

INVESTMENT OPPORTUNITY  
POWER OF SALE

1339

Danforth Road

SCARBOROUGH, ON

ASKING PRICE: \$2,500,000



CBRE



# Property Overview

## THE OFFERING

CBRE is pleased to present 1339 Danforth Rd in Scarborough, ON (the "Site"), offered under Power of Sale. The Site encompasses 0.373 acres and is located just north of the intersection of Danforth Road and Eglinton Avenue East. With strong visibility and convenient access, the Site is ideally positioned on a high-traffic road within a residential neighbourhood. Adjacent to local retail plazas, this Site provides exceptional opportunity for the development of a gas bar or residential housing.

## PROPERTY DETAILS

Intersection	Danforth Road / Savarin Street
Site Area	16,253 sq. ft. (0.373 acres)
Frontage (Approx.)	154.22 ft (Danforth Road)
Depth (Approx.)	110.72 ft (Savarin Street)
Toronto OP Land Use	Neighbourhoods
Zoning	Commercial Local - CL 0.33 (x173)
Water	Municipal
Utilities	Available
Taxes (2025)	\$25,929
Asking Price	<b>\$2,500,000</b>

## INVESTMENT HIGHLIGHTS



Development potential



Zoning allows many uses



High-traffic road



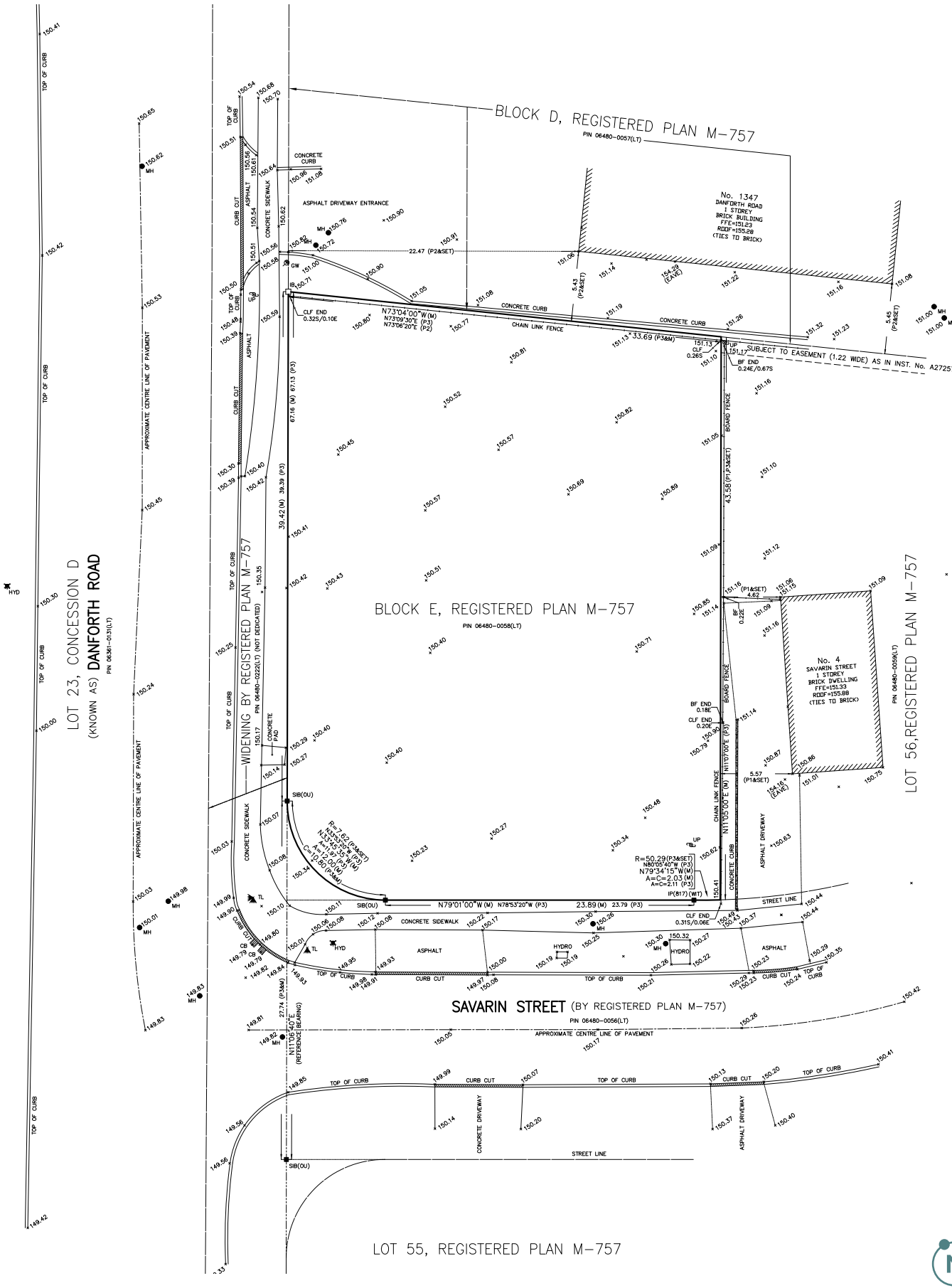
TTC Transit nearby



GO Station nearby







Zoning - CL 0.33 (x173)

COMMERCIAL LOCAL ZONE

- Permitted Uses

  - Ambulance Depot
  - Community Centre
  - Education Use
  - Financial Institution
  - Fire Hall
  - Library
  - Massage Therapy
  - Medical Office
  - Municipal Shelter
  - Office
  - Park
  - Personal Service Shop
  - Pet Services
  - Police Station
  - Retail Service
  - Service Shop
  - Veterinary Hospital
  - Wellness Centre
- Permitted Uses - With Conditions

  - Automated Banking Machine (14)
  - Cogeneration Energy (17)
  - Day Nursery (7)
  - Eating Establishment (2, 10)
  - Outdoor Patio (20)
  - Outdoor Sales or Display (6)
  - Place of Worship (8)
  - Public Utility (15, 18)
  - Recreation Use (1)
  - Renewable Energy (17)
  - Retail Store (5)
  - Secondary Suite (19)
  - Take-out Eating Establishment (2)
  - Transportation Use (16)
  - Vehicle Fuel Station (3, 12)
  - Vehicle Service Shop (3, 13)

► Exception CL 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

- Site Specific Provisions:
- (A) The permitted maximum gross floor area is the greater of:
    - (i) 33% of the lot area; or
    - (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;
  - (B) The minimum building setback from a lot line that abuts a street is:
    - (i) the greater of 16.5 metres from the original centre line of Danforth Rd., or 3.0 metres from a lot line abutting Danforth Rd.; and
    - (ii) 3.0 metres from a lot line abutting any other street; and
  - (C) The minimum building setback from a rear lot line is 7.5 metres.



Demographic Snapshot



10 Minute Drive Time (2024)

414,229	144,339	37.5	\$102,260
POPULATION	# OF HOUSEHOLDS	MEDIAN AGE	AVG. HOUSEHOLD INCOME
5.0%	\$376,924,771	\$2,611	
EXPECTED POPULATION GROWTH (2024 - 2029)	TOTAL SPEND - GAS AND OTHER FUELS	AVG. HOUSEHOLD SPEND - GAS AND OTHER FUELS	

Property Outline



Context Map





Location Overview

RESTAURANTS

1. McDonald's

2. Subway

3. Circle K

4. Swiss Chalet

5. Tim Hortons

6. A&W
7. Subway

8. McDonald's

9. Pizza Pizza

10. Burger King

11. Tim Hortons

12. McDonald's
13. Pizza Hut

14. Taco Bell

15. Burger King

16. Wendy's

17. McDonald's

18. Harvey's

RETAIL & ENTERTAINMENT

1. The Home Depot

2. Walmart Supercentre

3. Metro

4. Dollarama

5. No Frills

6. Shoppers Drug Mart
7. LCBO

8. Dollarama

9. No Frills

Shoppers Drug Mart

10. No Frills

11. Circle K
12. Shoppers Drug Mart

13. LCBO

14. Canadian Tire

Dollarama

Mark's

15. Giant Tiger

SERVICES

1. Esso

2. Esso

3. Canadian Tire Gas+
4. Scotiabank

5. TD Canada Trust

6. Shell
7. TD Canada Trust

8. Petro-Canada

9. Esso

LEISURE & PARKS

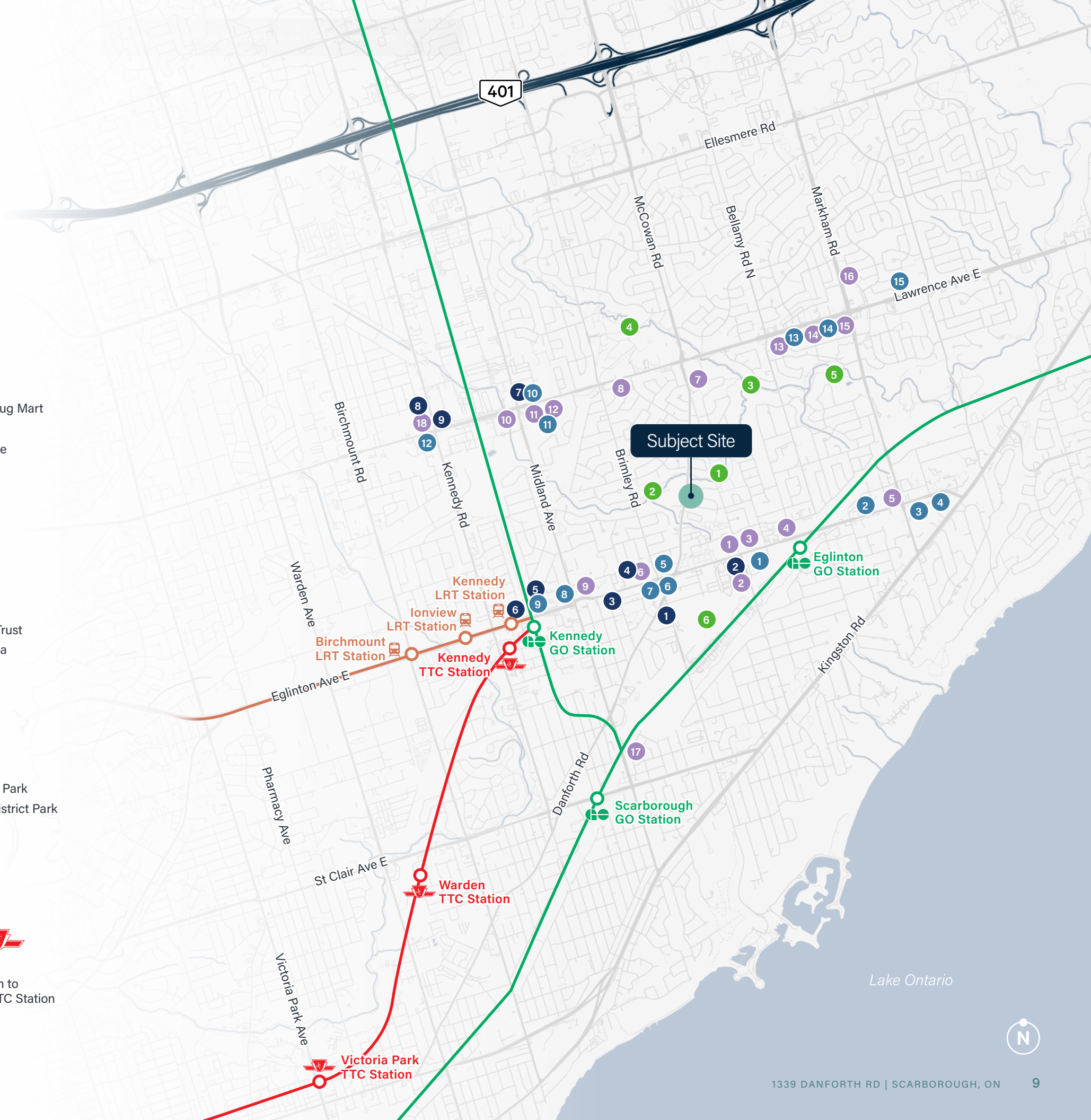
1. McCowan Park

2. Knob Hill Park
3. Hague Park

4. Thomson Memorial Park
5. Cedar Brook Park

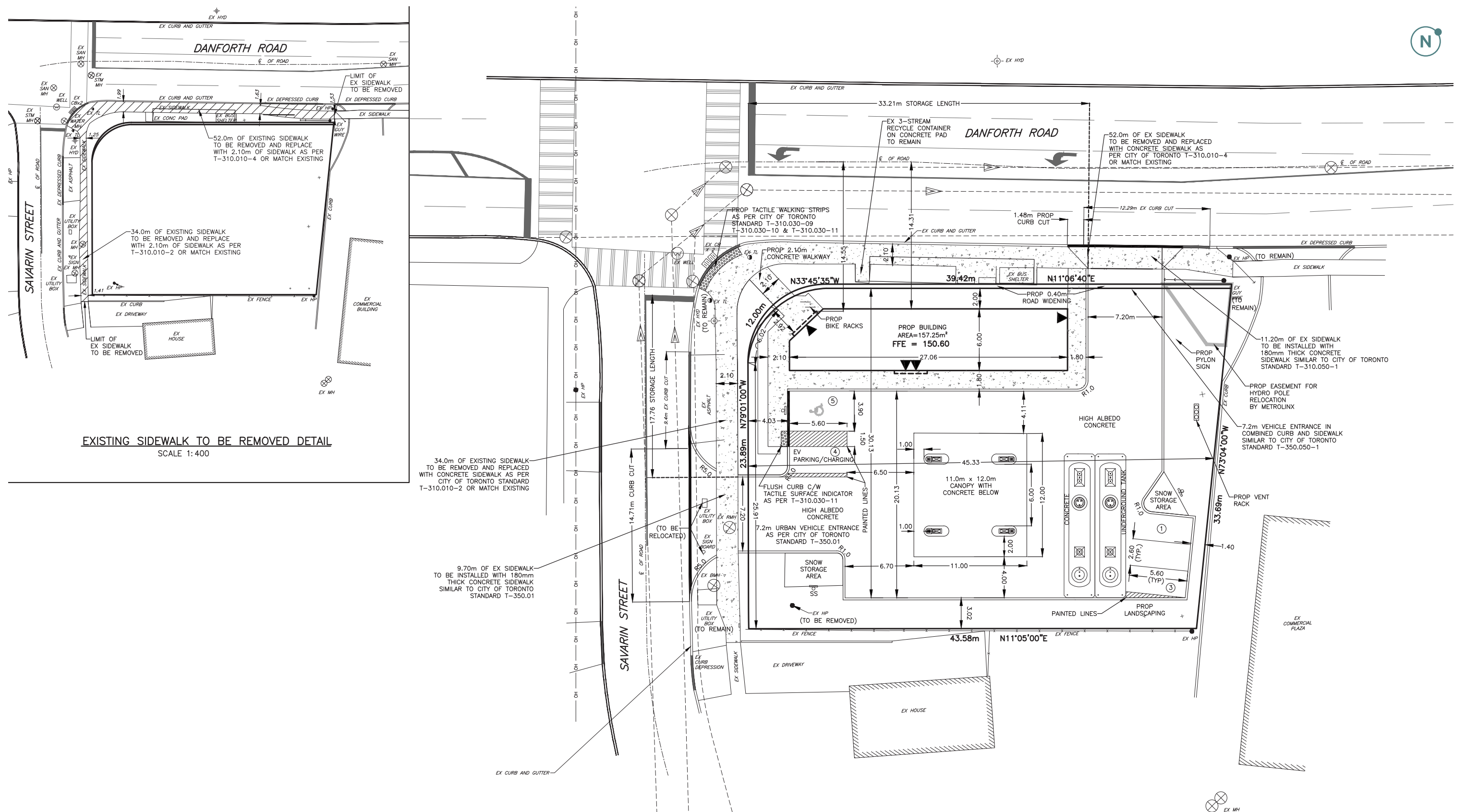
6. McCowan District Park

DRIVE TIMES & TRANSIT





## Previous Development Application - Gas Bar Site Plan





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SCARBOROUGH, ON

## OFFERING PROCESS

Offers to be reviewed as received.

## CONTACT US

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