

FOR SALE

APPROVED MID-RISE RESIDENTIAL DEVELOPMENT OPPORTUNITY



874, 876 & 880 EASTERN AVENUE AND 80 KNOX AVENUE, TORONTO



Offering at a Glance

Cushman & Wakefield ULC (“C&W”) is pleased to offer the approved residential development Site located at 880 Eastern Avenue and 80 Knox Avenue and the excess land located at 874-876 Eastern Avenue, Toronto, Ontario (collectively the “Property” or “Site”). It is optional to purchase the two adjacent residential properties located at 874 and 876 Eastern Avenue. These two properties are not part of the approved redevelopment site, but can be incorporated into the future development or be used for construction staging/lay-down purposes.

Located in Toronto’s desirable Leslieville neighbourhood, the Property has a total site area of approximately 0.67 acres (29,170 sf), with superior access to urban amenities as well as being steps away from the Lake Ontario Waterfront and numerous outdoor recreation opportunities. As noted, prospective purchasers will also have the option to purchase 874 & 876 Eastern Avenue, that totals 4,295 sf and is not currently part of the project design.

The Site’s Zoning By-Law Amendment application has been approved to permit a 12-storey building with a total gross floor area of 156,787 square feet with 200 residential units in configurations ranging from studio to three-bedroom suites, townhouse and live-work units. In February 2025, the owner updated the architectural plans to increase the GFA by approximately 12,021 square feet resulting in an additional 21 units and a more efficient design for a total GFA of 168,808 sf (92% vs. 84% efficiency in the original concept).

880 Eastern Avenue and 80 Knox Avenue are listed together for sale at a list price of **\$16,950,000**. 874 and 876 Eastern Avenue are listed together for sale at a list price of **\$1,450,000**. Submission of offers on the Receiver’s form will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance. All inquiries and offers should be addressed to the attention of Dan Rogers, Jeff Lever, Reilly Hayhurst and Mike Murray at the address provided within.



ARTIST'S RENDERING

Investment Highlights



Prime Urban Location

The subject Site is located on the northwest corner of Eastern Avenue and Knox Avenue in Toronto's desirable Leslieville neighbourhood. Located less than five-kilometres from the heart of downtown Toronto, the general area provides a walkable, urban lifestyle with access to abundant amenities and public transit:

- **Retail:** The Site is located 130 metres south of Queen Street East, known for bars, breweries, neighbourhood parks, and restaurants. A short distance south of the Property is a concentration of large format retailers including Loblaws, FreshCo, Farm Boy, Canadian Tire and the LCBO. Numerous other bars and restaurants are located along Dundas Street East and Gerrard Street East, less than a 5-minute drive from the Site.
- **Transit:** The Site is well-positioned with respect to commuting options, including the 501-Queen and 503-Kingston streetcars accessible just steps from the Property, providing service to downtown Toronto and the financial core. Bus route 72B operates a short distance west of the Site at Carlaw Avenue providing efficient service to Union Station. Due to its proximity to the core, cycling and walking are also convenient options. Painted bike lanes are provided along Knox Ave, and connect to the Martin Goodman Trail which connects to the City's waterfront trail system and provides an attractive route to the downtown core. Future transit is under development with the Ontario Line Riverside-Leslieville and East Harbour Stations located a short distance to the west and providing connections to other parts of the City and GO Transit (completion estimated in 2030).
- **Outdoor Recreation:** The Lake Ontario waterfront is less than 1.5 kilometres south of the Site, providing exceptional access to beaches and trails, including Tommy Thompson Park, Villiers Island, Eastern Beaches, Cherry Beach, Woodbine Beach Park, Kew-Balmy Beach and more. The Martin Goodman Trail is accessible off of Knox Avenue at Lake Shore Boulevard East, and connecting to the Lower Don Recreational Trail.



Bike Score: 99



Walk Score: 91

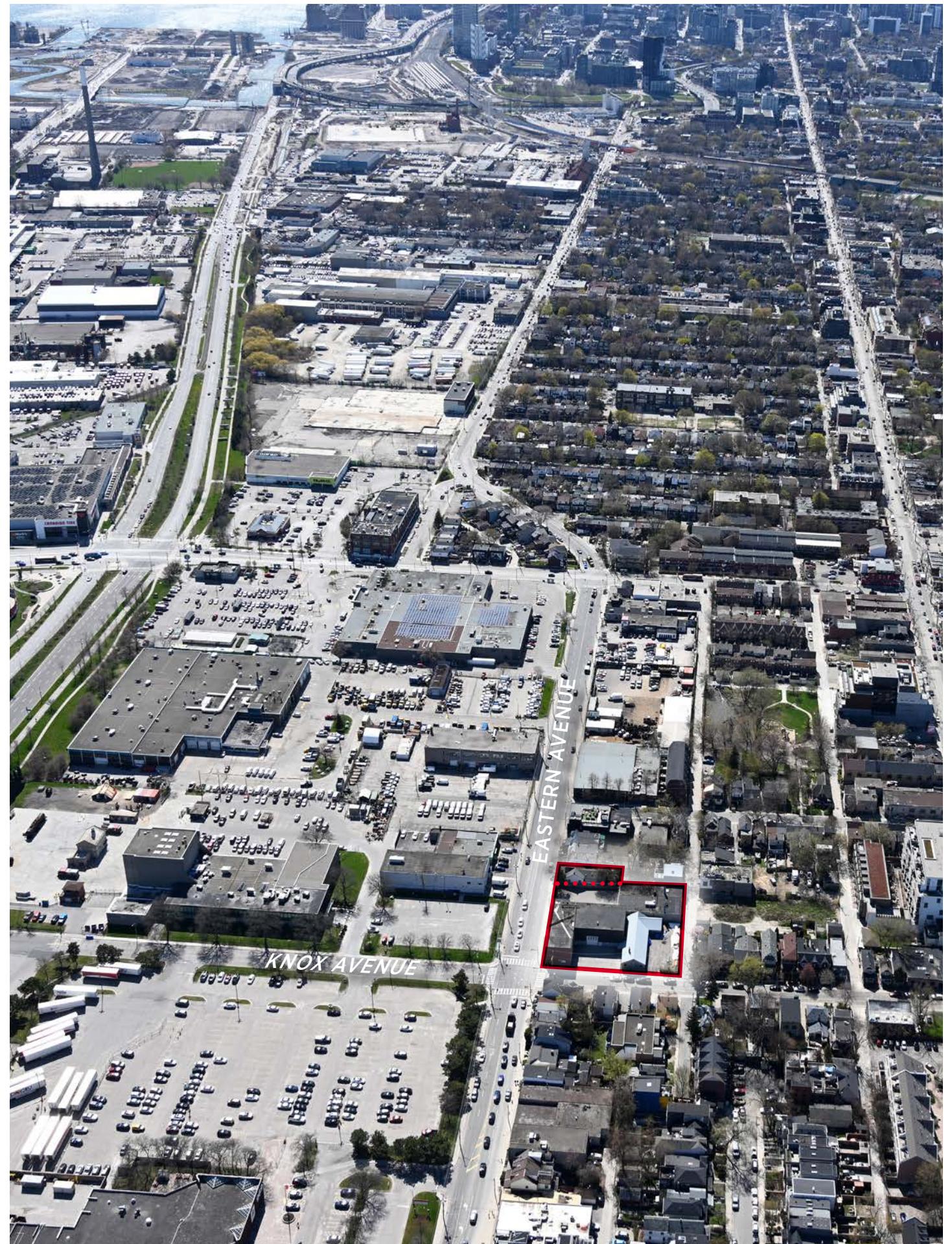


Transit Score: 89



Strong Residential Market Fundamentals

The Riverdale, Leslieville and Beaches neighbourhoods have seen a notable increase in residential intensification activity. East Toronto continues to emerge as a strong rental housing market within the GTA, characterized by strong fundamentals and sustained demand. Average rental rates among completed projects were \$4.10 per sq. ft. with a 3.2% vacancy rate in Q3 2025, with achieved rates up to \$4.94 psf for some units. With respect to upcoming supply, there are only 1,254 units under construction with an additional 7,512 units proposed. Despite new supply pressures from project completions, the GTA's overall vacancy rate remained stable at 3.5% in Q3 2025, reflecting a resilient and well-balanced rental market.





Approved Development Concept

The Property has been advanced through the development application process for a purpose-built rental building. A Zoning By-Law Amendment was obtained in the summer of 2023 to permit the development of a 12-storey, 200-unit residential rental development that includes 156,787 square feet of gross floor area with 1,808 sf of retail uses at grade and an overall floor space index of 5.36x. Through the zoning approval, City Council exempted the proposed development from Community Benefits Charges in exchange for providing six (6) affordable units under the City's Open Door Affordable Housing Program. The approvals allow for a maximum gross floor area of 166,518 sf, and in February 2025 a revised development concept was created that proposes to increase the GFA on the Site by approximately 12,021 square feet resulting in an additional 21 units and a more efficient design for a total GFA of 168,808 sf (92% vs. 84% efficiency in the original concept). It is likely that the revised concept could be approved through a minor variance, as the original applicant had the flexibility to incorporate minor design changes into a final resubmission before NOAC. The two semi-detached houses at 874-876 Eastern Avenue were originally purchased to assist with construction logistics and are not currently incorporated in the project design and can be purchased together or separately from the approved development parcel. Upon construction completion, the residential lots can sold by the purchaser for additional revenue, or incorporated into the new development.

Substantial Property due diligence has been completed to date and is available for review in C&W's online data room.



Design and Sustainability of the Project

The Property was designed to be one of Toronto's first net-zero mid-rise residential developments. The project design has been refined to minimize embodied and operational carbon is set up to meet the Canada Green Building Council standard for ZCB Design and Performance. The incoming purchaser has the option to maintain or alter the Property's net-zero design.

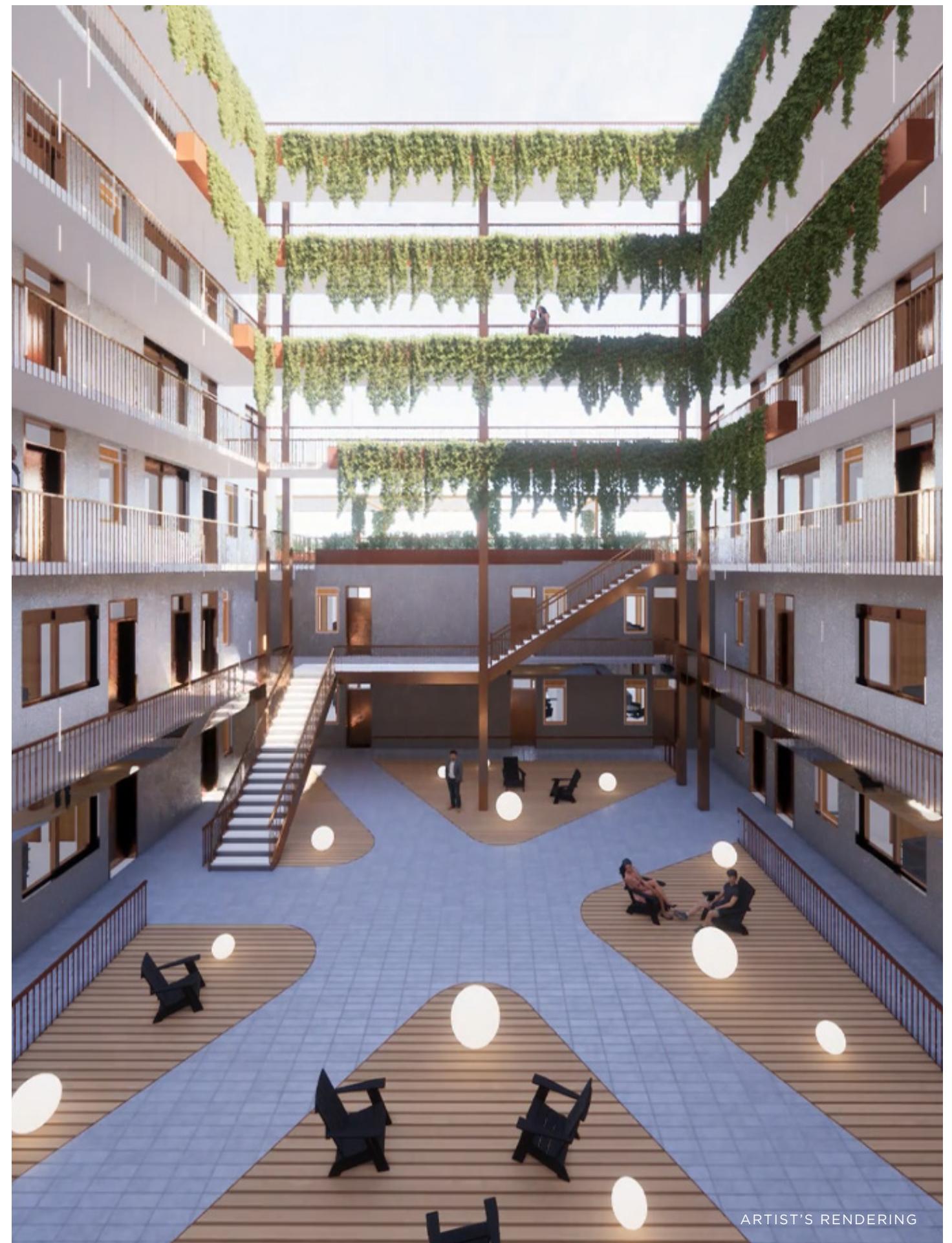
Future-proofing for resilience, the building design was guided by the principle that properties built with sustainability at their core retain their value longer. The project's many environmental features were informed through an intensive net-zero framework developed by the architects, sustainability consultants, and mechanical engineers. The resulting design will help ensure its' resiliency against the impacts of climate change, while also reducing operating costs and enhancing livability.

The project also prioritizes healthy and conscious living by implementing people-centered elements to ensure a greater living experience for residents. Thoughtful suite layouts, easy access to the outdoors, more windows for natural light and ventilation, 9ft ceilings and a central courtyard aim to enhance wellbeing. The communal courtyard was designed to help foster social connection and a sense of community.



Poised for Growth

The Greater Toronto Area is forecast to grow by 41.3% by 2046 - underscoring the need for intensification and compact housing forms in key municipalities such as the City of Toronto. East Toronto neighbourhoods, such as the areas east of the Don River, are characterized by semi-detached and detached houses. These communities have yet to experience the levels of intensification seen in other parts of the City making it an ideal target for development and critical to achieving density targets required to match anticipated growth.



ARTIST'S RENDERING

Site Details

Address 874, 876 & 880 Eastern Avenue & 80 Knox Avenue, Toronto

874 Eastern Ave: 213910172

876 Eastern Ave: 213910173

880 Eastern Ave: 213910175

80 Knox Ave: 213910176

Legal Description
874 Eastern Ave: PT LT 12 PL 214 TORONTO PT 1, 63R1482; CITY OF TORONTO
876 Eastern Ave: LT 12 PL 214 TORONTO PART 2, 63R1482; CITY OF TORONTO
880 Eastern Ave: PT LT 11-12 PL 214 TORONTO AS IN CT455126; CITY OF TORONTO
80 Knox Ave: LT 10 PL 214 TORONTO; PT LT 11 PL 214 TORONTO AS IN CA555502; CITY OF TORONTO

Land Area
880 Eastern Ave & 80 Knox Ave: 29,213 square feet / 0.67 acres
874 & 876 Eastern Ave: 4,295 square feet / 0.10 acres

Frontage
Eastern Ave: +/- 188 feet (including 874-876 Eastern Avenue)
Knox Ave: +/- 178 feet

Zoning CR 5.70 (c0.5; r5.70) (x860)

Official Plan Mixed Use Areas

Existing Improvements

- 880 Eastern Ave: Automotive shop buildings, municipally addressed 880-882 Eastern Avenue.
- 80 Knox Ave: Industrial warehouse building, municipally addressed 74-80 Knox Avenue & 888 Eastern Avenue.
- 874 Eastern Ave: Two-storey, semi-detached house. Year built est. 1914.
- 876 Eastern Ave: Two-storey, semi-detached house. Year built est. 1914.

Asking Price

- 880 Eastern Ave & 80 Knox Ave:** \$16,950,000
- 874 & 876 Eastern Ave:** \$1,450,000 or \$725,000 per property

The approved development Site and the additional lots are offered separately and interested purchasers may bid on all parcels together, the approved development parcel only, or the individual lots only.



LOCATION OVERVIEW //

Area Amenities

- 1 Farm Boy
- 2 Shoppers Drug Mart
- 3 Canadian Tire
- 4 Mark's
- 5 LCBO
- 6 Tim Hortons / Wendy's
- 7 Dollarama
- 8 FreshCo
- 9 Starbucks
- 10 Loblaws
- 11 Black Lab Brewing
- 12 Rorschach Brewing Co
- 13 History
- 14 Cineplex Cinemas Beaches
- 15 LCBO
- 16 Lambo's Deli
- 17 Gio Rana's Really Really Nice
- 18 Nodo Leslieville
- 19 Descendants Pizza
- 20 Dave's Hot Chicken

Public Greenspace

- 1 Woodbine Park
- 2 Woodbine Beach
- 3 Ashbridges Bay Yacht Club
- 4 Tommy Thompson Park
- 5 Greenwood Park
- 6 Orchard Park



5-MINUTE DRIVE



Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 874, 876 & 880 Eastern Avenue & 80 Knox Avenue, Toronto, Ontario. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

Asking Price

880 Eastern Avenue & 80 Knox Avenue: \$16,950,000

874 & 876 Eastern Avenue: \$1,450,000

Submissions

Offers are to be submitted to the Advisor's at:

Dan Rogers, Jeff Lever, Reilly Hayhurst & Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada

Contact

////

DAN ROGERS

Executive Vice President
+1 416 359 2352
dan.rogers@cushwake.com

JEFF LEVER

Executive Vice President
+1 416 359 2492
jeff.lever@cushwake.com

REILLY HAYHURST

Senior Associate
+1 416 359 2429
reilly.hayhurst@cushwake.com

MIKE MURRAY

Senior Associate
+1 416 359 2669
mike.murray@cushwake.com

HIBA HUSSAIN

Urban Planner
+1 416 359 2567
hiba.hussain@cushwake.com

ANGLEE SAHOTA

Transaction Coordinator
+1 416 359 2509
anglee.sabota@cushwake.com