Platter Chef
- 13

Doce Minho Pastry & Bakery
- 14

7 Ventos Restaurant  
Barnzy's Chill N Grill  
Sol Nascente
- 15

Taco Fuego  
New Casa Abril Restaurant  
Restaurant Canadian Caribbean

## Convenience

- 16

TD Canada Trust
- 17

Canada Post  
Shoppers Drug Mart  
Dollarama  
Zipcar
- 18

BMO
- 19

IDA Pharmacy  
Alibaba Convenience
- 20

The Beer Store
- 21

Ultramar Gas Station  
Express Mart

## Travel

750-752 Vaughan Road

32 Eglinton West Stop	2 Minute Walk
29 Dufferin Stop	3 Minute Walk
63 Ossington Stop	6 Minute Walk
Fairbank LRT Station	4 Minute Walk
Oakwood LRT Station	4 Minute Walk
Eglinton West Station	15 Minute Walk   5 Minute Drive
Allen Road	5 Minute Drive
Highway 401	10 Minute Drive
Yorkdale Mall	10 Minute Drive



# Nearby Planning Applications



Map Pin	Address	Storeys
1	1801 Eglinton Avenue W	41
2	775-783 Vaughan Road	45
3	1711 Eglinton Avenue W	39
4	1747-1751 Eglinton Avenue W – 694 Northcliffe Boulevard	31
5	632-652 Northcliffe Boulevard	36

## Proposed Development

4 1747-1751 Eglinton Avenue W – 694 Northcliffe Boulevard

Land Area  
12,443 SF (0.286 Acres)

Gross Floor Area (GFA)  
275,000 SF

Number of Units  
360

Number of Storeys  
31

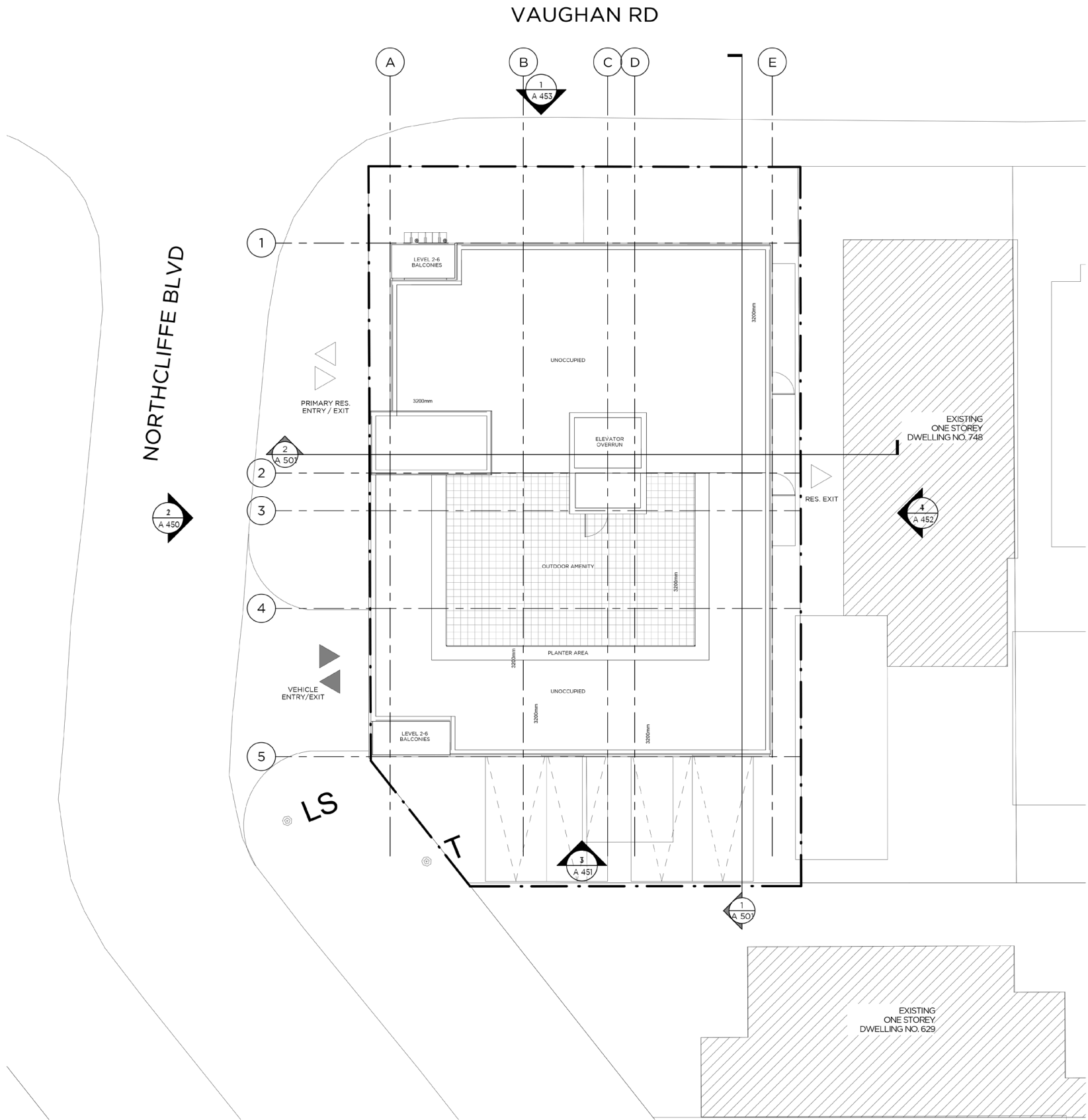
Expected Project Term  
24 Months





# Site Plan

752 Vaughan Road





# Elevations

North Elevation



South Elevation



West Elevation



East Elevation





# Lennard:

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Senior Vice President

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[raffi@lennard.com](mailto:raffi@lennard.com)

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Partner

D. 905.917.2030

[ameanchoff@lennard.com](mailto:ameanchoff@lennard.com)

Toronto - Downtown

200-55 University Avenue, Toronto

416.649.5920

Markham

200-55 University Avenue, Toronto

416.649.5920

[lennard.com](http://lennard.com)

\*Sales Representative

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