

Hospitality Opportunity Overview

AVAILABLE FOR SALE

8440

HIGHWAY 27



8.73 ACRE SITE WITH 74,439 SF BANQUET HALL

Fully operational banquet hall and entitled hotel development land

8440 HIGHWAY 27 | VAUGHAN, ONTARIO

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The opportunity

This offering presents a rare, income-producing hospitality asset paired with a near-shovel-ready development opportunity. The property features a turnkey, French château-style banquet hall with seating for up to 3,300 guests, fully built out with a commercial kitchen and ancillary office space, and prominently located along Highway 27 with excellent regional access. The banquet facility is fully leased to an established operator. In addition, the purchaser will benefit from the ability to develop an adjoining 12-storey, 254-room hotel with premium amenities, supported by substantially complete entitlements and minimal remaining approval risk.



8.73 acre site



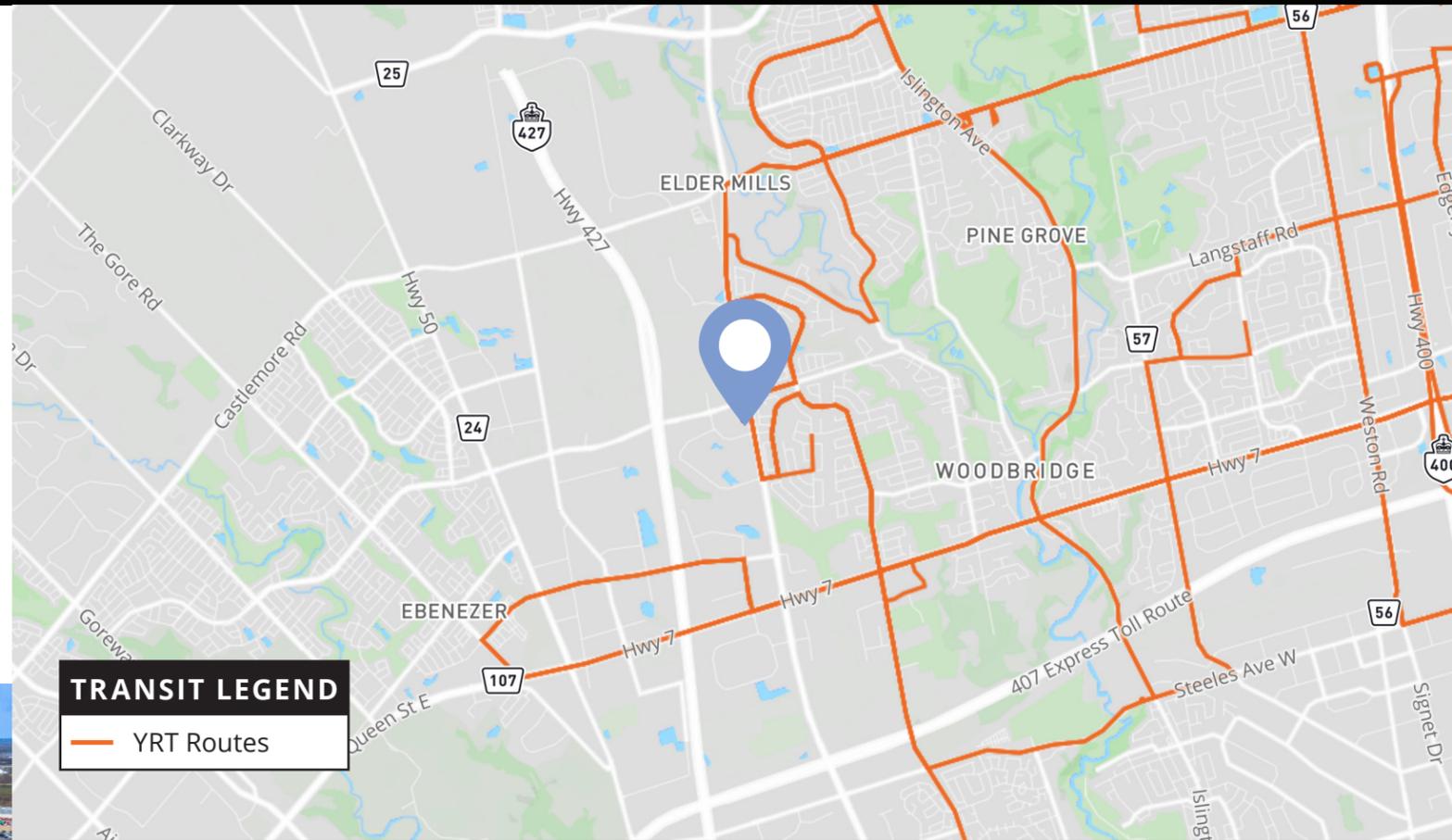
74,439 sf banquet hall



347,158 sf proposed GFA



C6 - Commercial Zoning



TRANSIT LEGEND
 — YRT Routes

AMENITIES WITHIN 5 KM FROM 8440 HIGHWAY 27 , VAUGHAN



129

Restaurants



332

Retail



19

Gas Stations



20

Banks



9

Hotels

Location overview

Prominently located within Vaughan’s West Woodbridge employment corridor, offering excellent exposure and immediate access to Highway 427, with convenient connections to Highways 407 and 401 for seamless travel across the GTA. The property is approximately 20–25 minutes from Toronto Pearson International Airport, supporting strong demand for hospitality, conference, and event-driven uses, and is serviced by York Region Transit along Highway 27 and nearby arterial roads. Surrounded by a dense concentration of industrial, office, and logistics users, as well as a recognized cluster of large-format banquet and hospitality venues, the area benefits from consistent corporate, social, and destination demand, further reinforced by nearby hotels, restaurants, and amenities.



Banquet hall overview

Chateau Le Jardin (CLJ) is a long-established banquet and event venue featuring East and West wings that together provide approximately 20,000 sf of event space with a total capacity of up to 3,300 guests. The two wings have separate entrances, allowing for flexible event configurations and concurrent functions. The venue is supported by a fully operational commercial kitchen and dedicated office suites for administrative use.

In operation since 1985, with the most recent portion of the structure constructed around 2000, CLJ serves a large and affluent surrounding market, with a population of 128,969 within a 5-kilometre radius and an average household income of \$127,362. The property is currently leased to 1000742633 Ontario Inc. through May 30, 2034.



3,300 person capacity



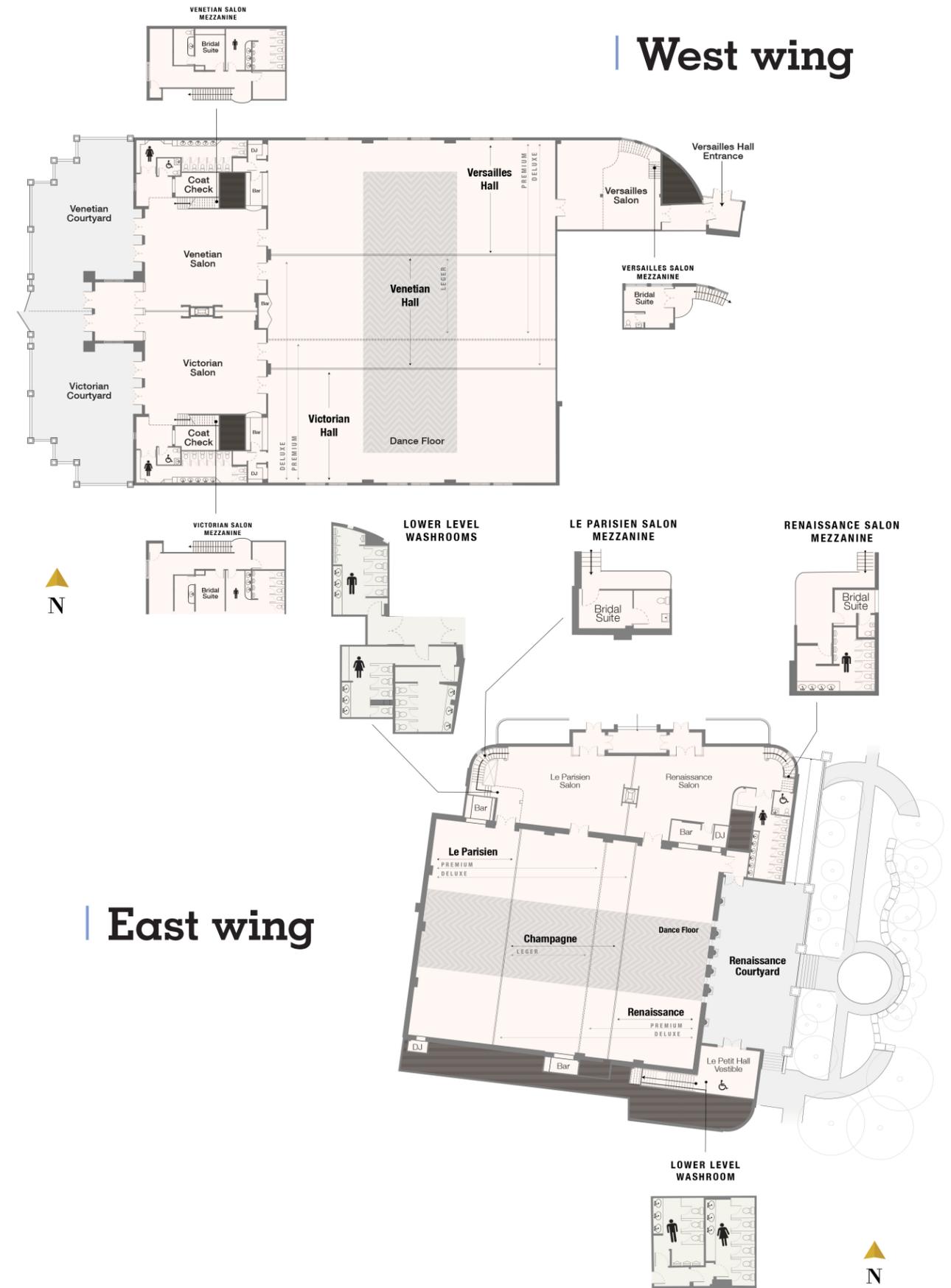
74,439 sf in total



± 4 acres of paved parking



Leased through May 30, 2034



Hotel development overview

This offering presents a near shovel-ready opportunity to develop a hotel adjoining the existing banquet hall, benefiting from strong operational synergies and dual-patronage potential. The project is substantially de-risked, with OPA and ZBA approvals in place (April 2023) and approved height and massing for a 14-storey hotel. The Site Plan Application is in its final stages, requiring only limited additional environmental testing, resulting in very low approval risk. Prior marketing efforts demonstrated solid demand through executed pre-construction APS agreements. Overall, the site represents a highly advanced, well-positioned hospitality development opportunity.



254 hotel rooms



14 storeys



347,158 sf proposed GFA



Approvals in place (April 2023)



Planning status overview

APPROVED HOTEL DEVELOPMENT PROGRAM

Building Form

- Approximately 12 occupiable storeys
- Mezzanine level above the first floor
- Rooftop service structure
- Total planning height treated as 14 storeys

Guestroom and Office Program

- Approximately 261 hotel guest suites
- Approximately 54 furnished executive office suites on the second and third floors
- Direct connection to Château Le Jardin via two-storey enclosed link

Amenity, Food and Beverage Components

- Café/market concept
- Full-service restaurant and wine bar
- Rooftop lounge and pool with year-round enclosures
- Enclosed garden/courtyard space for events and wellness programming
- Private wine club
- Wellness spa with treatment and preventative health services
- Fitness centre with pool, hot and cold plunge

Parking and Site Configuration

The site incorporates structured and surface parking fields with over 500 surface stalls historically identified in concept materials. The layout provides dedicated hotel entrances, banquet hall circulation, and integrated access between both uses.



Rare, fully-entitled hospitality opportunity

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Get in touch for more information

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