



FOR SALE

Income Producing Medical Office Asset



3850 FINCH AVENUE EAST, TORONTO



Investment Highlights



Strategic Location

The Property is located on the north side of Finch Avenue East, between Birchmount Road and Kennedy Road. The site is accessible by multiple TTC bus routes (39, 939 – Finch, 17 – Birchmount and 43 – Kennedy) and is in close proximity to GO Transit and the future Scarborough Subway Extension (Sheppard station) which further enhances long-term connectivity and patient access. The Property is less than one-kilometer from the Scarborough Health Network (SHN) Birchmount Hospital, which offers a wide range of medical services including a 24/7 emergency department, diagnostic imaging, general surgery, mental health care, and maternal and newborn programs.



Stabilized Medical / Professional Building

The Property is 93% occupied with medical, diagnostic and professional services tenants. It also has a number of education and enrichment occupiers (Kumon, art and music school) as well as a pharmacy and café which bring a retail element and more foot traffic to the site. Average in-place rental rates are \$28.40 per square foot gross, generating strong in-place NOI of \$696,818 per annum (y/e June 30, 2026). While the remaining average lease term is 2.2 years, many tenants are long-term have occupied their units for more than 5 years.



Value-Add Opportunities

The Vendor recently had the building re-measured to BOMA 2024 standards. The revised rentable area of the building is 51,402 square feet, a 13% increase. Upon expiration of the current leases, there is a material opportunity to increase net revenues by revising suite sizes and rolling current gross leases to industry standard triple net tenancy.



Well-maintained Building with Curb Appeal

The building has been well-maintained by the ownership group. The exterior facade of the building is attractive and benefits from high visibility on Finch Avenue East with ample surface parking for tenants and visitors. The property has a functional and efficient interior layout with suite sizes ranging from 250 to 3,764 square feet.



Property Details


Major Intersection:	Finch Avenue East / Kennedy Road
PIN:	060140615
Legal Description:	PT LT 29 CON 4 SCARBOROUGH AS IN TB684521; S/T TB482644; TORONTO CITY OF TORONTO
Land Area:	1.36 acres / 59,212 sf
Lot Dimensions:	~161 feet – Frontage along Finch Avenue East ~370 feet – Depth
Square footage per Rent Roll:	45,540 sf (excluding storage areas)
Re-measured Building Area: (Boma 24):	53,796 Total (51,402.38 Rentable per BOMA 24’)
Floors	4 + basement
Parking	125 stalls
Year Built:	1986
Taxes (2024)	\$203,210.78
Year 1 NOI:	\$696,818 (y/e June 30, 2026)
WALT:	2.2 Years
Zoning:	Commercial Residential CR 0.9 (c0.9; r0.0) SS3 (x553)
Official Plan:	Mixed Use Areas




Area Amenities

- 1 First Markham Place
- 2 SmartCentres Markham Woodside
- 3 Shoppes of the Parkway
- 4 Milliken Mills Community Centre
- 5 Markham Wesley Centre
- 6 Pacific Mall
- 7 Bridlewood Mall
- 8 Woodside Square
- 9 Pleasantview Community Centre
- 10 CF Fairview Mall
- 11 Agincourt Mall
- 12 Scarborough Town Centre


Area Demographics




13,293
Population 1km




136,396
Population 3km



321,050
Population 5km



45
Avg. Age
(3km Radius)



2.9
Avg. Family Size
(3km Radius)



SUBMISSION GUIDELINES

Cushman & Wakefield ULC. has been retained as exclusive advisor (“Advisor”) for the disposition of 3850 Finch Avenue East, Toronto. The Property will be sold free and clear of debt. The Vendor’s objective is to maximize sale proceeds and preference will be given to offers with limited conditionality and a timely closing.

PRICE

The Property is offered for sale on at a price of \$12,269,900.

SUBMISSIONS

Offers are to be submitted to the listing team at:

Rene Serin & Peter McGoey

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