

**Further  
Price  
Reduction!**



For Sale: As-Of-Right Development with Potential High-Rise Assembly

# 750-752 Vaughan Road Toronto, ON

Midtown Development Opportunity

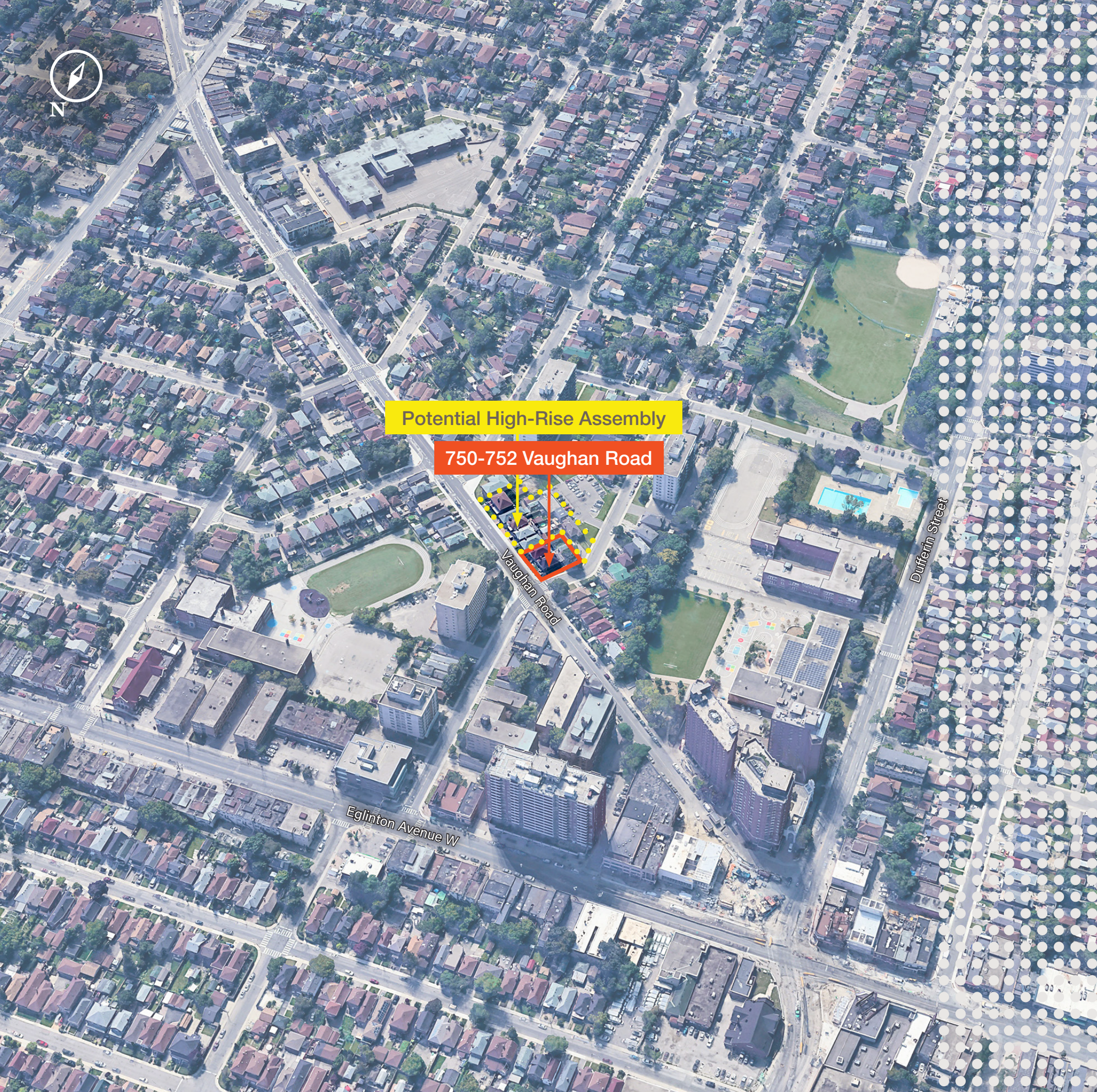
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Potential High-Rise Assembly

750-752 Vaughan Road

Vaughan Road

Dufferin Street

Eglinton Avenue W

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# Property Overview

## 750 Vaughan Road

- Site Area  
**3,000 SF - 1-Storey**
- Frontage  
**30.0 ft**
- Depth  
**100.0 ft**
- Property Tax (2025)  
**\$4,238**

## 752 Vaughan Road

- Site Area  
**2,927 SF - 1 Storey**
- Frontage  
**30.0 ft**
- Depth  
**100.0 ft**
- Property Tax (2025)  
**\$3,989**

- Sale Price **Further Price Reduction!**  
~~\$3,300,000~~ ~~\$2,699,000~~ **\$2,500,000**
- Zoning  
**RA - Residential Apartment Zone**

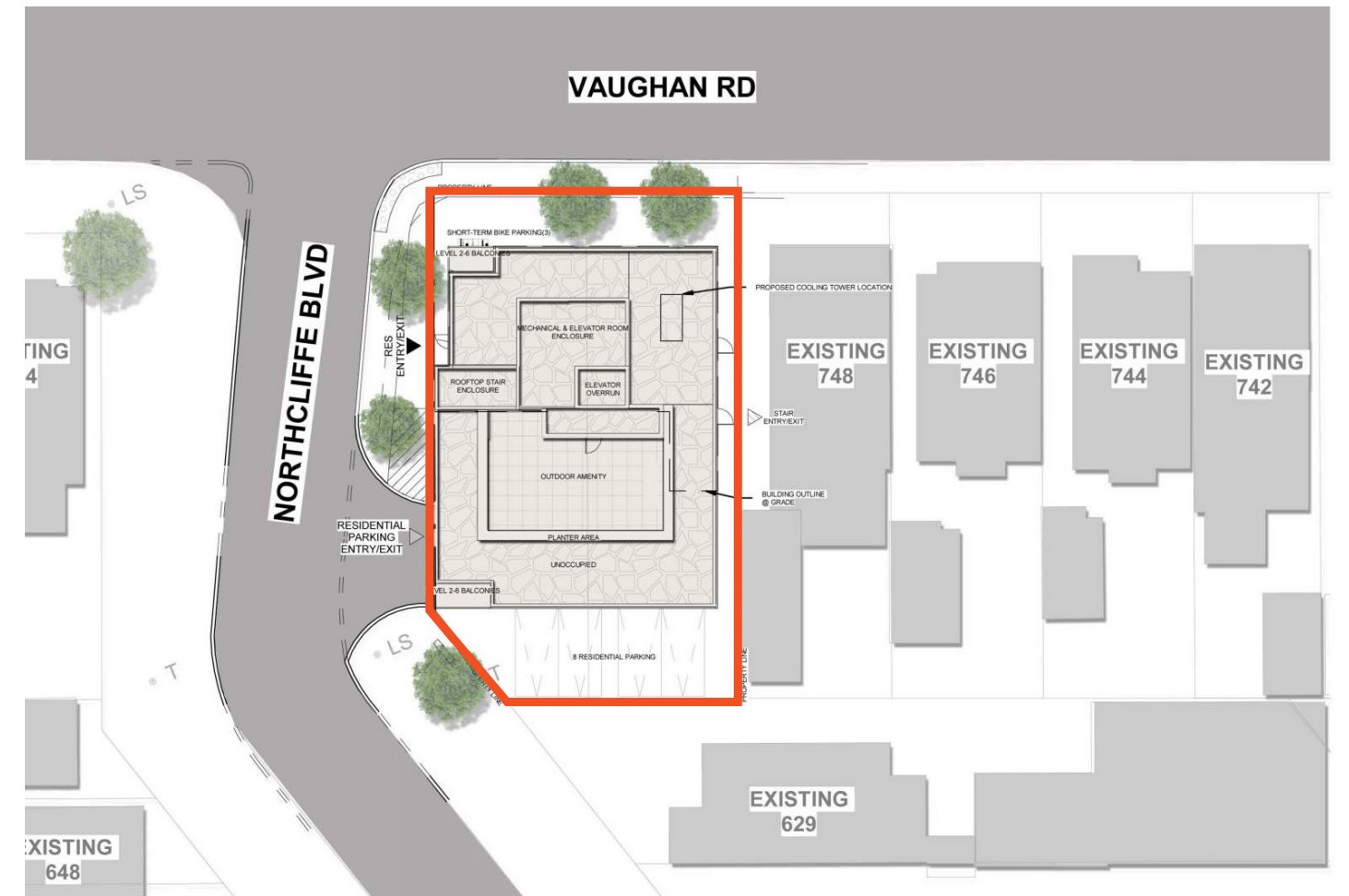
- Property Highlights
- Two vacant properties
  - As-of-right ~25K GFA, 6-8 storeys
  - Potential to assemble for high-rise
  - Clean ESA I, 2021

Listing Agents  
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North-West Perspective



South-West Perspective

# Potential High-Rise Assembly: Additional Parcels Available

## 738-752 Vaughan Road



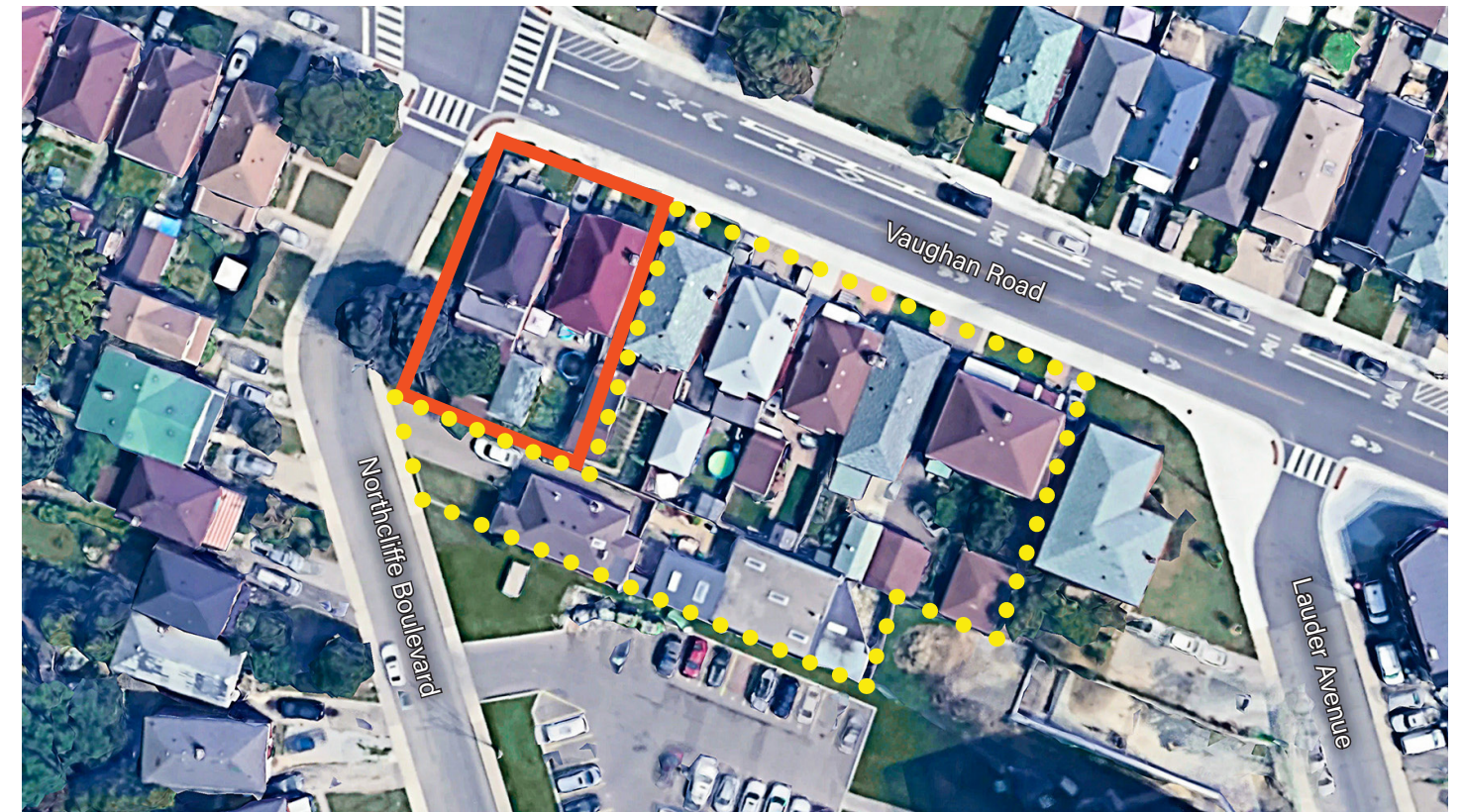
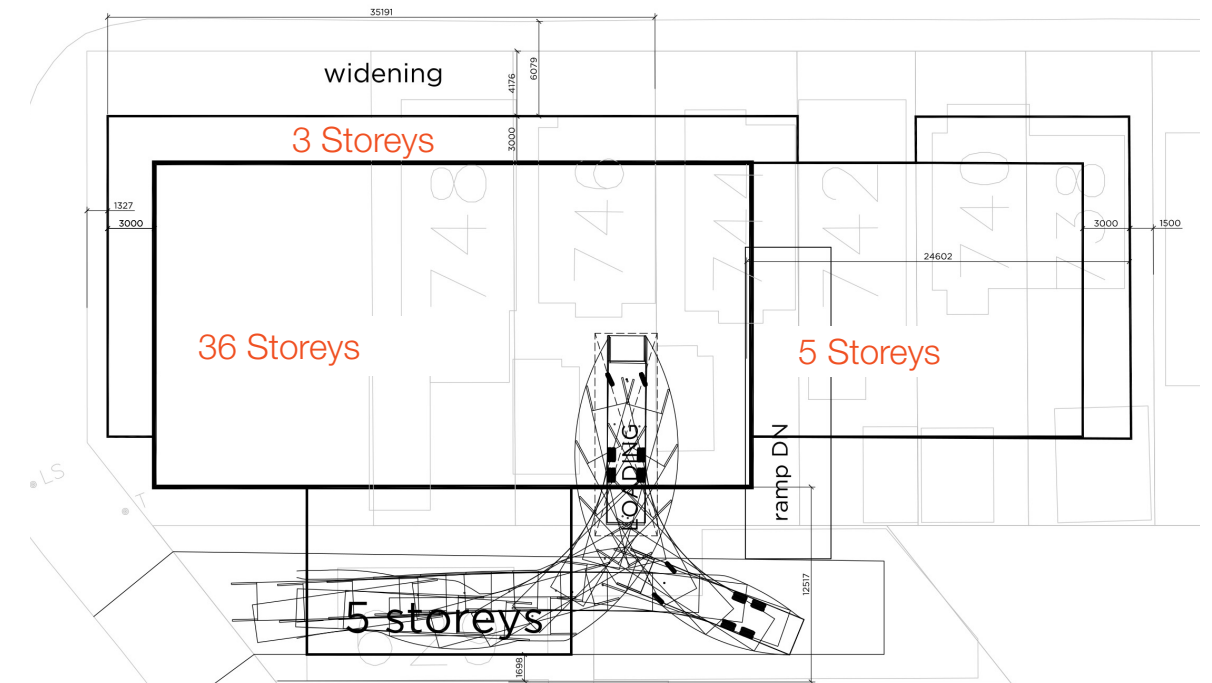
Land Size  
**25,500 SF**  
 Estimated GFA  
**340,000 SF**  
 Estimated Storeys  
**36**  
 Planning By  
**Raw Architects**

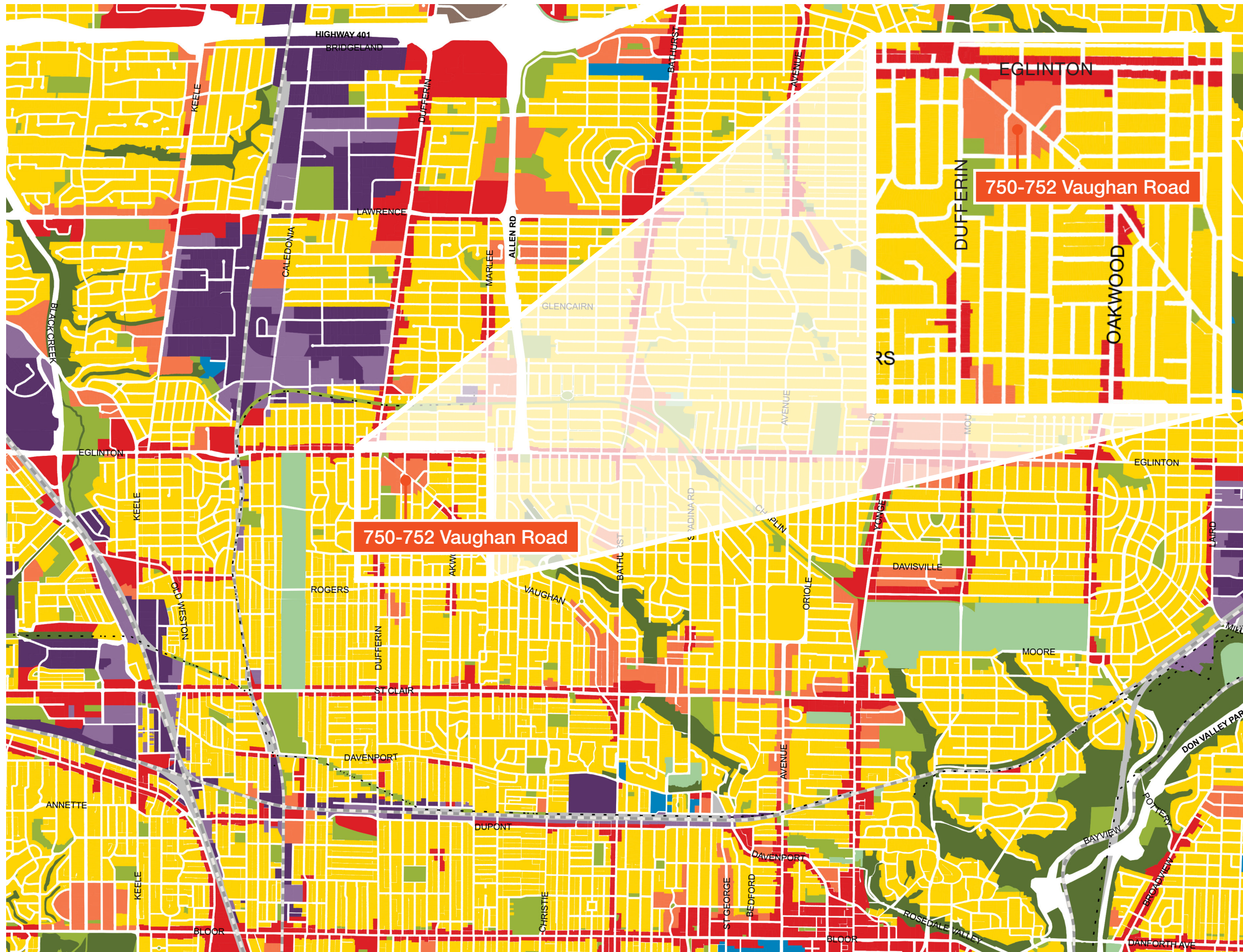


8 Properties  
**2 Owned & 6 Available**

Planning Policies

- MTSA
- Eglinton Connects Study
- Initial consultation with city planning indicates positive support





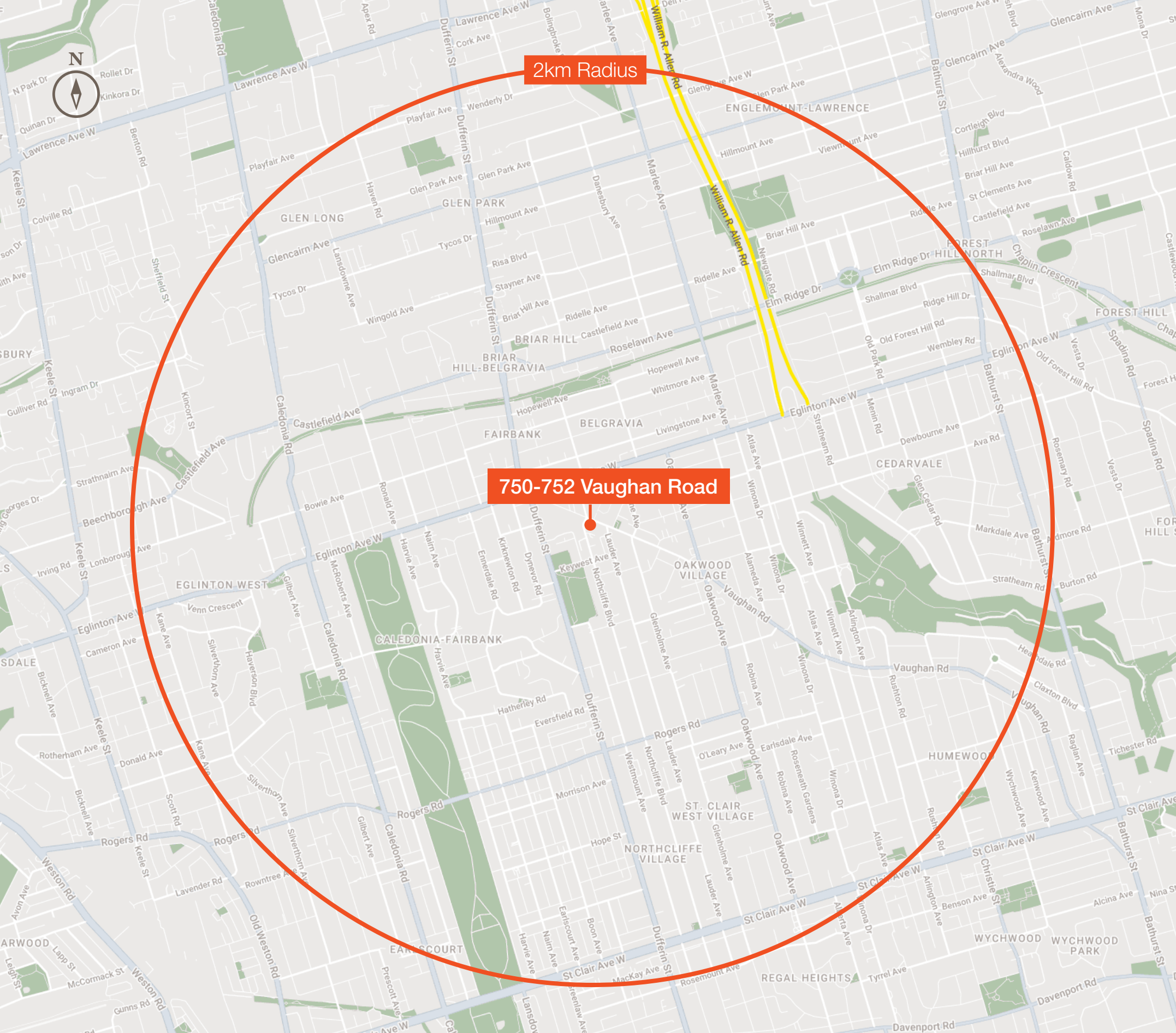
# Official Plan

## Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

- Streets and Highways
- Rail Corridors
- Hydro Corridors





# Location Overview

## Demographics Within a 2km Radius



Total Population  
**82,063**



Daytime Population  
**69,922**



Average Age  
**42**



Median Household Income  
**\$92,519**



Population with Bachelor's Degree  
**12,255**



Employment Rate  
**57%**

## Walk & Transit Scores



Walk Score  
**96**  
Very Walkable

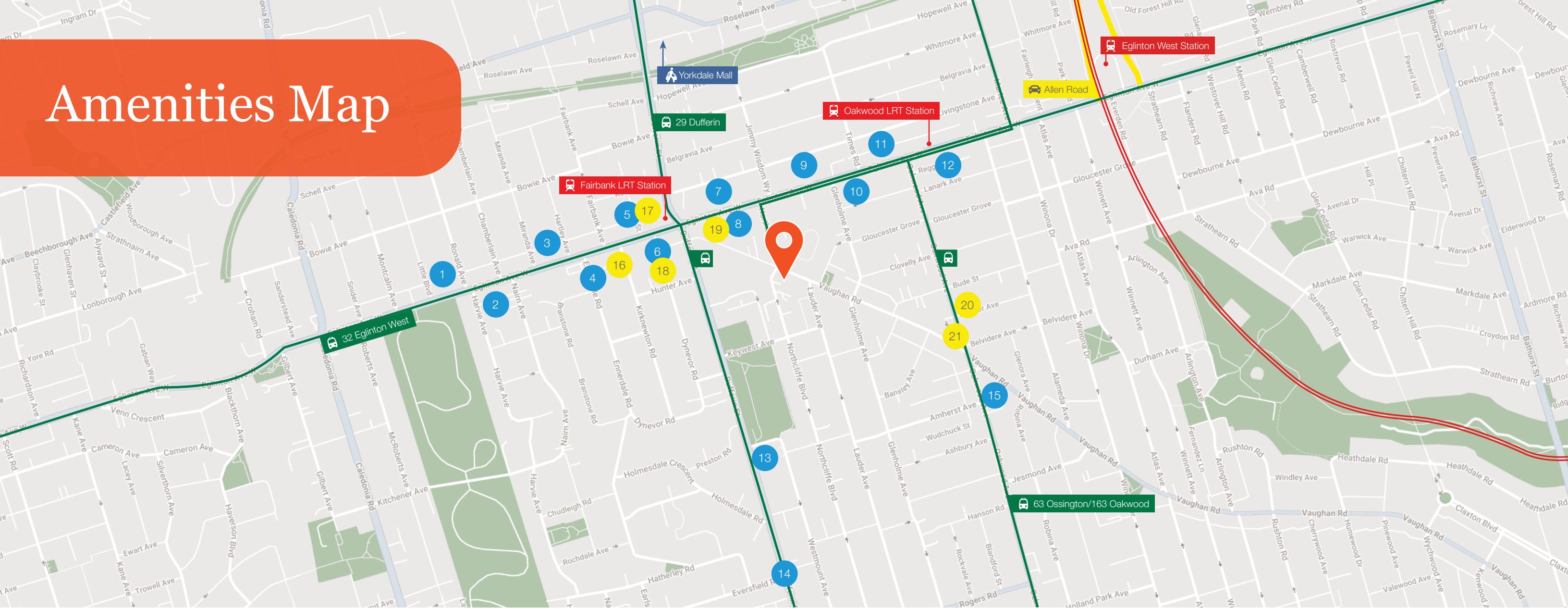


Transit Score  
**80**  
Excellent Transit



Bike Score  
**70**  
Very Bikeable

# Amenities Map



## Food & Restaurant






- |   |   |  |   |
|---|---|--|---|
| 1 Brazilian's Choice Restaurant   | 6 Chito's Pizza<br>Landmark Restaurant<br>Fil Euro Bakery<br>Frenzline Sports Bar & Grill<br>Popeyes Louisiana Kitchen<br>Mulu Bakery & Pastry<br>Pizza Hut | 9 KingPin Wings<br>Church's Texas Chicken<br>Roti King West Indian Restaurant<br>Tacontoco<br>Sake Sushi<br>Ringo's Bubble Tea | 12 Randy's Take Out<br>The Entertainment Kitchen<br>All Seasons Food Market<br>Hot Pot<br>Spence's Bakery<br>RAP'S Jamaican Food<br>The Golden Platter Chef |
| 2 Jimmyz Sports Bar & Grill   | 7 Mexology Kitchen<br>El Botanito<br>Toronto Latino<br>Veracruz Mexican Food<br>Churros 92<br>Kingston 12 Patty Shop  | 10 Wing Machine<br>Natural Flava's Juice Bar<br>Ephiphany Foods & Catering<br>Pepper Shack Jamaican Restaurant<br>Pizza Pizza  | 13 Doce Minho Pastry & Bakery   |
| 3 Sefano's Sports Bar<br>Auguri Cafe<br>Yummy Tummy Restaurant                                  | 8 Subway<br>Tim Hortons<br>Lezzet12 Shawarma  | 11 Massawa Restaurant<br>El Bochinche<br>Maju Grill<br>Caribbean Fresh Farm  | 14 7 Ventos Restaurant<br>Barnzy's Chill N Grill<br>Sol Nascente  |
| 4 Gino's No Frills  |   |  | 15 Taco Fuego<br>New Casa Abril Restaurant<br>Restaurant Canadian Caribbean   |
| 5 Supreme Juice Bar<br>Taqueria El Huarachon<br>Los Tres Panaderos<br>The Taste of Sushi<br>KFC |   |  |   |

## Convenience

- 16 TD Canada Trust
- 17 Canada Post  
Shoppers Drug Mart  
Dollarama  
Zipcar
- 18 BMO
- 19 IDA Pharmacy  
Alibaba Convenience
- 20 The Beer Store
- 21 Ultramar Gas Station  
Express Mart

## Travel

### 750-752 Vaughan Road

 32 Eglinton West Stop	2 Minute Walk
 29 Dufferin Stop	3 Minute Walk
 63 Ossington Stop	6 Minute Walk
 Fairbank LRT Station	4 Minute Walk
 Oakwood LRT Station	4 Minute Walk
 Eglinton West Station	15 Minute Walk   5 Minute Drive
 Allen Road	5 Minute Drive
 Highway 401	10 Minute Drive
 Yorkdale Mall	10 Minute Drive

# Nearby Planning Applications



Map Pin	Address	Storeys
1	1801 Eglinton Avenue W	41
2	775-783 Vaughan Road	45
3	1711 Eglinton Avenue W	39
4	1747-1751 Eglinton Avenue W – 694 Northcliffe Boulevard	31
5	632-652 Northcliffe Boulevard	36

## Proposed Development

4 1747-1751 Eglinton Avenue W – 694 Northcliffe Boulevard



 Land Area  
12,443 SF (0.286 Acres)

 Gross Floor Area (GFA)  
275,000 SF

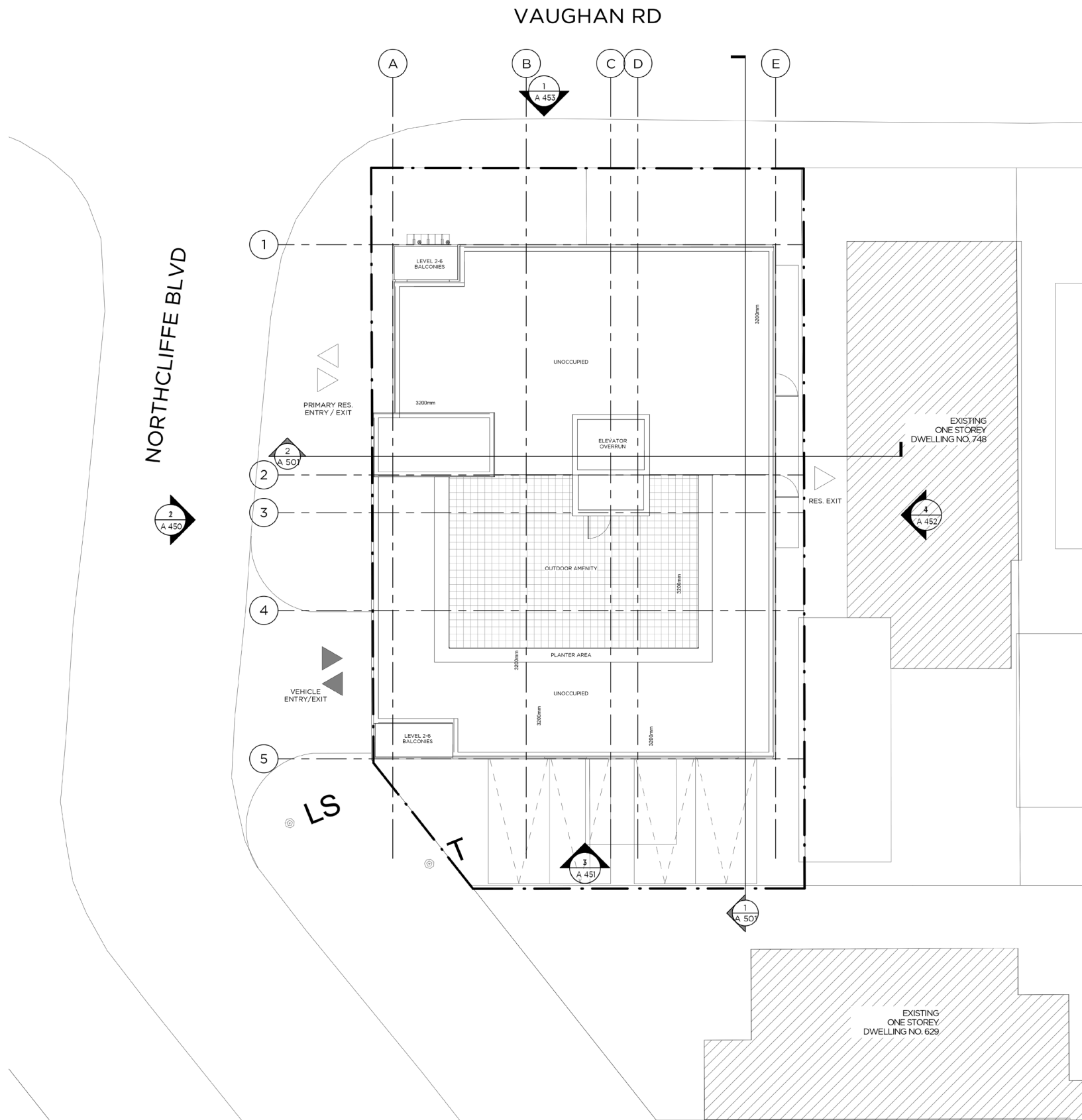
Number of Units  
360

Number of Storeys  
31

 Expected Project Term  
24 Months

# Site Plan

752 Vaughan Road



# Elevations



North Elevation



South Elevation



West Elevation



East Elevation



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.