



CUSHMAN &  
WAKEFIELD



ST. CLAIR AVENUE WEST

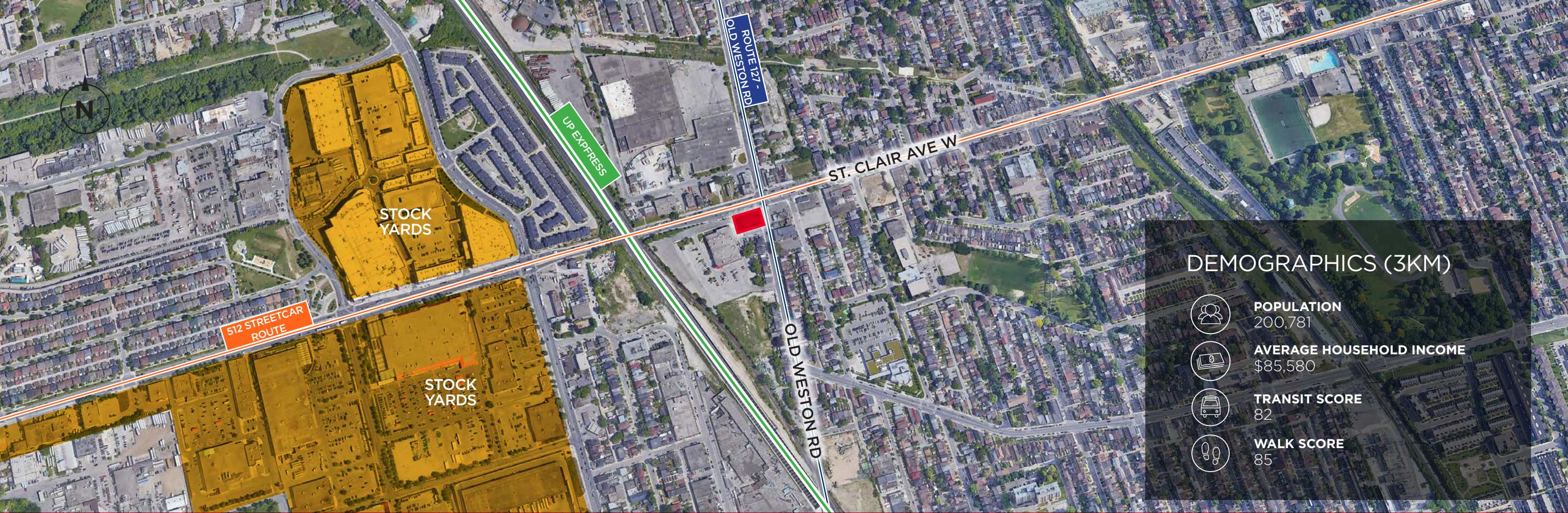
OLD WESTON ROAD

FOR  
SALE

DEVELOPMENT  
LAND OPPORTUNITY

1797 ST. CLAIR AVENUE WEST  
TORONTO





## DEMOGRAPHICS (3KM)

- POPULATION**  
200,781
- AVERAGE HOUSEHOLD INCOME**  
\$85,580
- TRANSIT SCORE**  
82
- WALK SCORE**  
85

## PROPERTY DETAILS

### LOCATION

The Property is located at the southwest corner of St. Clair Avenue West and Old Weston Road, just east of Keele Street and west of Dufferin Street. The Property is predominantly surrounded by low-rise residential homes to the east and commercial tenancies to the west. The Property is in close proximity to the Toronto Stockyards which consists of retail plazas and restaurants. The Property is approximately 200 metres away from a number of national retailers including Home Depot, Canadian Tire, Winners, Rona and many others. The Property is also within the immediate area of the St. Clair Avenue West TTC Streetcar line and 5.5km south of the Union Pearson Express Weston Station, allowing for access across the City of Toronto.

### DEVELOPMENT POTENTIAL

The subject property is designated as Employment Areas by the City of Toronto Official Plan and falls within an Industrial District according to the Former City of Toronto Zoning By-Law. Additionally, with a site area of 7,050 square feet, the property can accommodate a variety of employment uses.

### ENVIRONMENTAL

The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing a Confidentiality Agreement, Imperial will provide access to a “Confidential Data Room” which will contain, among other documents, relevant environmental reports and the Vendor’s standard form Offer to Purchase (OTP). The information provided in the Data Room is for information only, and the Vendor makes no warranties or representations regarding the accuracy of that information. Accordingly, the Purchaser will be encouraged to review these reports and the OTP (including the schedules attached to the OTP) prior to submitting an Expression of Interest.

The property will be sold on an “as is, where is” basis. The Vendor will not be completing any further environmental assessment work or providing a Record of Site Condition for the property prior to closing.

### SITE/PROPERTY DESCRIPTION

The total site area of the Property is 7,050 sf with 67.00 feet of frontage on Old Weston Road. The properties are currently vacant and unimproved.

PINS	Parcel 1: 213570002
	Parcel 2: 213570003
	Parcel 3: 213570004
LEGAL DESCRIPTION	Parcel 1: PCL 2-1 SEC M160; PT LT 2 W/S WESTON RD PL M160 TORONTO PARTS 2 AND 7, 66R15634; S/T A TEMPORARY WORKING EASEMENT AND A TEMPORARY R.O.W. FOR A LIMITED PERIOD COMMENCING ON 2008/06/04 TO THE 31ST DAY OF DECEMBER 2009, AS SET OUT IN AT1797143. CITY OF TORONTO (TORONTO)
	Parcel 2: PCL 1296 SEC E. TORONTO; PT LT 3 W/S WESTON RD PL M160 TORONTO PARTS 3 AND 6, 66R15634; S/T A TEMPORARY WORKING EASEMENT AND A TEMPORARY R.O.W. FOR A LIMITED PERIOD COMMENCING ON 2008/06/04 TO THE 31ST DAY OF DECEMBER 2009, AS SET OUT IN AT1797143. CITY OF TORONTO (TOR ONTO)
	Parcel 3: PCL 1651 SEC E. TORONTO; PT LT 4 PL M160 TORONTO W OF THE WLY LIMIT OF WESTON RD WIDENED BY BYLAW 354 OF THE TOWN OF TORONTO JUNCTION, PARTS 4 AND 5, 66R15634; TORONTO , CITY OF TORONTO
SITE AREA	7,050 sf / 0.161 acres
FRONTAGE	67.00 ft
ZONING	Industrial District - IC D2 N1
OFFICIAL PLAN	Employment Areas





## OFFERING PROCESS

Upon the Purchaser executing a Confidentiality Agreement, Imperial Oil ("Imperial") will provide the Purchaser access to a Confidential Data Room which will contain copies of relevant environmental reports completed by Imperial to date.

Imperial will consider the submission of Expressions of Interest ("EOI") on Imperial's standard form, a copy of which shall be provided to qualified purchasers. Interested parties shall submit the EOI, after review of the information in the data room, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor's standard Offer to Purchase (OTP) form. All Expressions of Interest must be received by the Vendor's Exclusive Agent, Cushman and Wakefield, on a date to be provided by the listing agent.

EOI's are to be delivered to: **CUSHMAN & WAKEFIELD ULC, BROKERAGE**  
**c/o Reilly Hayhurst, Dan Rogers & Jeff Lever**

All inquiries regarding the Property or any information contained in this brochure should be directed to the Advisor as exclusive agents for the Vendor.

### FOR MORE INFORMATION, CONTACT:

#### REILLY HAYHURST\*

Associate  
Land & Investment Sales  
416 359 2329  
reilly.hayhurst@cushwake.com

#### DAN ROGERS\*\*

Executive Vice President  
Land & Investment Sales  
416 359 2352  
dan.rogers@cushwake.com

#### JEFF LEVER\*

Vice President  
Land & Investment Sales  
416 359 2492  
jeff.lever@cushwake.com



**Cushman & Wakefield ULC,  
Brokerage**

161 Bay Street, Suite 1500,  
Toronto, ON M5J 2S1  
416 862 0611

[cushmanwakefield.com](http://cushmanwakefield.com)

©2022 Cushman & Wakefield ULC, Brokerage. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

\*\*Broker \*Sales Representative