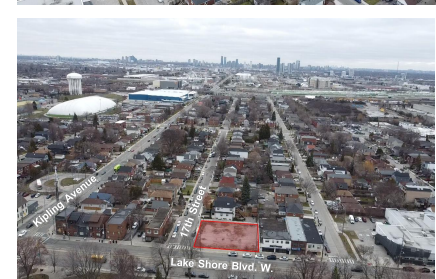


MIXED USE DEVELOPMENT SITE IN SOUTH ETOBICOKE

3142 Lake Shore Boulevard West, Toronto



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Contact Info:



- 1.0 The Offering**
- 2.0 Property Overview**
- 3.0 Location Overview**
- 4.0 Offering Process**





THE OFFERING

THE OFFERING

K2 Commercial Group and Royal LePage Commercial are pleased to offer, on behalf of our client, a strategically located mixed-use development site in south Etobicoke. The site is situated steps from Humber College's Lake Shore Campus, close to Lake Ontario, and within a few minutes to downtown Toronto.

The Official Plan designation and the zoning permit a wide range of commercial/residential uses. The current owner has completed concept drawings for a 5-storey mixed-use building, including commercial space on the ground floor and purpose-built rental apartments on the upper floors. However, given the OP and the zoning, the site allows for various development scenarios. The neighbouring property is also listed for sale for those who wish to complete a larger redevelopment project.

This corner property has two road frontages, 100 feet on Lake Shore Boulevard and 86 feet on Seventeenth Street and is serviced by a rear lane.

ASKING PRICE: \$3,749,000

PROPERTY OVERVIEW

Location	Lake Shore Boulevard West and Seventeenth Street
Municipal Address	3142 Lake Shore Blvd. W. Toronto, ON M8V 1L4
Legal Description	PT LTS 189 & 190, PL 1712, AS IN TB484274; ETOBICOKE, CITY OF TORONTO
Lot Area	100.05 ft x 86.13 ft
Total Area	8611.12 sq. ft.
Zoning	CR3 (C3; R3)
Property	Vacant land with a proposed development for a 5-storey mixed use building (zoning and OP permits other development scenarios)
Record of Site Condition	The site is clean, as the vendor has completed a record of site condition.

AERIAL IMAGES



17th Street

17th Street

Lake Shore Blvd. W.

Lake Shore Blvd. W.

Lake Shore Blvd. W.



COMMERCIAL
GROUP



ROYAL LePAGE
COMMERCIAL

AERIAL IMAGES



AERIAL IMAGES



AERIAL IMAGES





PROPERTY OVERVIEW

PROPERTY DESCRIPTION

PROPERTY DESCRIPTION

Site Location	Lake Shore Boulevard West and Seventeenth Street
Zoning	CR3 (C3;R3)
Frontage	100.05 ft.
Depth	86.13 ft.
Total Lot Area	8611.12 sq. ft.
Proposed Development	5-storey mixed use building with a ground floor retail and apartment units in the upper floors.
Record of Site Condition	The vendor has completed a record of site condition.
Transit	<ul style="list-style-type: none"> 2-minute walk to the nearest bus stop towards Kipling Station or Long Branch GO and downtown Toronto 8-minute drive to Long Branch GO
Surrounding Property	The subject site is across from Humber College – Lake Shore Campus, and is surrounded by shops, businesses, and Humber College facilities along the busy Lake Shore Blvd. W. corridor.



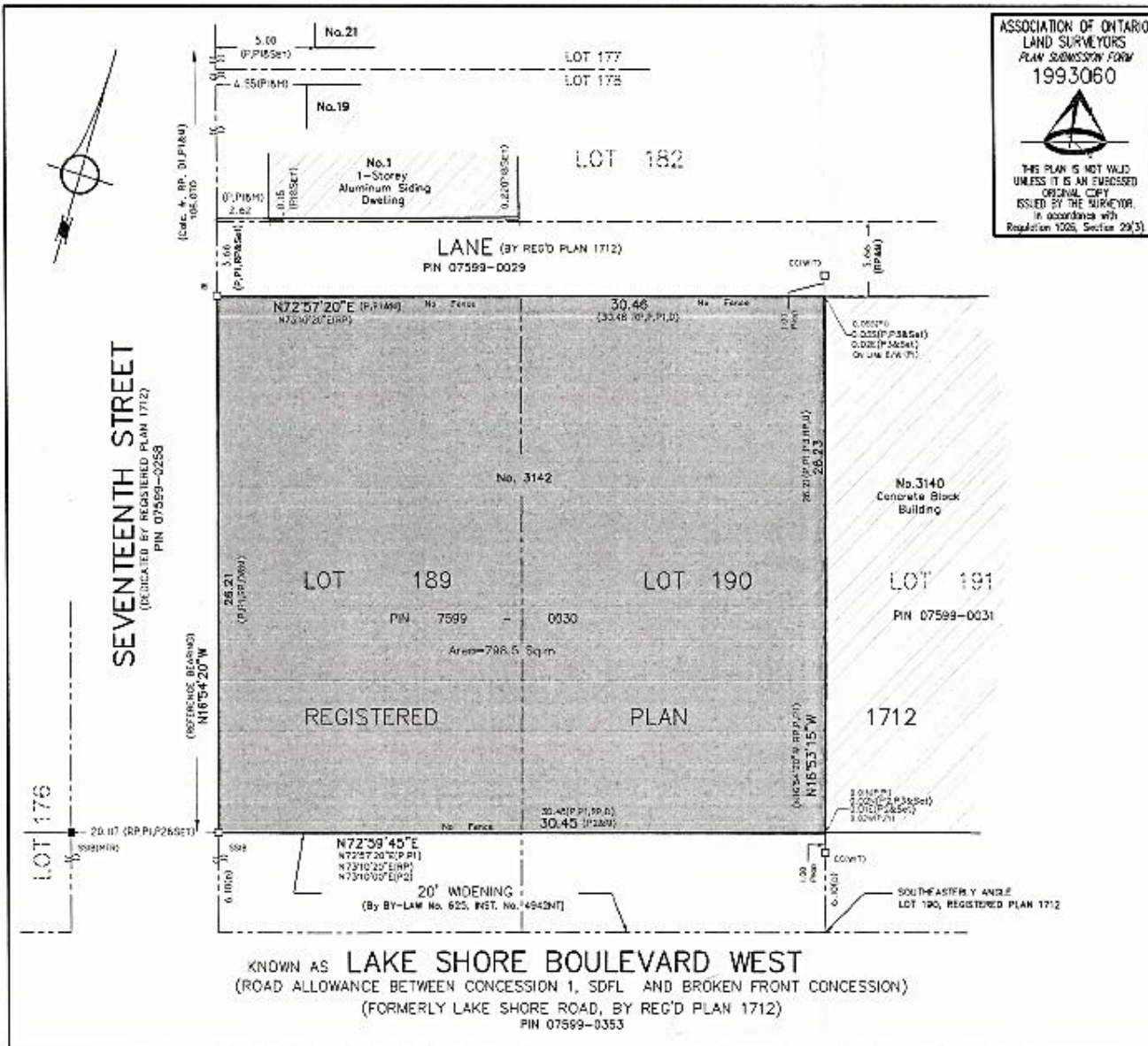
Lot Size

Area: 8,611.12 ft²(0.198 ac)

Perimeter: 370.73 ft

Measurements: 100.05 ft x 86.13 ft x 100.04 ft x 86.14 ft

Lot Measurement Accuracy: LOW



ASSOCIATION OF ONTARIO
LAND SURVEYORS
PLAN SUBMISSION FORM
1993060

THIS PLAN IS NOT VALID
UNLESS IT IS AN EMBOSSSED
ORIGINAL COPY
ISSUED BY THE SURVEYOR.
In accordance with
Regulation 1026, Section 29(3)

PLAN OF SURVEY OF
PART OF LOTS 189 & 190
REGISTERED PLAN 1712
CITY OF TORONTO
(FORMERLY CITY OF ETOBICOKE)

SCALE 1:200
0 1 2 3 4 5 10 15m

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ertl surveyors 2016
Ontario Land Surveyors

Metric
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND
CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

Part 2
NO REGISTERED EASEMENTS OR RIGHTS OF WAY ON TITLE
FENCES AS SHOWN

Notes
BEARINGS ARE ASTRONOMIC AND ARE REFERRED TO THE
EASTERLY LIMIT OF SEVENTEENTH STREET, HAVING A BEARING
OF N16°54'20"W AS SHOWN ON REGISTERED PLAN 1712

- DENOTES SURVEY MONUMENT FOUND
- D DENOTES SURVEY MONUMENT SET
- SBIB DENOTES SHORT STANDARD IRON BAR
- IB DENOTES IRON BAR
- IP DENOTES IRON PIPE
- CC DENOTES CUT CROSS
- WTI DENOTES WITNESS
- OU DENOTES ORIGIN UNKNOWN
- RP DENOTES REGISTERED PLAN 1712
- P DENOTES SURVEY BY H. PILLER, O.L.S., DATED DECEMBER 23, 1987
- P1 DENOTES SURVEY BY ROWAN-STANCIU LTD., O.L.S., DATED NOVEMBER 10, 2005
- P2 DENOTES PLAN 648-9702
- P3 DENOTES SURVEY BY A. COOK, O.L.S. (PER DUNNING & TAYLOR, O.L.S.) DATED NOVEMBER 17, 1950
- D DENOTES INST. No. 484274 (PIN 07599-0030)
- D1 DENOTES INST. No. 4842 HT (PIN 07599-0353)
- M DENOTES MEASURED
- PROO DENOTES ON PRODUCTION
- MTR DENOTES METRO TRANSPORTATION DEPARTMENT
- SDFL DENOTES SOUTH DIVISION FROM LAKE ONTARIO
- N/S/E/W DENOTES NORTH/SOUTH/EAST/WEST
- DENOTES PHASE ONE PROPERTY, PHASE TWO PROPERTY AND RECORD OF SITE CONDITION PROPERTY LIMITS

Surveyor's Certificate

I CERTIFY THAT:
1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE REGULATIONS MADE UNDER THEM.
2. THE SURVEY WAS COMPLETED ON THE 13th DAY OF OCTOBER 2016

October 20, 2016
Date

Lawrence G. Ertl
Lawrence G. Ertl
Ontario Land Surveyor

ertl surveyors
Ontario Land Surveyors
www.es-ols.com

1234 ROAD STREET, UNIT 10, RICHMOND HILL, L4S 1C1
TELEPHONE (905) 731-7834 FAX (905) 731-7852 EMAIL info@es-ols.com
DRAWING: 16482-SRPR.DWG PROJECT: 16482
CALC. BY GT, DRAWN BY TH/GT, CHECKED BY GT/LE

PROPOSED DEVELOPMENT

The subject site features a proposed 5-storey mixed-use development with a total gross floor area of approximately 28,233 sq. ft.

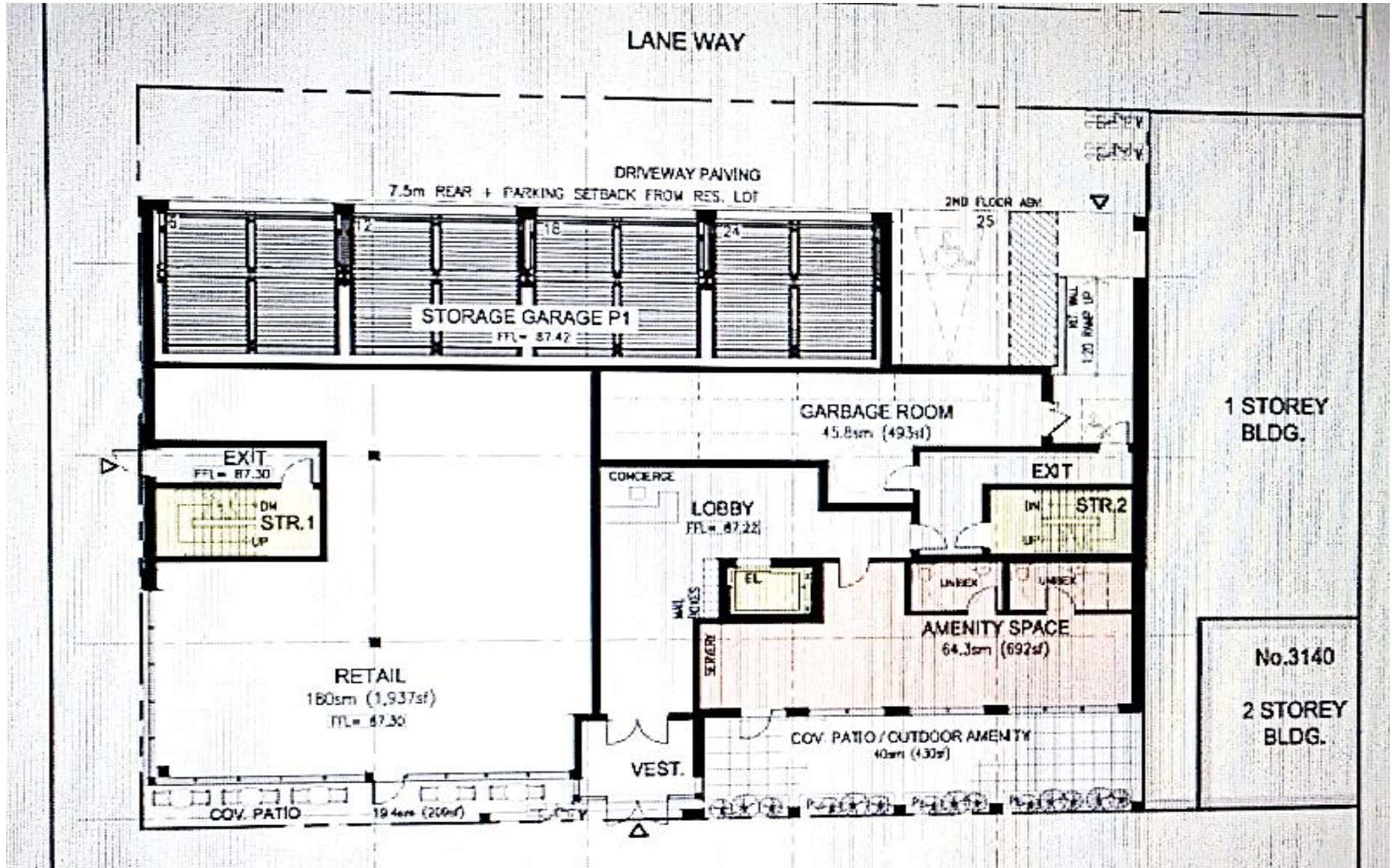
The project features ground-floor retail and 20 purpose-built residential units on the upper floors, each around 544 sq. ft. It also includes underground parking and storage, plus amenity spaces to enhance tenant appeal and long-term rental value.

ZONING

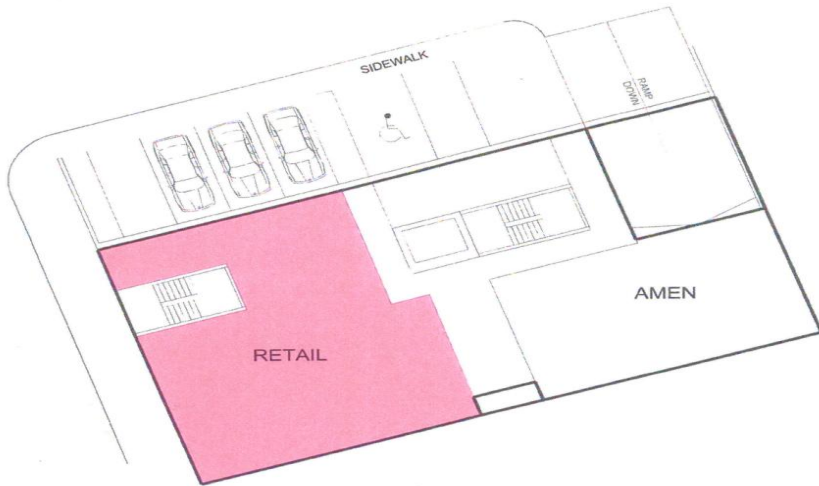
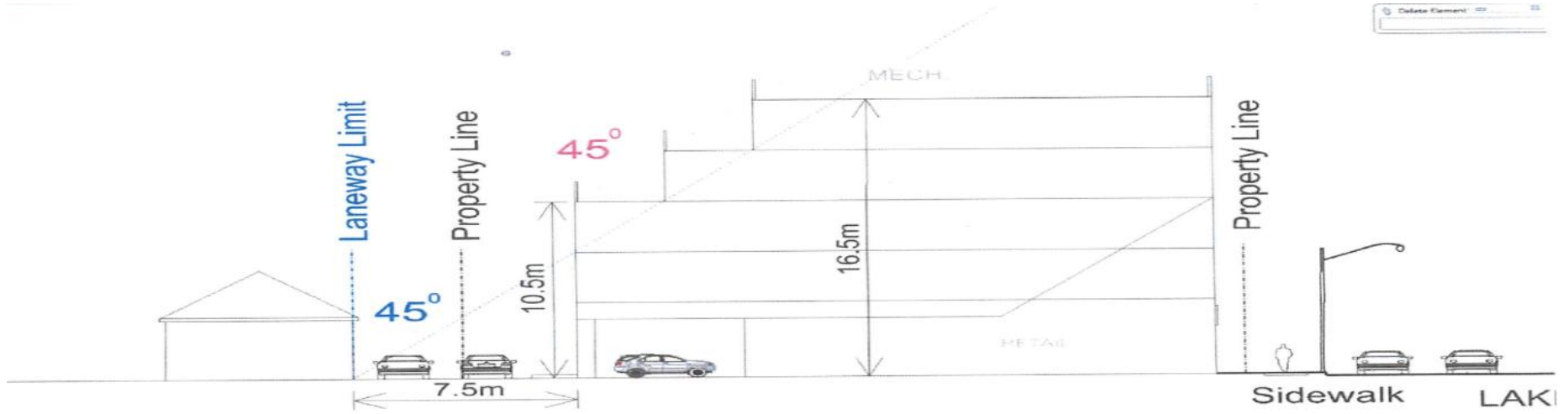
The City of Toronto designates the property as a mixed-use establishment with street or onsite parking. The zoning By-law classifies 3142 Lake Shore Blvd. W. as CR3 (C3;R3)



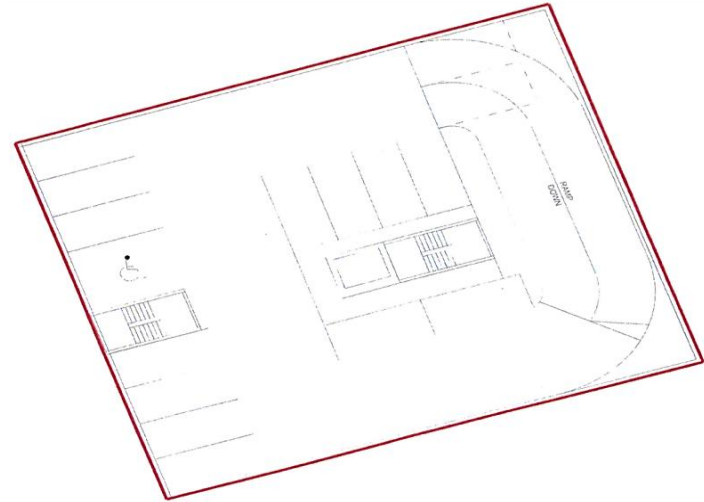
DEVELOPMENT CONCEPT



DEVELOPMENT CONCEPT



FL1



UG1

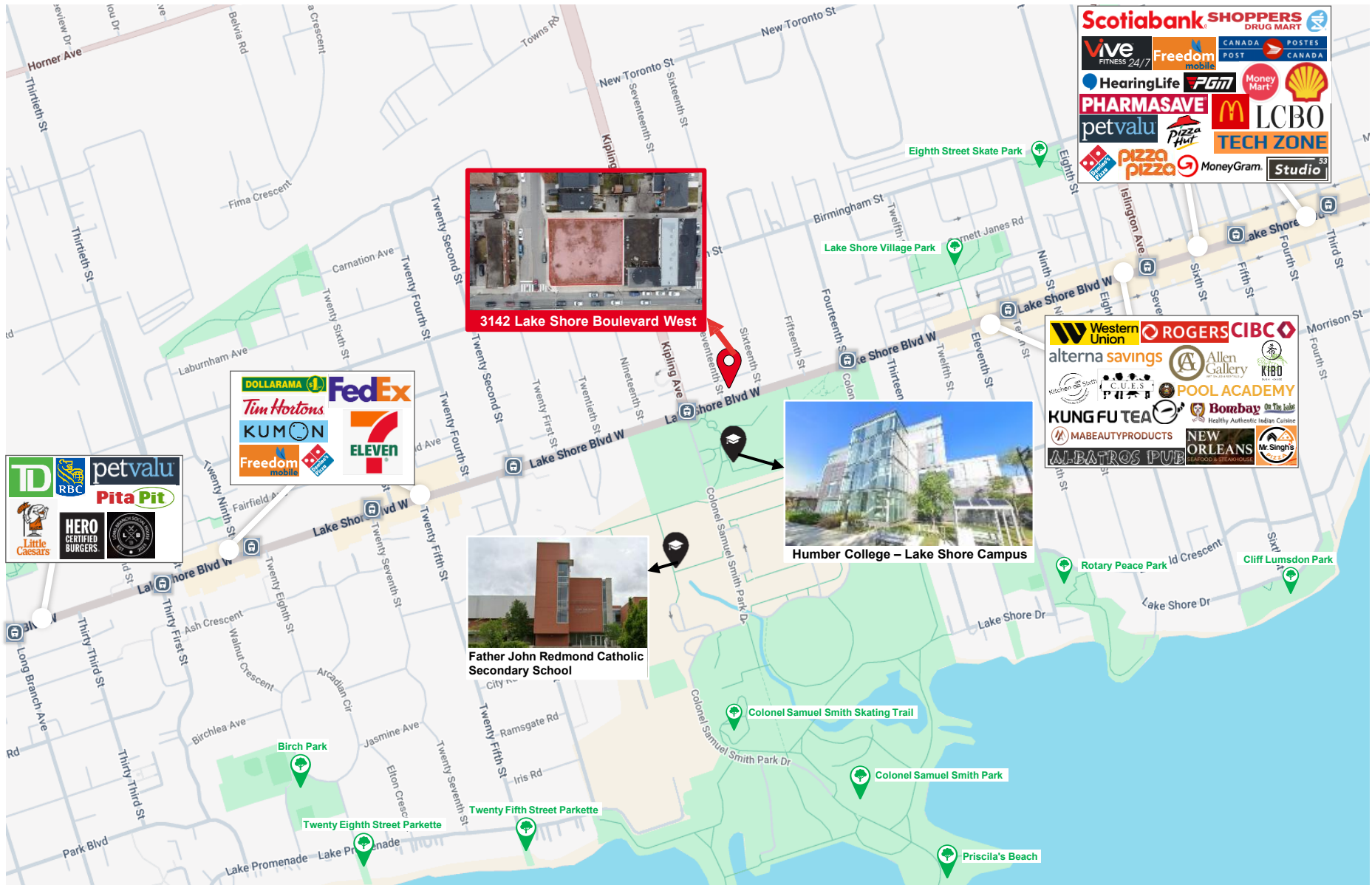
Drawing Number:

C2



LOCATION OVERVIEW

MAP LOCATION



3142 Lake Shore Boulevard West



Humber College - Lake Shore Campus



Father John Redmond Catholic Secondary School



New Toronto

Located in the established and evolving New Toronto neighbourhood of South Etobicoke, this property offers significant development potential in a community that balances residential character with emerging opportunities. The area benefits from proximity to Humber College – Lakeshore Campus, local retail, and everyday amenities, making it attractive for both students and professionals seeking convenient access to education, transit, and services.

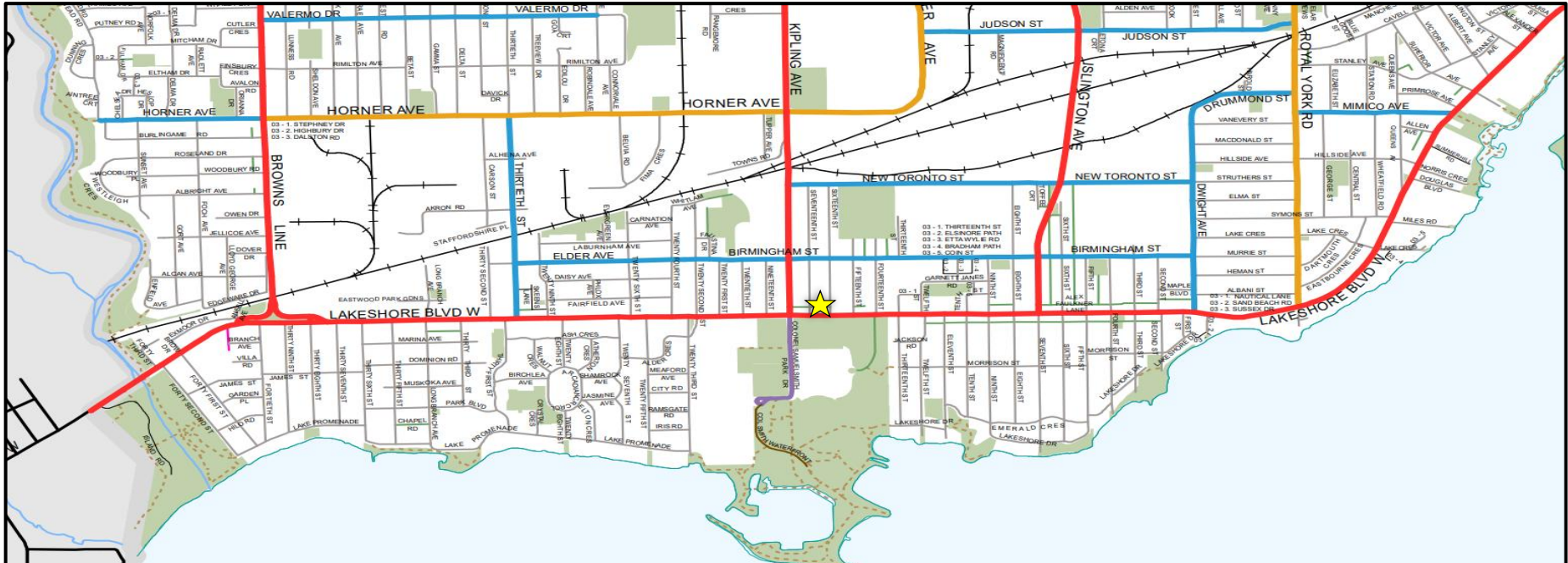
New Toronto is experiencing steady reinvestment, with opportunities for residential and mixed-use intensification that appeal to investors and developers. With nearby parks, waterfront access, and strong connectivity to downtown Toronto via TTC and GO Transit, the neighbourhood offers long-term growth potential, rental demand, and an ideal setting for thoughtfully planned development projects.



LOCATION

Road Classification

The subject site is strategically situated along the major arterial corridor of Lakeshore Boulevard West, offering exceptional visibility, consistent vehicular traffic, and strong exposure for both commercial and residential uses. This prominent location provides seamless connectivity to surrounding neighbourhoods, key transit routes, and nearby amenities, enhancing accessibility for residents, tenants, and businesses alike. The site benefits from its position within a well-travelled thoroughfare, making it an ideal setting for mixed-use development with strong long-term growth and investment potential.



TORONTO Transportation Services
Road Classification System
 Updated by City Council April 24, 25, 26 and 27, 2018

Created: November 26, 2018
 Printed: September 20, 2019
 File: /JRC/2018mapbook_20190918

Base Map: Toronto Centroline (Apr 2017)
 GTA District (XDAT_V3_GTA_PEMUN - Mar 2013)
 Annotation Date: May 2017

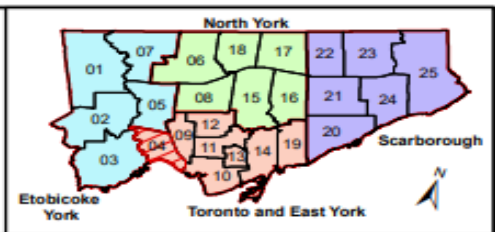
Parkdale-High Park (04) - MAP 1 of 2

Road Classification System

— Provincial Expressway	— Other
— City Expressway	— Laneway
— Major Arterial	— Pending
— Minor Arterial	— Access Road
— Collector	— Park Road
— Local	— Reserved Bus Lane
— Parks & Recreation Areas	— Ward Boundary

Physical Features

— River
— Railway
— Shoreline
— Trail
— Hydro Line
— Walkway



LOCATION

Public Transportation

Located along Lake Shore Boulevard West, the property at 3142 Lake Shore Blvd W benefits from excellent access to public transit, making it highly convenient for residents and commuters. The area is well-served by frequent streetcar service via the TTC 501 Queen Streetcar, which runs along Lake Shore and provides a direct connection to downtown Toronto. In addition, multiple bus routes connect northbound to key subway lines, including access to Kipling Station and Royal York Station on the Bloor-Danforth line.

For regional travel, nearby Long Branch GO Station offers efficient service to Union Station and the broader GTA. This strong network of transit options enhances accessibility and supports the area's continued growth and appeal.





OFFERING PROCESS



OFFERING MEMORANDUM (OM)

This **Offering Memorandum (OM)** has been provided to parties who have expressed an interest in investigating the property to determine whether they wish to proceed with an offer submission.

While the information contained in this OM has been obtained from various sources that we consider as being reliable, neither the Seller nor Royal LePage Real Estate Services (the Advisor) make any representations, declarations or warranties expressly or implied, as to the accuracy or completeness of the information contained herein. Both the Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications and such information or statements should not be relied upon by prospective buyers who are strongly advised to complete independent investigation and verification before submitting an offer. The Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications which have been provided to the prospective buyer.

The OM has been provided to interested parties for information purposes only and on the understanding that interested parties will use the OM for the purposes set out herein and upon and subject to the terms of the Confidentiality Agreement (CA). The Seller and the Advisor are under no obligation to provide the recipient with access to additional information.

Both the Seller and the Advisor strongly advise prospective buyers to conduct their own independent investigations and verification of the information provided herein, and should seek advice from planning, engineering, environmental, legal, accounting, and tax, and other industry professionals prior to submitting an offer on the property.

CONFIDENTIALITY

Prior to receiving access to the data room, prospective buyers agree to execute a CA and, pursuant to the CA, agree to hold and treat this OM and its contents and the details contained within the data room in the strictest confidence. Parties who have received the OM and access to the data room, and professionals who may be assisting these parties in their property investigations, will not, except as outlined in the CA, disclose or communicate any of the contents of the OM and data room to any person, firm, or entity without the prior written consent of the Seller.

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period. Offers may be submitted electronically or in hard copy to:

Royal LePage Real Estate Services

Ian Wilson, MBA

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

iwilson@royallepage.ca

John Morrison, PLE

3031 Bloor Street West

Toronto, On, M8X 1C5

416-230-3353

john.morrison@royallepage.ca

SUBMISSION GUIDELINES

Offers and supporting documentation should include the following:

- The purchase Price
- Indication of the conditions and due diligence and closing timelines;
- The name of the beneficial owners

The seller reserve the right to remove the offering from the market and to alter the offering process, as described above, at it's sole and absolute discretion.

Lake Ontario



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John Morrison

Vice President
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