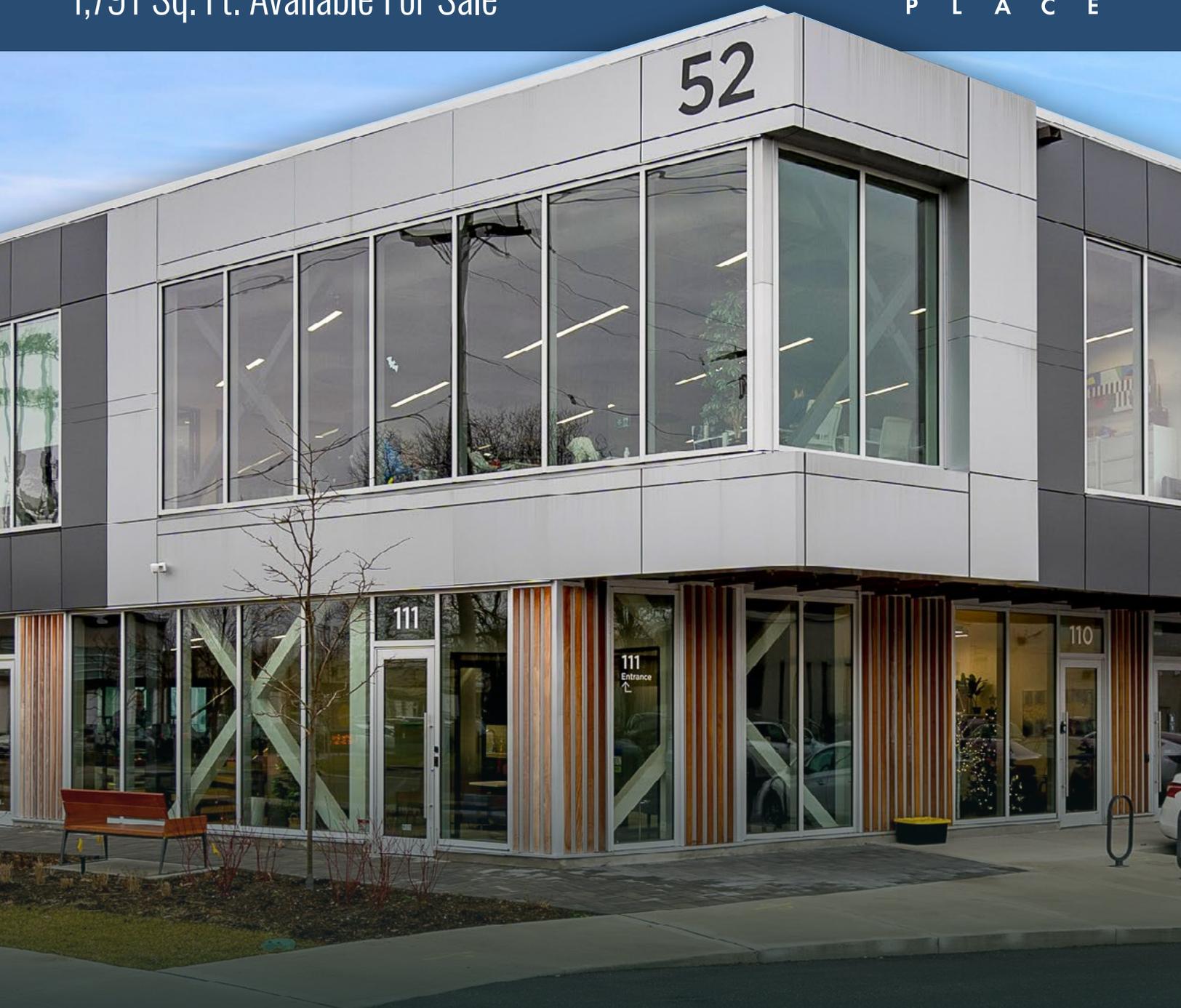


52 SCARSDALE ROAD

NORTH YORK, ON

Developer's Designed Office Space
1,791 Sq. Ft. Available For Sale

Southwell
P L A C E



FORAGER

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PROPERTY HIGHLIGHTS

BUILDING ADVANCEMENTS AND TECHNOLOGY

- Touchless entry and access to second floor units
- Units have individual gas-fired rooftop HVAC systems
- On site fiber optic internet for gigabit internet access
- Building constructed to meet Toronto Green Standard 3.0 (Tier 1) requirements

EXTERIOR BUILDING FEATURES

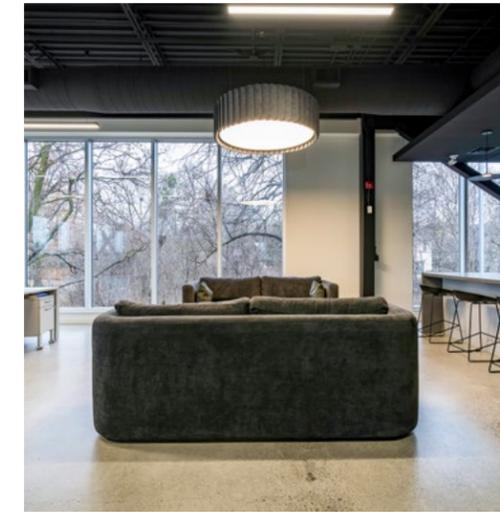
- The building is covered in a combination of window wall and two-tone aluminum composite paneling with hardwood accents
- 8-foot overhang extending from the north and south sides of the building, featuring a hardwood inset soffit and track LED path lighting
- Optional signage can be mounted and backlit according to building specifications
- Landscaped outdoor area to enjoy as an amenity

PARKING AND LOADING

- Double-entry driveways
- Covered bicycle parking
- Plenty of on-street parking available

EL 1.0 - ZONING PERMITTED USES

- | | | |
|---------------------------------|------------------------------------|--------------------------|
| • Ambulance Depot | • Financial Institution | • Police Station |
| • Artist Studio | • Fire Hall | • Production Studio |
| • Automated Banking Machine | • Industrial Sales and Service Use | • Self-storage Warehouse |
| • Bindery | • Laboratory | • Service Shop |
| • Carpenter's Shop | • Office | • Warehouse |
| • Cold Storage | • Park | • Wholesaling Use |
| • Custom Workshop | • Performing Arts Studio | |
| • Dry Cleaning or Laundry Plant | | |



Open office space featuring 13.5 ft ceiling height



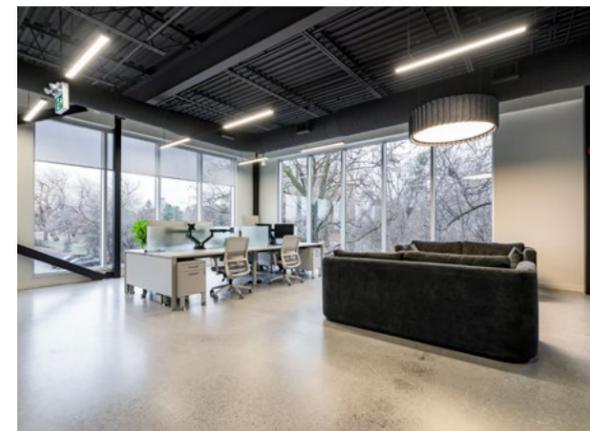
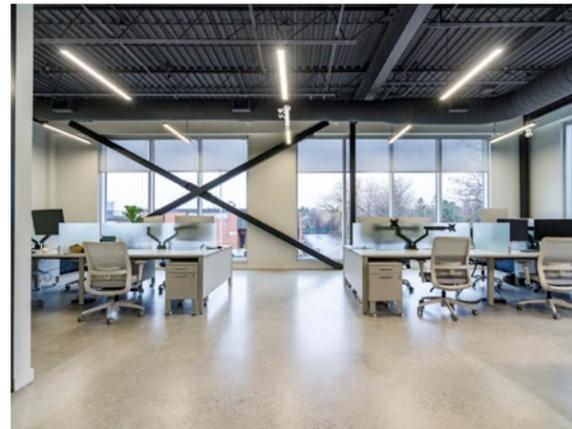
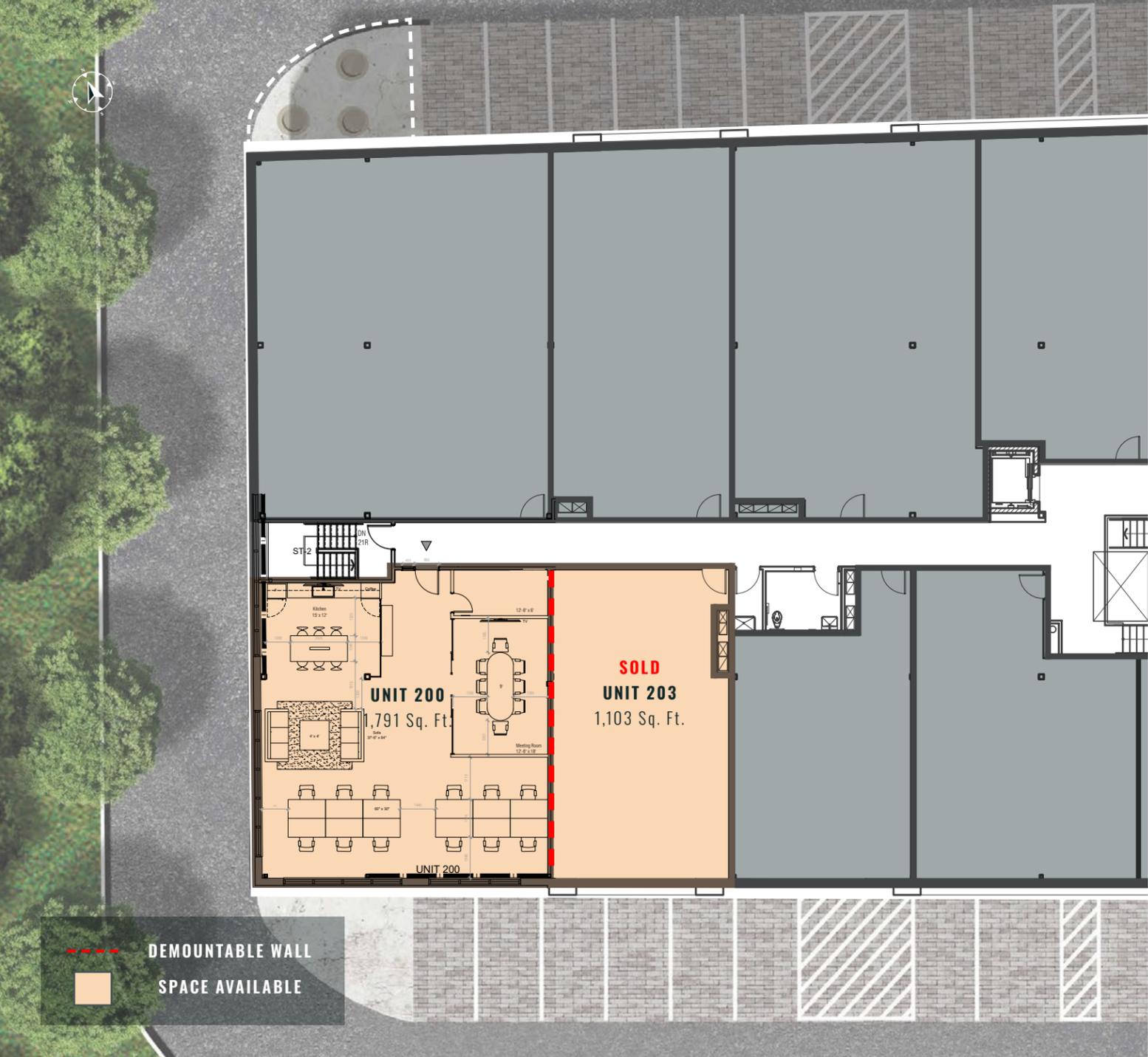
Abundance of natural light throughout space



Stunning 10 ft window walls for excellent views



Exposed steel beams for a modern office style



PROPERTY DETAILS

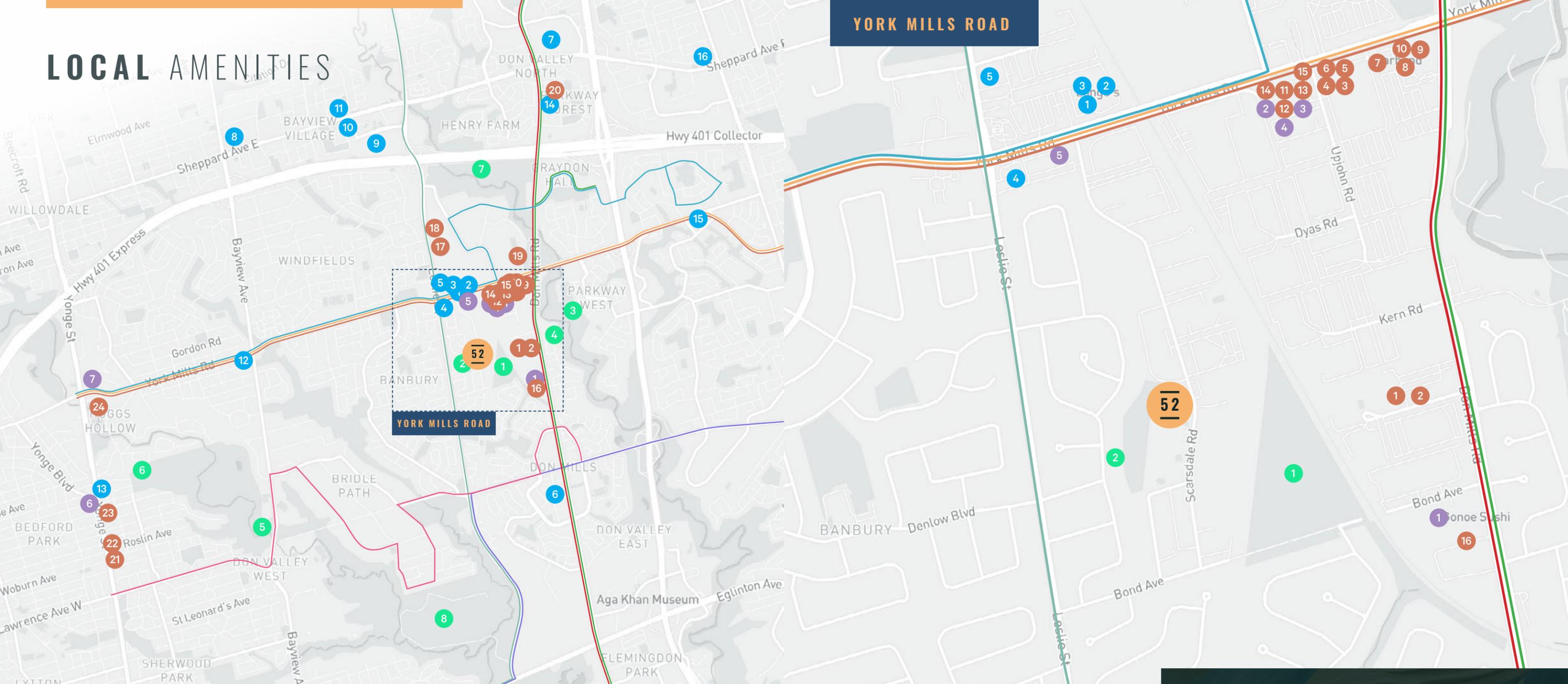
UNIT	SF	SELLING PRICE	ANNUAL TAXES (2025)	MONTHLY CONDO MAINTENANCE FEES
200	1,791 Sq. Ft.	\$1,488,025.00	\$12,784.78	\$895.49
SOLD 203	1,103 Sq. Ft.	\$854,825.00	\$8,162.14	\$552.22

SUITE HIGHLIGHTS

SUITE 200

- 8-seater sound proof boardroom
- Custom kitchen with built-in appliances and quartz counter tops
- Paneled appliances and seating
- Employee collaboration area
- Server/storage room
- Open plan for 12 workstations
- Architectural lighting throughout
- Honed concrete floors

LOCAL AMENITIES



This property is nestled in the prestigious York Mills neighborhood, known for its affluent residents and a rich array of amenities. In close vicinity to York Mills Gardens which hosts an extensive variety of restaurants and retail stores, providing a convenient shopping experience. The property enjoys an advantageous location with its close proximity to major transportation routes such as the Don Valley Parkway (DVP) and Highway 401, ensuring easy and quick access to other parts of the city. Additionally, public transportation services are readily available in the area, contributing to the overall convenience and accessibility of the property.

RESTAURANTS ●

- | | | |
|-----------------------|-----------------------------|-----------------------------|
| 1 Rose Kebab Toronto | 9 China Gourmet Takeout | 17 The Goose |
| 2 Thai One Eats | 10 Darband Restaurant | 18 The Keg Steakhouse + Bar |
| 3 Dragon Pearl Buffet | 11 Thai Room Grand | 19 David Duncan House |
| 4 Paisano | 12 Butter Chicken Roti | 20 Forest Cafe |
| 5 Fox and Fiddle | 13 Mr. Greek | 21 Trio Ristorante Pizzeria |
| 6 Popeyes | 14 Starbucks | 22 STACK Smmmoked |
| 7 Casa Manila | 15 California Sandwiches | 23 Hazel's Restaurante |
| 8 Pizza Nova | 16 Matsuda Japanese Cuisine | 24 Miller Tavern |

RETAIL ●

- | | |
|-----------------------------------|-------------------|
| 1 TD Canada Trust | 9 IKEA |
| 2 Longo's York Mills | 10 Canadian Tire |
| 3 LCBO | 11 MEC North York |
| 4 Petro Canada | 12 Metro |
| 5 Shoppers Drug Mart | 13 Loblaws |
| 6 CF Shops at Don Mills | 14 FreshCo |
| 7 CF Fairview Mall | 15 Food Basics |
| 8 Bayview Village Shopping Centre | 16 Winners |

PARKS & RECREATION ●

- | |
|-------------------------------------|
| 1 Bond Park |
| 2 Southwell Park |
| 3 Three Valleys Park |
| 4 Donalda Club (Members Only) |
| 5 Granite Club (Members Only) |
| 6 Rosedale Golf Club (Members only) |
| 7 Betty Sutherland Trail Park |
| 8 Sonnybrook Park |

HEALTH & WELLNESS ●

- | |
|--|
| 1 LA Fitness |
| 2 Orangetheory Wellness |
| 3 Balance Physiotherapy |
| 4 Duo Studio Clinic |
| 5 Uptown Spa and Salon |
| 6 Continuum Wellness
Massage Therapy Clinic |
| 7 GoodLife Fitness |

TRANSIT AND CONNECTIVITY

51	CF Shops at Don Mills	2.7 KM 5 min drive
95 A/B	CF Fairview Mall	3.9 KM 8 min drive
122	Bayview Village Shopping Centre	900 M 3 min drive
25	HWY 401	2.5 KM 6 min drive
162	DVP	2.5 KM 6 min drive
925	York Mills Garden	900 M 3 min drive
995	Downtown Markham	16.4 KM 17 min drive
54	Leslie Station (Line 4)	3.1 KM 9 min drive

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