

AVISON  
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# 140 Allstate Parkway

Markham, ON

User and Value-add Investor Opportunity

INVESTMENT SUMMARY

CAPITAL MARKETS GROUP



CANADA BEST  
MANAGED  
COMPANIES

Platinum member

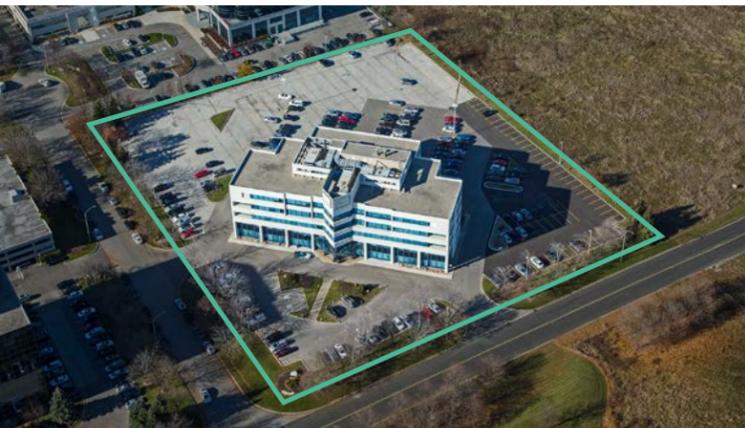
# The Offering

Avison Young has been retained on an exclusive basis to advise on and manage the sale of 140 Allstate Parkway, Markham (the "Property"). Located in the affluent suburban Toronto community of Markham, this high-visibility office building is located in a dynamic, intensifying and growing node.

The Property provides a rentable area of 84,010 sf within a modern business park setting. The building is maintained and operated to a high standard, generating a stable and growing cash flow from diversified and established tenants, occupying 72.9% of the available space.

140 Allstate Parkway presents both users and investors with the opportunity of acquiring a well-maintained, modern office building with stable cash flows and excellent income growth potential in one of Toronto's most affluent and growing suburban communities.

A prospective purchaser can take advantage of the current vacancy to grow cash flow or occupy itself. The significant 4-acre site allows for future redevelopment or expansion, with a wide variety of commercial uses permitted by the city including a recently passed minor variance allowing for an Ontario career college.



## Strategic Location

The Property has excellent proximity and exposure to Highway 404 and is located just north of Highway 407. It is situated next to Buttonville Airport's proposed 2.8 million sf industrial redevelopment site which will see the extension of Allstate Parkway north connecting to 16th Avenue. The area is seeing major capital projects take place including public transit improvements on Highway 7 and 407 (407 Transitway), and the recently complete Norman Bethune Avenue bridge linking Markham and Richmond Hill.



Opportunity to occupy or lease-up vacant space



Ample parking on 4 acre site with flexible business park zoning for future development and variance allowing career college



High profile corner location with visibility from 404



Close to an array of amenities in a established and rapidly developing area



Signage opportunity for tenants

## Property Details

Total NRA	84,010 sf
No. of Storeys	5
Parking Ratio	3.8/1,000 sf
Number of Tenants	12
Occupancy %	72.9%
Available Space	22,758 sf
Site Area	4 acres



Please contact the listing agents for more information:

Richard Chilcott  
Principal, Sales Representative  
416.673.4053  
richard.chilcott@avisonyoung.com

Jonathan Yuan  
Principal, Sales Representative  
647.895.0254  
jonathan.yuan@avisonyoung.com

Matt Gunning, SIOR  
Principal, Broker  
905.968.8003  
matt.gunning@avisonyoung.com

Financial Analysis:

Ankit Jindal, CFA  
Senior Investment Associate  
416.673.4060  
ankit.jindal@avisonyoung.com

Visit us online  
[avisonyoung.ca](https://avisonyoung.ca)

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