



**FOR  
SALE**

Investment Opportunity at:  
**10 VICE REGENT BOULEVARD**

**ALREADY ZONED FOR CHURCH & DAYCARE  
INDUSTRIAL ZONING ALSO IN PLACE!**

**RE/MAX**





INTRODUCTION

ASKING PRICE

**\$13,985,000**

# WELCOME TO 10 VICE REGENT BOULEVARD

**A RARE OPPORTUNITY  
WHERE VISION MEETS  
VALUE!**

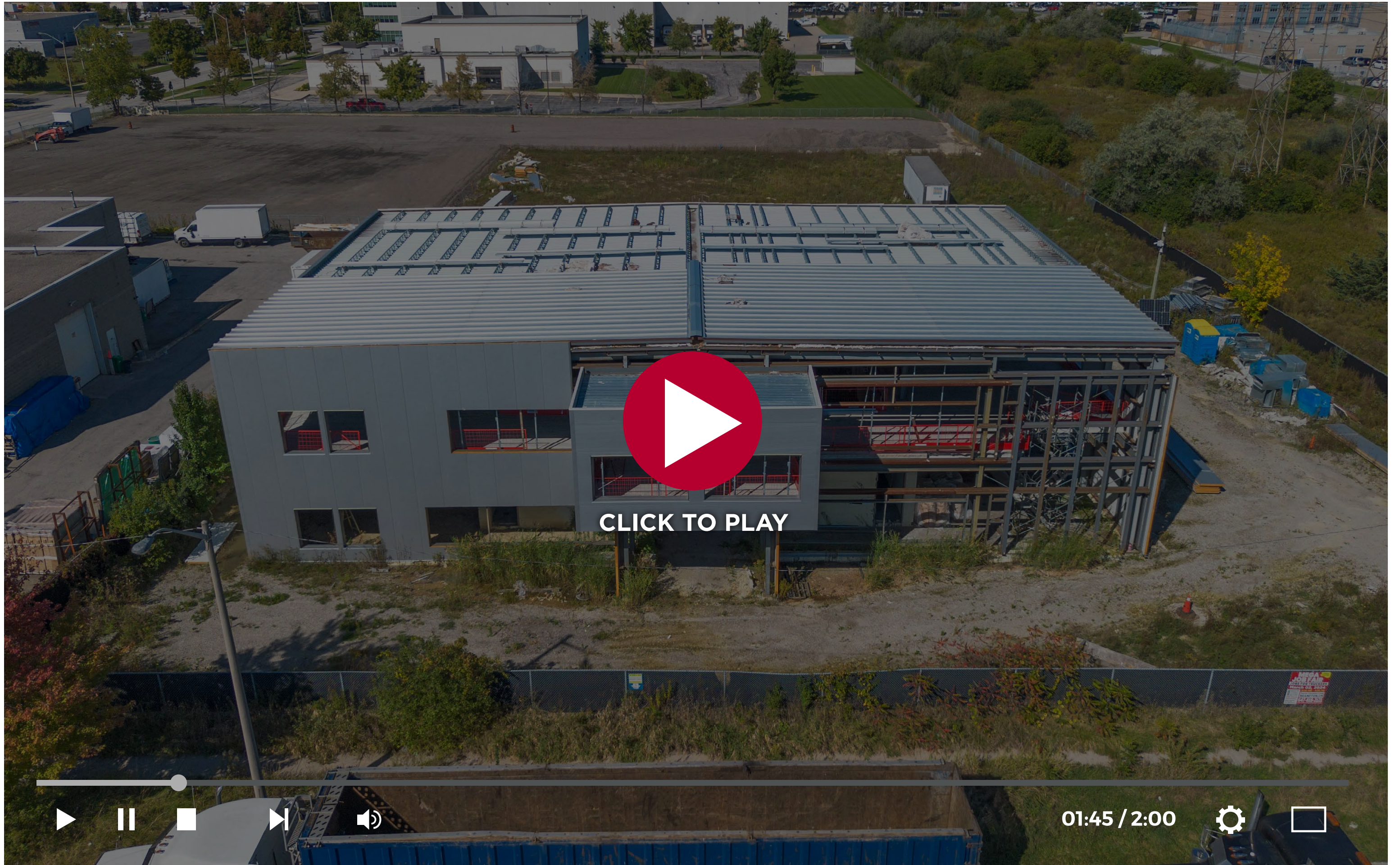
Step into a world of unparalleled investment potential at 10 Vice Regent Boulevard, a one-of-a-kind property that fuses strategic location, expansive amenities, and remarkable growth opportunity. Spanning **1.7 acres** in a high-demand area near major transportation routes and just minutes from Toronto Pearson Airport, this prime site is poised to become a landmark for both community and commercial ventures.

Imagine the possibilities: a **400-seat** sanctuary, expansive community program spaces, a commercial-grade kitchen, and ample office facilities—all set within a **17,000 sq.ft.** structure that's **50%** complete, with the essential groundwork already laid. Approved for a **daycare** with a **54-child** capacity, this property also boasts

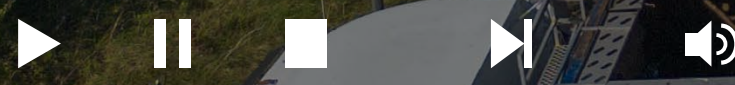
zoning flexibility that opens doors to industrial, institutional, or multistory developments up to **14 floors**—all without requiring rezoning. Currently listed at **\$13.985 million**, with an anticipated completed value of **\$18.6 million**, this property offers the opportunity to own a future-proof asset in one of the most coveted, fast-growing areas adjacent to the sprawling **684-acre Woodbine Casino** development. With the building capable of completion within **8-12 months**, now is the perfect time to invest.

This is more than real estate; it's a legacy in the making. Welcome to 10 Vice Regent Boulevard—an extraordinary canvas where vision, opportunity, and value converge for the discerning investor.





CLICK TO PLAY



01:45 / 2:00





VIEW LISTING



## EXECUTIVE SUMMARY

### A UNIQUE DEVELOPMENT OPPORTUNITY FOR INDUSTRIAL & INSTITUTIONAL USE

**Property Overview:** Spanning 1.7 acres, 10 Vice Regent Boulevard offers a rare opportunity in Etobicoke's growth corridor. Approved for a church and daycare center, this 17,000 sq. ft. structure is strategically located near major transport routes and amenities, positioning it as a top choice for both industrial and institutional uses. With a projected as-completed value of \$18.6 million, the property offers substantial potential for the right investor.

### STRATEGIC LOCATION, SIZE, AND ACCESSIBILITY:

- **Address:** 10 Vice Regent Boulevard, Etobicoke, ON
- **Total Land Area:** 1.7 acres
- **Structure:** 17,000 sq. ft. with a 400-seat worship space, community program rooms, commercial kitchen, offices, and washrooms
- **Nearby Landmarks:** Located adjacent to the 684-acre Woodbine Racetrack and Casino development, offering tremendous future growth potential and visibility
- **Accessibility:** Close proximity to major highways (401, 407, 427) and just a 5-minute drive from Toronto Pearson Airport, enhancing connectivity for logistics, gatherings, and large-scale operations activity, enhancing its appeal for large-scale community gatherings, industrial activities, or commercial development.

This highly accessible location with ample parking supports high-capacity uses for industrial, community, or institutional operations.



## PROPERTY DETAILS

### DEVELOPMENT STATUS

This property is already on its way to completion, with **50%** of construction already finalized, positioning it as a prime investment ready to capitalize on with minimal additional build-out. The hard work has been done, including fully installed stormwater, water, and sanitary systems, and the steel structure is **95%** wrapped—demonstrating the foundational commitment to quality. With an estimated completion timeline of **8-12 months**, this property offers a near-term opportunity for investors eager to see returns on their investment.

**What's left?** The exciting finishing touches that allow for customization to your specific needs. Remaining tasks include installing windows and doors, pouring the first-floor concrete pad, adding interior partitions, and equipping the building with HVAC systems and necessary fixtures—all allowing you to design the space in a way that maximizes its value. The property's advanced completion stage provides an investment-ready opportunity for faster returns.

[Click Here](#) to access detailed architectural drawings and see the construction layout in the Architect Detailed Drawings folder.

### ZONING INFORMATION

Strategically zoned under **E1.0**, this property offers unmatched flexibility for industrial, commercial, and institutional uses. Currently approved for a **1.5-story development** as a church and daycare, you have ready-made plans to build on. However, the E1.0 zoning's adaptability truly shines, boasting zoning flexibility that opens doors to industrial, institutional, or multistory developments up to **14 floors**—all without requiring rezoning. This allows you to explore additional commercial or industrial applications if desired.

Imagine the possibilities: Warehouse facilities, distribution centers, community services, and more. With such dynamic zoning, your investment can adapt and evolve with market trends, providing long-term potential in a growing area.

[Click Here](#) to access zoning documents, building permits, and further zoning specifics in the Building Permits folder.



**50% COMPLETE;  
8-12 MONTHS  
REMAINING**

**ALL DOCUMENTS**







**400-SEAT PLACE  
OF WORSHIP;  
DAYCARE CAPACITY  
OF 54 CHILDREN**

## PROPERTY DETAILS

### BUILDING SPECIFICATIONS

This building isn't just a blank slate; it's a **17,000 sq ft** canvas already equipped to deliver value on a sprawling **1.7-acre** property. Featuring a **400-seat** sanctuary designed to host large events, multi-use rooms for flexible applications, and fully equipped kitchens to support community activities or commercial use, this property is ready for action.

Additional specifications include modern washrooms, accessible facilities, and ample parking, ensuring comfort and convenience for both large gatherings and everyday operations. The versatility of the space makes it ideal for a community hub, industrial space, or daycare center. Notably, the property includes a **permit for a daycare with a 54-child capacity**, adding unique value for community and institutional use.

[Click Here](#) for detailed specifications, including features specific to daycare operations, in the Daycare folder.

### FLOOR PLANS & SITE PLANS

This development has been meticulously designed to meet both current and future needs. The floor plans are optimized for community and institutional use, featuring expansive layouts that can accommodate various configurations. From large seating areas ideal for gatherings or worship to multipurpose rooms that provide flexibility, these plans support an inclusive and adaptable environment. Envision a layout that can support a bustling daycare, a community center, or even a commercial hub—all with infrastructure built to handle high-volume traffic.

[Click Here](#) to view the comprehensive floor and site plans in the Architect Detailed Drawings folder.

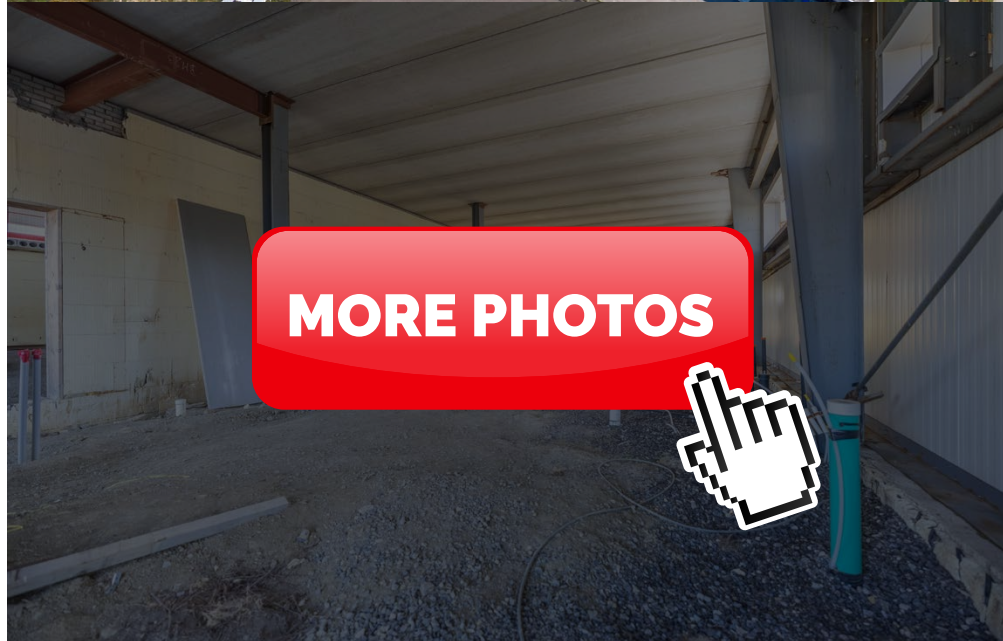
















## DEVELOPMENT POTENTIAL, APPROVALS & SUPPORTING DOCUMENTATION

# E1.0 ZONING

### EXISTING APPROVALS & PERMITS

This property is fully approved for development, with a site plan in place for a 1.5-story church and daycare facility. Additionally, grandfathered permissions under previous zoning laws add flexibility, allowing you to proceed with confidence. These approvals form a robust foundation for future use and development.

[Click Here](#) to access building permits and approval documents in the Building Permits folder.

### FUTURE EXPANSION POTENTIAL

With versatile E1.0 zoning, this property has the potential for further development to meet market demands. The zoning supports multi-story structures, accommodating various industrial, institutional, or commercial applications. This flexibility provides a unique opportunity for growth and adaptability in a prime location.

[Click Here](#) to explore potential layouts and detailed architectural plans in the Architect Detailed Drawings folder.

### COMPREHENSIVE DOCUMENTATION FOR DUE DILIGENCE

To provide transparency and ensure confidence, this package includes a comprehensive suite of supporting documents:

**Appraisal Report:** A thorough assessment of the property's market value, including as-completed projections.

[Click Here](#) to review the appraisal report in PDF format.

**Environmental Reports & Surveys:** These documents cover site conditions, ensuring compliance and highlighting the property's suitability for varied uses.

[Click Here](#) to access surveys, environmental assessments, and easement details in the Surveys & Easements folder.

**Easement & Legal Documents:** All registered easements, utility agreements, and any restrictions related to neighboring services have been documented.

[Click Here](#) for easement agreements and legal compliance records in the Surveys & Easements folder.



## INVESTMENT HIGHLIGHTS

### PRIME INVESTMENT OPPORTUNITY

Listed at **\$13.985M** with a projected as-completed value of **\$18.6M**, this property represents a rare chance for substantial growth, with **50%** of construction already complete. Expected to be fully operational in just **8-12 months**, setting the stage for lucrative returns.

### HIGH-GROWTH LOCATION ADVANTAGE

Located in an appreciating area near major developments, including the **684-acre** Woodbine Racetrack project, this site benefits from new construction and modern architecture, offering promising future resale and investment opportunities.

### EXCEPTIONAL ROI POTENTIAL

Flexible E1.0 zoning unlocks multiple avenues for revenue—from industrial, institutional, or commercial projects. With permits for a **54-child daycare** and options for up to **14-story multistory development**, this property maximizes returns across diverse market needs.

### FUTURE-PROOF FLEXIBILITY

With **E1.0 zoning** supporting expansion, multi-story builds, and adaptive reuse, this site is primed to grow with the market—offering versatility and substantial value growth that's ideal for any forward-thinking investor.



# COMMUNITY & NEIGHBORHOOD

## COMMUNITY & NEIGHBORHOOD ANALYSIS

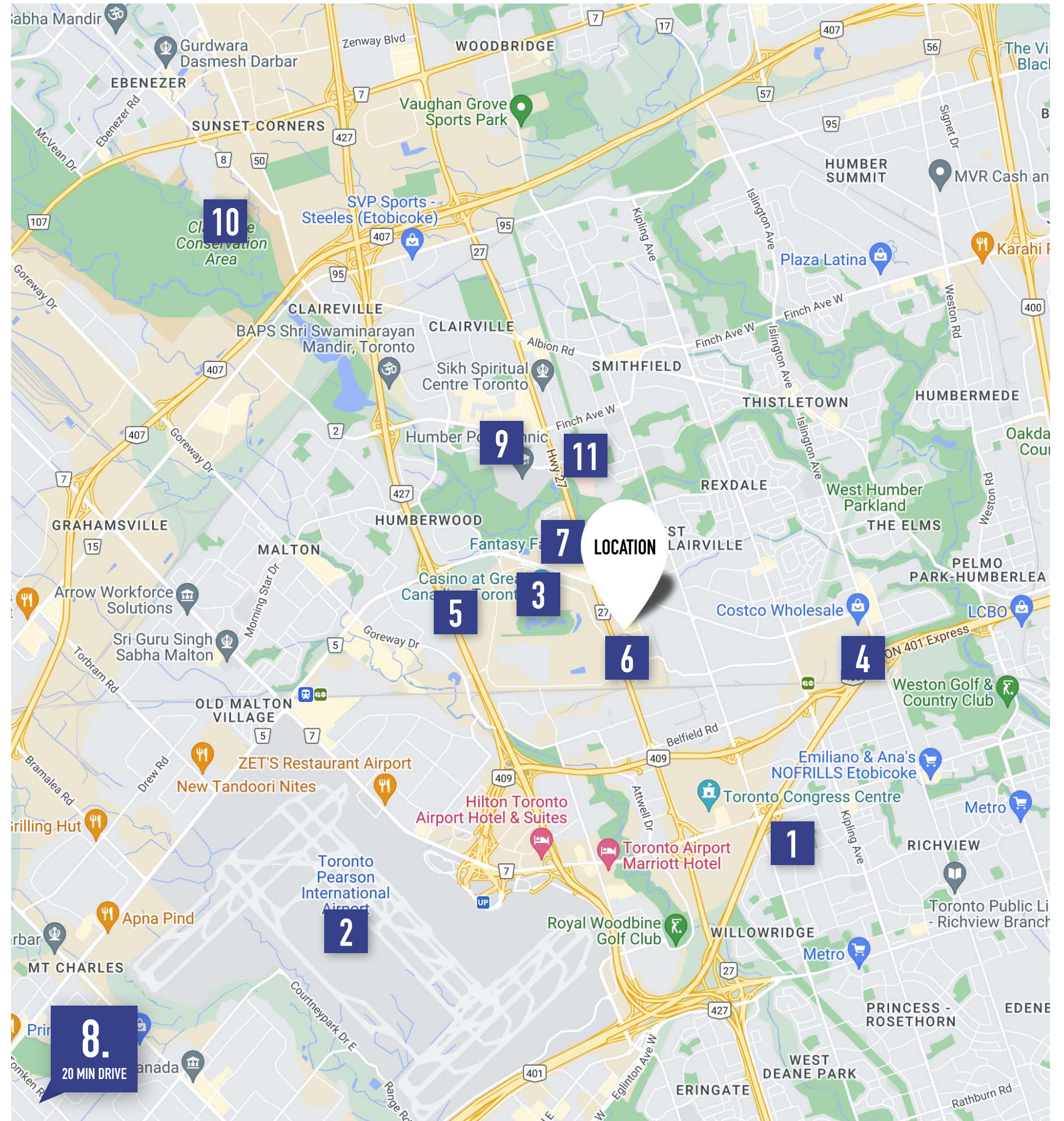
**Surrounding Amenities:** Positioned near prominent landmarks such as the Woodbine Racetrack, retail hubs, schools, and community facilities, this property offers unparalleled convenience and appeal. Ideal for businesses and community organizations seeking high visibility and foot traffic.

**Accessibility:** Located near major highways (401, 407, 427, 409) and only a 5-minute drive from Toronto Pearson Airport, this property boasts exceptional connectivity, supporting seamless logistics and easy access for employees, customers, and community members alike.

**Demographics & Economic Indicators:** Set within a thriving area with robust economic growth, this location benefits from a strong local economy, steady population growth, and increasing demand for both commercial and community services. Investors gain a foothold in a booming market, ideal for long-term growth.

1. Toronto Pearson International Airport (5-minute drive) – Essential for logistics and accessibility.
2. Woodbine Racetrack & Casino – A significant local landmark with future redevelopment projects underway.
3. Highway 401 – A major transportation artery nearby, facilitating regional access.
4. Highway 427 – Enhances connectivity to Toronto and beyond.
5. Highway 27 – Direct route adding ease for industrial and commercial operations.

6. Woodbine Mall – Shopping, dining, and entertainment hub.
7. University of Toronto Mississauga Campus – Adds educational value and community interest.
8. Humber College North Campus – Another educational institution, enriching the local demographic.
9. Claireville Conservation Area – Provides natural surroundings, appealing to community-focused or institutional buyers.
10. – A healthcare facility adding value for community and institutional use.





## FREQUENTLY ASKED QUESTIONS (FAQ)

**\$18.6 MIL  
COMPLETED  
VALUE**

### 1. ZONING & USAGE

**Q: What are the permitted uses under E1.0 zoning?**

A: E1.0 zoning allows for a variety of commercial, industrial, and institutional uses, including but not limited to warehouses, distribution centers, places of worship, daycare centers, and community service facilities.

### 2. DEVELOPMENT & CONSTRUCTION

**Q: What is the estimated timeline to complete construction?**

A: Depending on the scope of the remaining work and customization, construction is estimated to be completed within 8 to 12 months, targeting completion by Fall 2025.

**Q: Are there any environmental assessments available?**

A: Yes, environmental reports are available and can be accessed in the Supporting Documentation section.

### 3. INVESTMENT & VALUATION

**Q: What is the as-completed appraised value?**

A: The as-completed appraised value of the property is \$18.6 million, indicating strong potential for appreciation.

**Q: What are the potential return on investment (ROI) scenarios?**

A: The property's flexible zoning and strategic location allow for diverse ROI scenarios, including development for industrial, institutional, or mixed-use applications.

### 4. PURCHASING PROCESS

**Q: What is the procedure to make an offer on the property?**

A: Interested buyers should contact the listing agent to discuss terms and submit a formal offer.

**Q: Are there any contingencies or conditions associated with the sale?**

A: Standard contingencies may apply, including financing and inspection periods. Specific conditions can be discussed with the listing agent.

### 5. PROPERTY VIEWING

**Q: How can I schedule a viewing of the property?**

A: To arrange a site visit, please contact the listing agent to schedule an appointment.

### 6. LEGAL CONSIDERATIONS

**Q: Are there any liens, easements, or other legal considerations?**

A: Yes, there are registered private easements for utilities and site services, available for review in the Supporting Documentation section.

### 7. ADDITIONAL INFORMATION

**Q: What utilities are available on-site?**

A: The property has installed stormwater, water, and sanitary systems, with other utilities available for connection.

Are there any tax incentives or abatements available?

Potential tax incentives may be available depending on the intended use and development plans. It's recommended to consult with local tax authorities or a tax professional.

**For further inquiries or to request additional information, please contact the listing agent.**



# NEXT STEPS

## CONTACT MICHAEL DAVIDSON FOR MORE INFORMATION

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**Michael Davidson**

*Commercial Specialist,*

*Senior Sales Representative*

**Cell:** +1 (416) 831-7108

**Bus:** +1 (416) 222-2600

**Email:** [mdavidson@remax.net](mailto:mdavidson@remax.net)

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