

FOR SALE
2441 Keele St, 90 & 86
North Park Dr
Residential Redevelopment Site



METROPOLITAN
COMMERCIAL

OFFERING DETAILS

SITE DETAILS	2441 Keele St - 7,330 SF
	90 North Park Dr - 14,639 SF
	<u>86 North Park Dr - 22,324 SF</u>
	Total Site Area - 44,293 SF
TOTAL FRONTAGE	136 feet, on North Park Dr
TOTAL DEPTH	Irregular
OFFICIAL PLAN	Neighbourhoods
ZONING	RD (f18.0; a690) (x1463)
PROPERTY TAXES	\$14,599.00 (2023)
SALE PRICE	\$5,500,000.00

INVESTMENT SUMMARY

Located at the Northeast Corner of Keele Street and North Park Drive, these properties offer an exceptional opportunity for Midrise or Townhome development in a coveted location backed by a ravine. Spanning over 136 Ft Wide on North Park Dr & 230 Ft Deep on Keele St, with a total site area of 44,293 SF, these properties provide an ideal canvas for your next project. Current high-level planning permits the construction of three Fourplexes and three Garden Suites, totaling 15 units, offering versatility and profitability.

Conveniently located within walking distance of grocery stores, restaurants and shopping centres on Lawrence Ave W, close to transit and with easy access to Highway 400 and Highway 401, making it an investment opportunity not to be missed.

PROPERTY DETAILS

Location Potential:

This site is 350 meters from the intersection of Keele Street and Lawrence Avenue, within walking distance to North Park Plaza and just minutes away from highway 401 W and 401 E. This location is also conveniently located 5 minutes from Yorkdale Shopping Centre, by car.

Zoning:

The zoning currently holds the entitlement to build up to 4 stories, with potential for up to 6 stories.

Financing:

This site could be eligible for CMHC's affordable housing initiatives, providing a significant advantage with options for up to 95% construction cost financing and a 50-year amortization period. For further details, please refer to the CMHC Affordable Housing Fund.

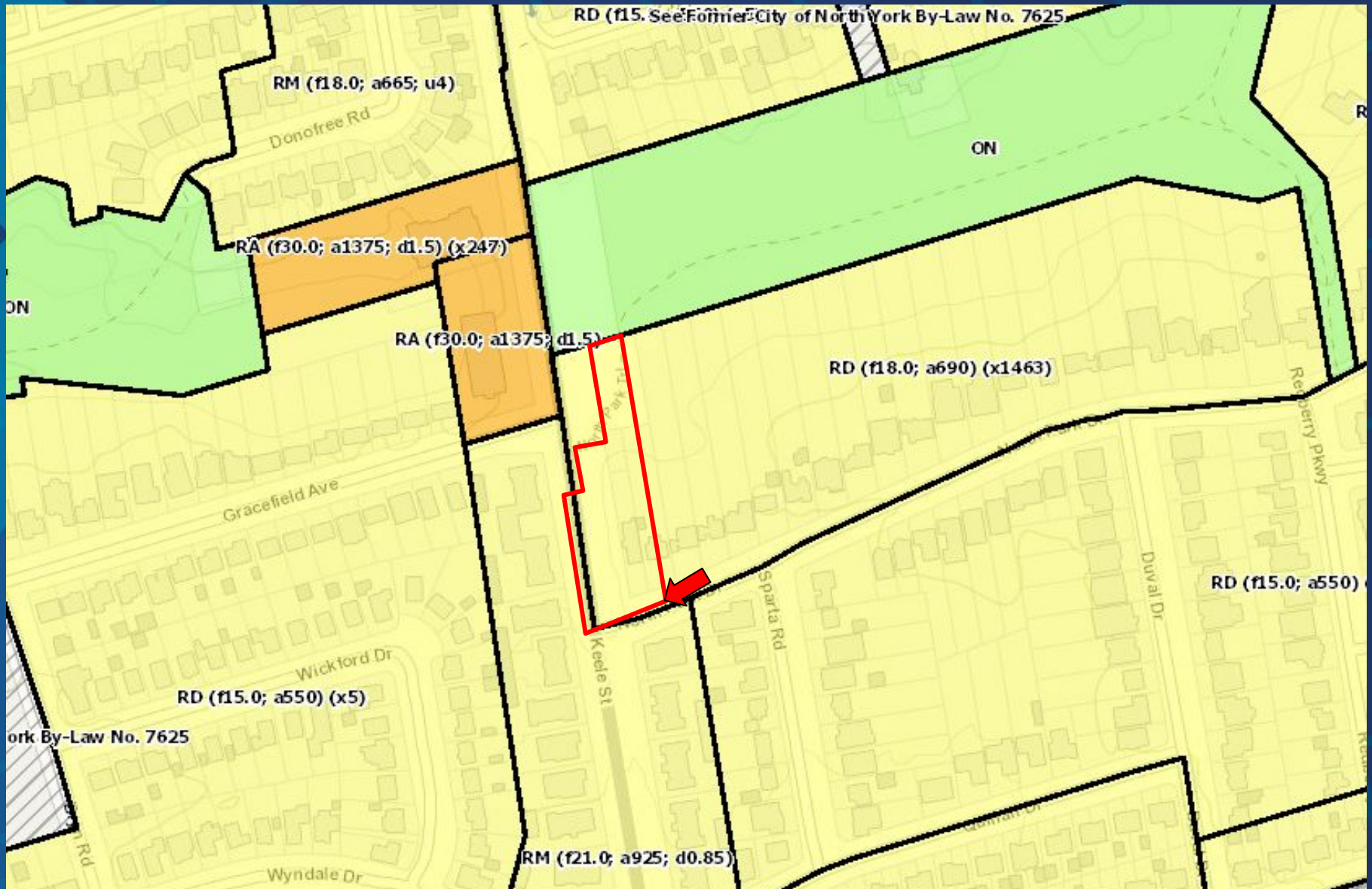
High Level Planning:

A high-level planning report is available, offering insights into the construction prospects, including 3 fourplexes and 3 garden suites.

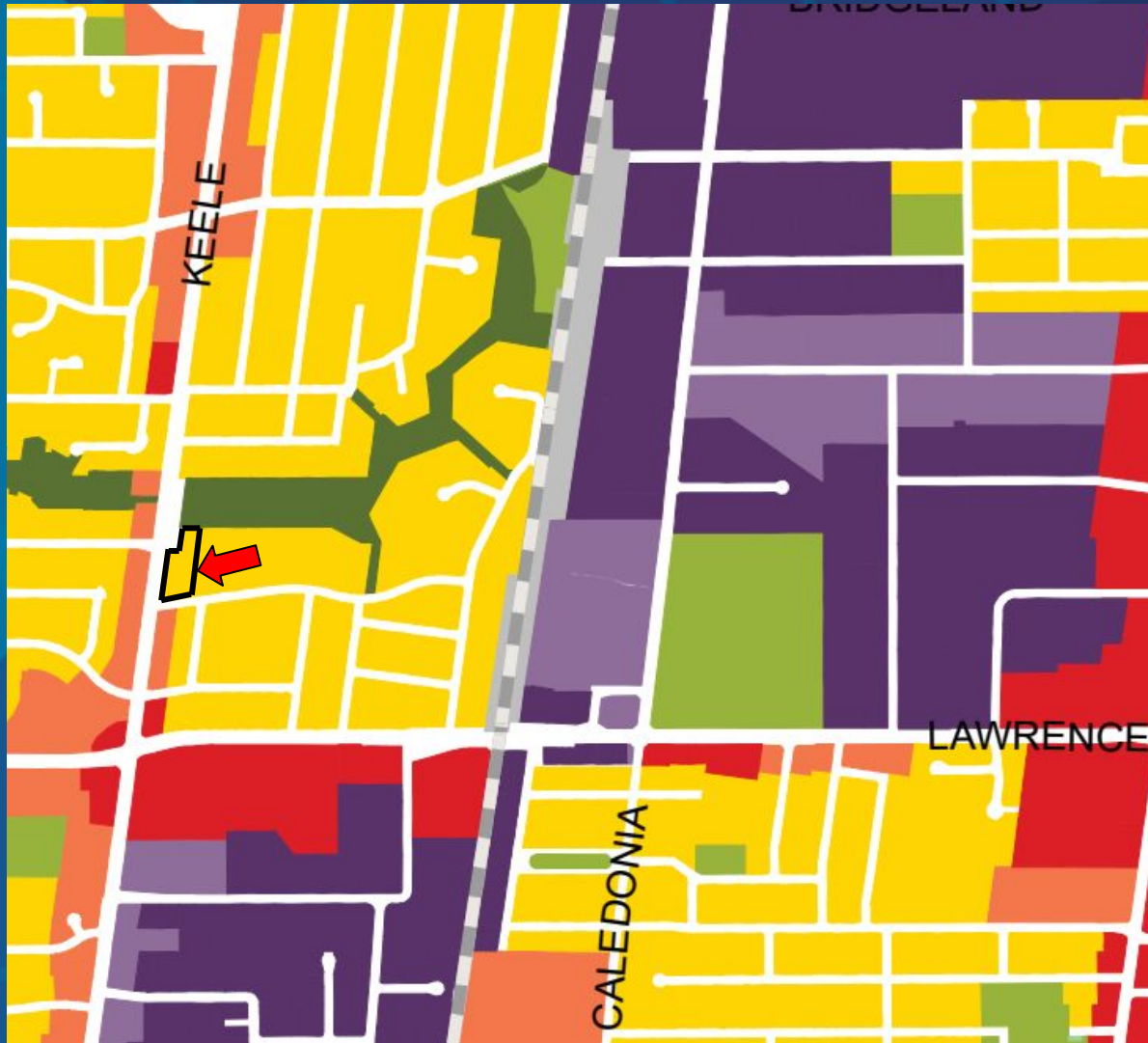
Ample Space:

With a total site area of 44,293 square feet and an impressive frontage of 136 feet, the site has ample room for development, with significant upside opportunities.

ZONING: RD (f18.0; a690) (x1463)



TORONTO OFFICIAL PLAN: Neighbourhoods



Toronto Official Plan

Map 17 Land Use Plan

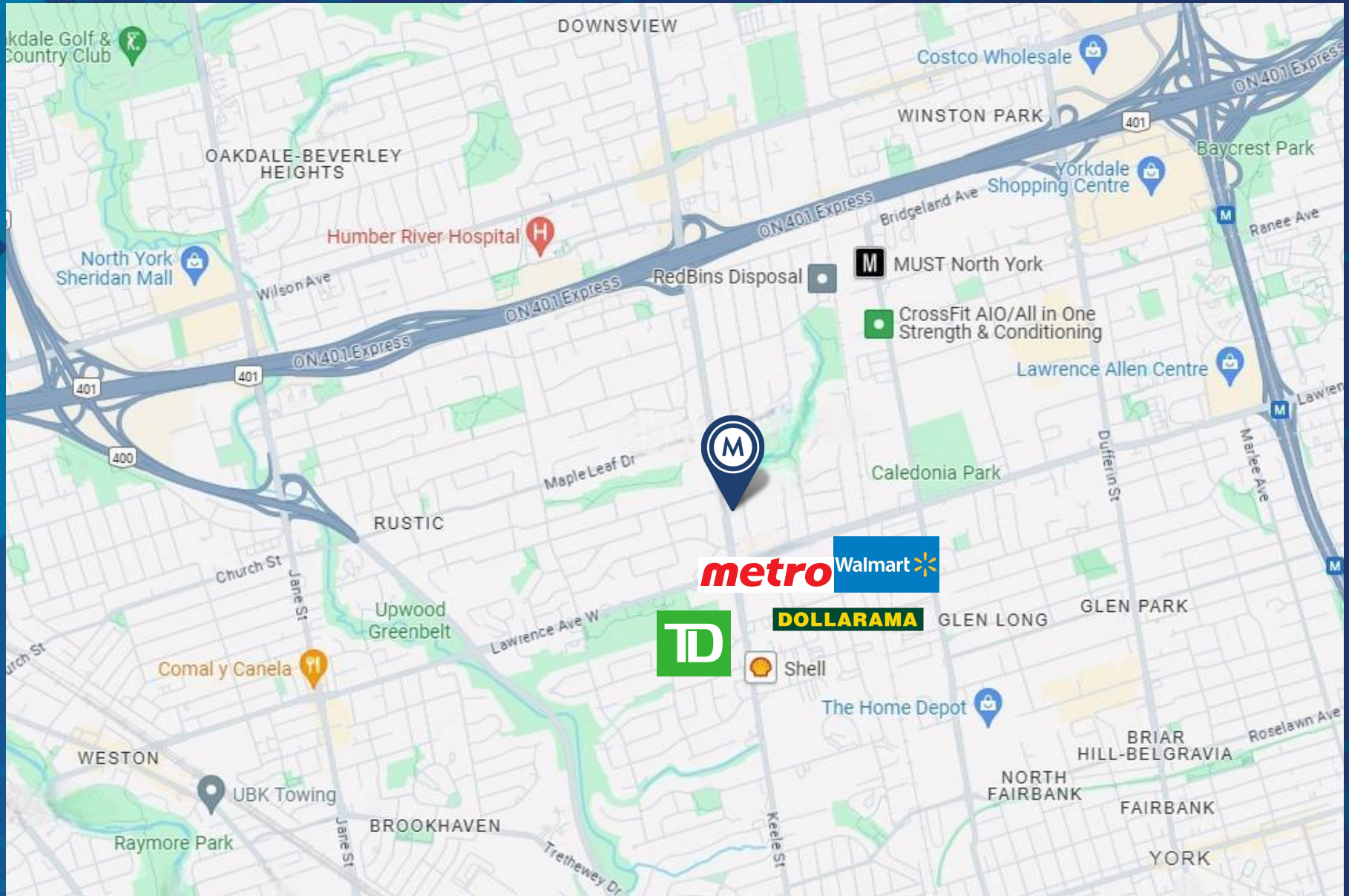
Published January 2024*

*includes known in-effect OPAs up to 405 and 591

Land Use Designations

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

AREA MAP



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