

2220 Warden Avenue – Development Opportunity

Prime Transit-Oriented Site | Steps to Future Sheppard LRT Station

Key Facts

- Nearly 1 acre at Warden & Sheppard
- Less than 300 ft to future Sheppard LRT station
- City supports up to 11 storeys (Special Area Policy 373 currently 9 storeys)
- Nearby approvals: 11, 15, and 32 storeys
- Potential for 90–115 units (mid-rise + stacked townhomes)
- List Price: \$7,900,000 | Value Range: \$7M–\$7.5M

Comparable Sales

Address	Use	Lot Size	Sale Price	\$/Buildable Est.	Notes
2360 Kennedy Rd	Mid-rise (proposed)	0.87 acres	\$6.9M (2023)	\$120/sf GFA	No transit adjacency
2135 Sheppard Ave E	Townhouse	1.0 acres	\$7.1M (2023)	\$110/sf GFA	Not LRT-connected
Birchmount & Sheppard	Mixed-use	0.95 acres	\$7.8M (2022)	\$125/sf GFA	Slightly smaller buildable

Marketing Strategy

Target Audience:

- Mid-sized & institutional developers
- Land bankers / infill aggregators
- Condo & mixed-use builders focused on transit hubs

Key Marketing Assets:

- Drone footage of site & surrounding area
- Neighborhood lifestyle video
- AI-generated building renderings
- On-site walkaround video
- Professional photography

- Developer pitch deck with visuals & planning context

Why This Site?

The combination of a prime corner location, confirmed transit expansion, and planning precedent for increased height makes 2220 Warden Avenue a rare and highly desirable acquisition target in today's market. Developers can capitalize on the immediate LRT access, strong surrounding density, and flexible built form potential.

For more information, contact:
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