



FOR SALE

2562 Eglinton Avenue W

Toronto, ON

Connected. Scalable. Land.

Eglinton West Development Opportunity



# ABOUT THE OFFERING

CBRE is pleased to offer for sale 2562 Eglinton Avenue W in the City of Toronto (known as the “Site or “Property”), that has been positioned for redevelopment. The 0.55 acre Site is transit oriented in nature, situated in immediate proximity to the future Keelesdale LRT Station and is under an 8 minute walk (600m) to Caledonia LRT/GO Station. The Property benefits from its size and planning, allowing an opportunity to build a scalable development. Furthermore, the Property has been positioned with holding income along with optional sale/demo clauses providing income for the immediate term. Market demographics dictate the surrounding area to experience strong pricing growth of residential properties in the near term.

ACREAGE	±0.55 ac. (24,090 sq. ft.)
FRONTAGE	98 ft. Front, 115 ft. Rear
DEPTH	224 ft.
EXISTING USE	Flex commercial/office building
OFFICIAL PLAN	Mixed Use Area
ZONING	Commercial Residential
2022 ANNUAL TAXES	\$128,874.91
APPROXIMATE NOI	\$349,240

## PLANNERS OPINION ON DEVELOPMENT

BUILDING HEIGHT	14-16 Storeys
FSI	~9 - ~10 times the area of the lot
BUILD FORM	Tall Mid-Rise
UNDERGROUND PARKING	One Level Below Grade

# PROPERTY HIGHLIGHTS



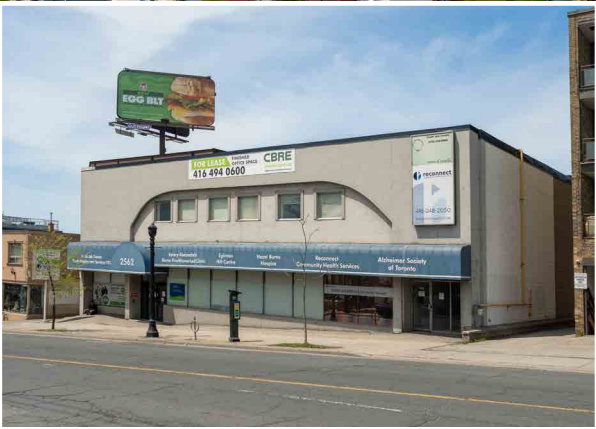
PROXIMITY TO MULTIPLE TRANSIT OPTIONS



SCALABLE DEVELOPMENT OPPORTUNITY



SUBSTANTIAL HOLDING INCOME





# TRANSIT MAP / DEVELOPMENT SALES



Vaughan Metropolitan Centre

Weston GO Station

401

Brookhaven-Amesbury  
Neighbourhood

1 Keelesdale 3  
Building M

2 Keelesdale 3  
Building J

5 mins to Downsview  
Park Station

3 4 Notting Hill Condominiums  
East & West Towers

700M to Future Mount  
Dennis LRT / GO Station



Future  
Keelsdale LRT  
Station

Subject  
Property

Black Creek Dr

Charles E Webster  
Public School

Keele St

Scott Rd

Eglinton Ave W.

CROSSTOWN

Gabian Way

Venn Cres



Future  
Caledonia LRT  
/ GO Station

1 KM to Future  
Fairbank LRT Station

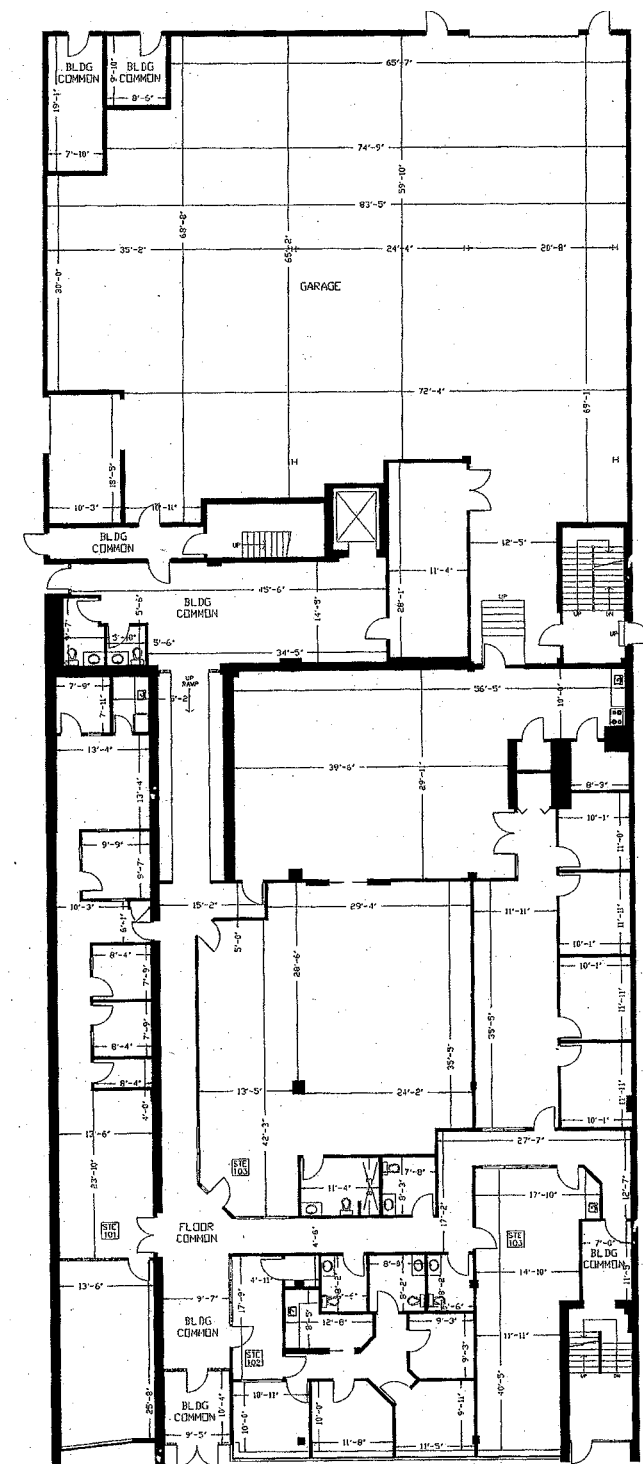
10 mins to  
Union Station

## Nearby Active Development Sales

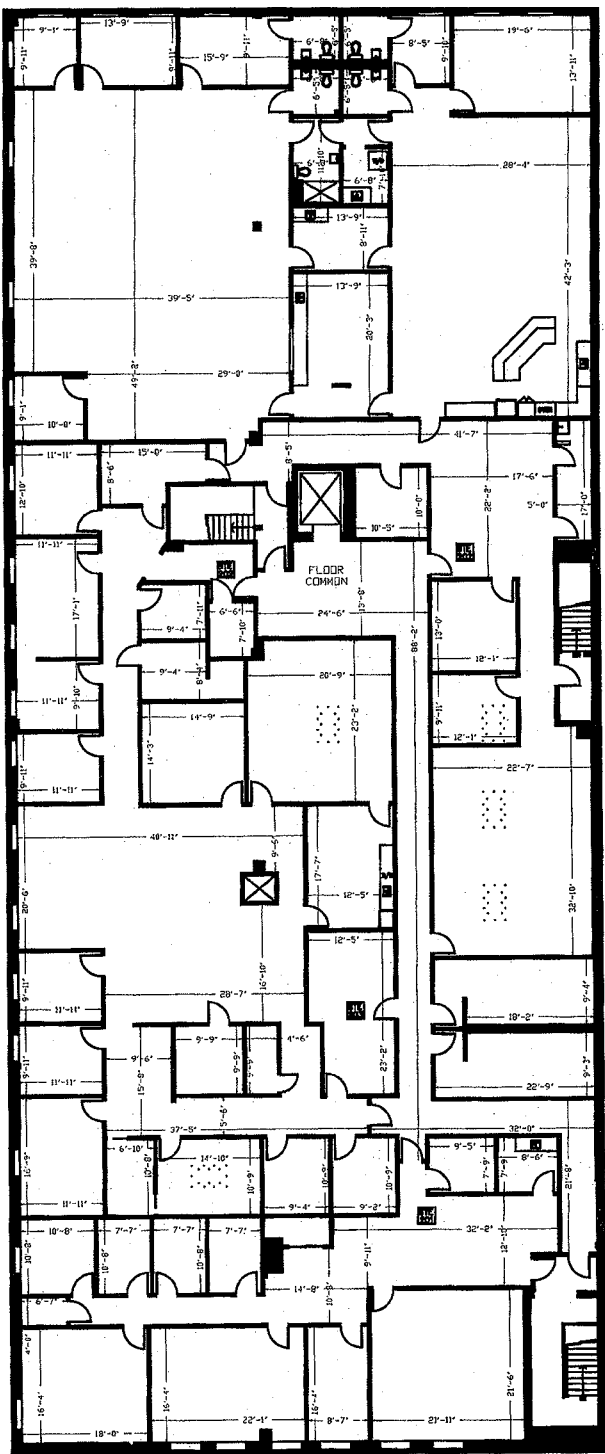
	Development	Opening	Unit Prices	Unit Sizes (SF)	\$/per Sq. Ft	Currently Available Average \$/ per Sq. Ft.	Total Units (% Sold)	Months to 70% Sold
1	Keelesdale 3 - Building M Daniels, Diamond Corp, Kilmer Group Condo Development	22-Jun	\$595,900-\$1,117,900	504-1,143	\$978-\$1,182	\$1,127	48%	TBD
2	Keelesdale 3 - Building J Daniels, Diamond Corp, Kilmer Group Condo Development	22-Jun	\$595,900-\$1,127,900	504-1,143	\$986-\$1,182	\$1,124	49%	TBD
3	Notting Hill Condominiums - East Tower Lanterra Developments Condo Development*	20-Apr	\$594,900-\$1,512,900	321-1,243	\$1,217-\$1,853	\$1,412	69%	TBD
4	Notting Hill Condominiums - West Tower Lanterra Developments Condo Development	19-Jun	\$562,900-\$1,439,900	437-1,141	\$1,261-\$1,288	\$1,328	98%	18 Months



FLOOR PLANS /  
SURVEY

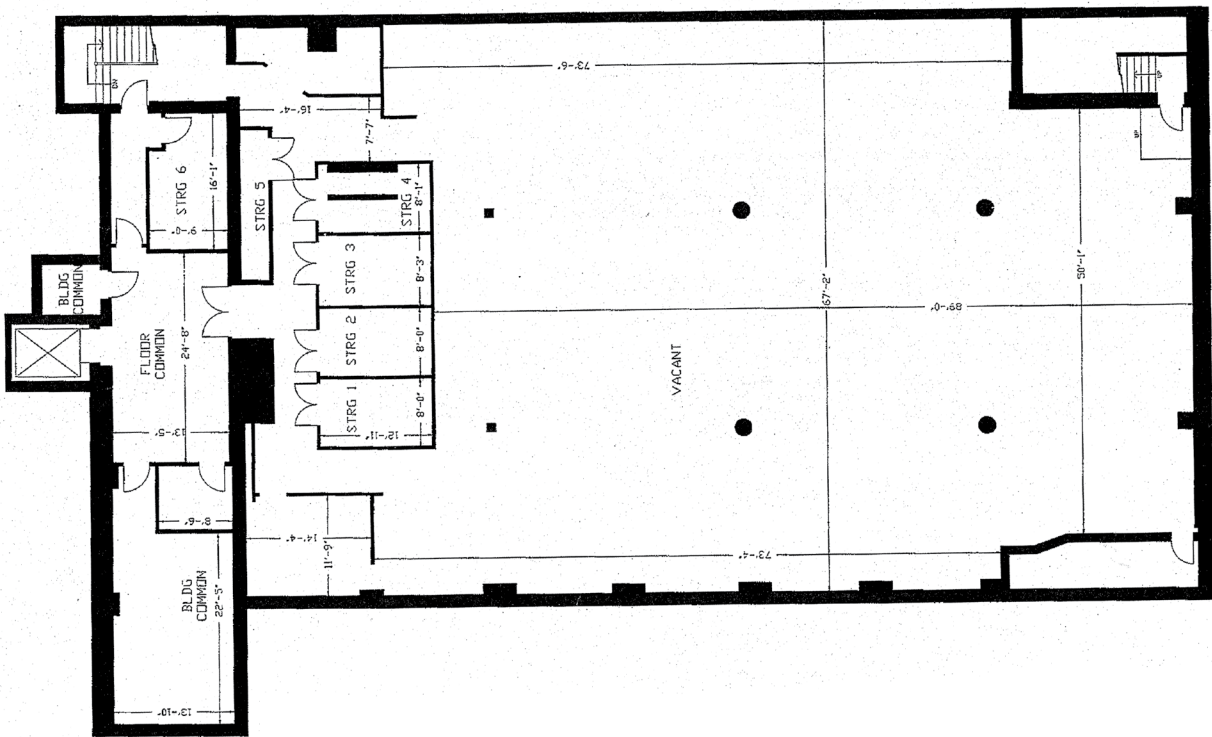


First Floor

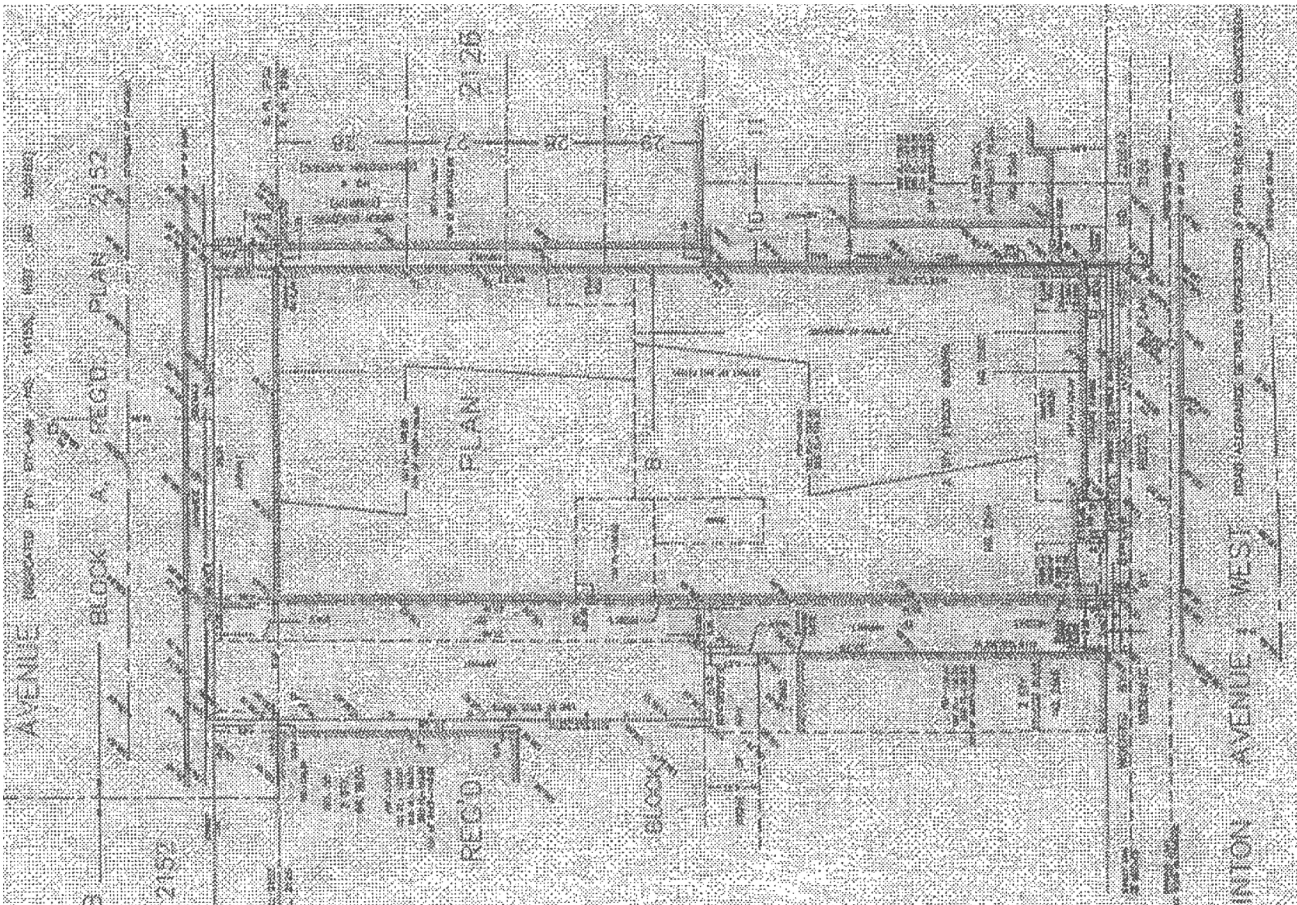


Second Floor

Basement



Survey





2562 Eglinton Avenue W

Toronto, ON

## OFFER SUBMISSIONS:

Offers will be reviewed on a first come first serve basis and are to be submitted to:

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ryan.bobyk@cbre.com

Craig Williamson

craig.williamson@cbre.com

Gary Williamson

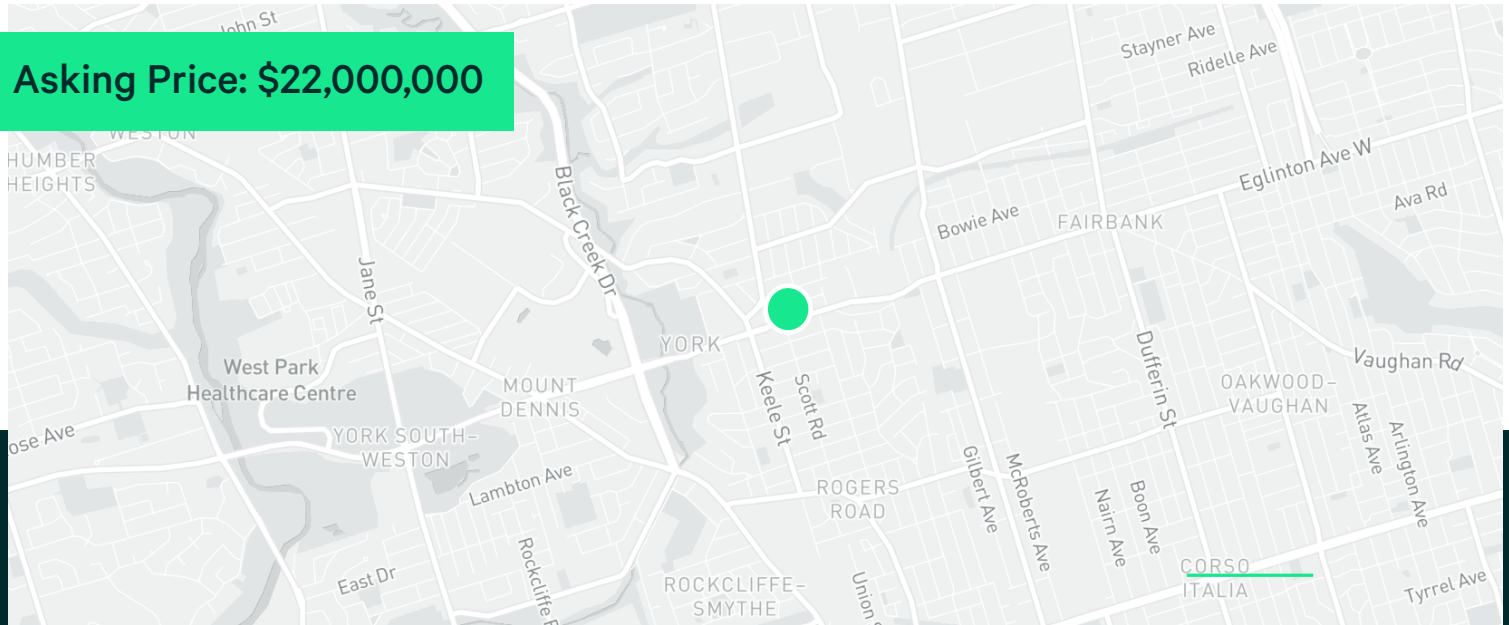
gary.williamson@cbre.com

## DOCUMENT CENTRE:

Documents can be reviewed upon execution of a Confidentiality Agreement:

- Survey
- Planning Report
- Rent Roll & Operating Budget
- Floor Plans
- Official Plan/Zoning
- Property Tax Bill
- Leases

Asking Price: \$22,000,000



## EXCLUSIVE ADVISORS

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\*Sales Representative \*\*Broker | All outlines are approximate | [www.cbre.ca](http://www.cbre.ca)

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