

# 2310

## Sheppard Avenue W

NORTH YORK, ONTARIO



AVISON  
YOUNG





400

2310  
Sheppard  
Avenue W

Tim Hortons

RIVALDA ROAD

SHEPARD AVENUE W





# For Sale

2310 Sheppard Avenue W  
North York, ON



Premier corner property with strong visibility



0.45 Acres of excess land ideal for highly coveted automotive sales location



Attractive location for end users and established brands



Centrally located property just minutes away from Highway 400 & 401



Good accessibility via TTC with pubic transit at doorstep

## TOTAL AREA

2,000 sf

## FRONTAGE

125.48' on Sheppard  
178.3' on Rivalda

## LOT SIZE

0.49 acres

## RETAIL

100%

## CLEAR HEIGHT

14'

## OCCUPANCY

6 months

## ASKING PRICE

\$5,300,000

## TAXES (2024)

\$25,919.52



Sole ownership of two rooftop advertising billboards



Driveway accessibility from both Rivalda Road and Sheppard Avenue W



Rough ins for three drive-in garage bays





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### Zoning -MC(H) Industrial-Commercial

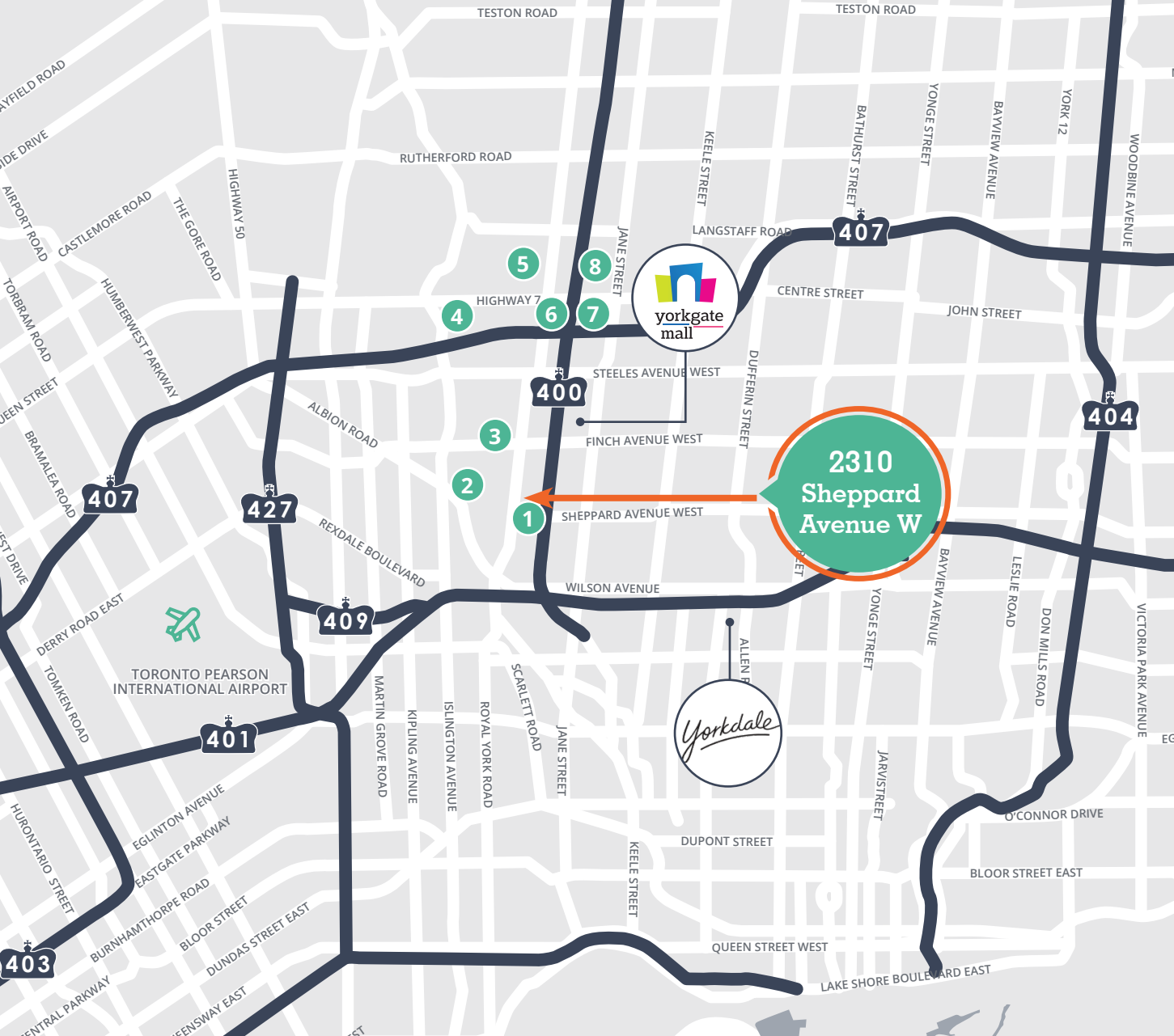
#### Permitted uses

- Adult education school
- Artist studio
- Banquet hall
- Car rental agency
- Car washing establishment
- Cinema
- Club
- College
- Commercial gallery
- Commercial recreation
- Commercial school communications and broadcasting
- Community centre
- Contractor's establishment
- Custom workshop
- Day nursery
- Financial institution
- Fitness centre
- Funeral establishment
- Gasoline station
- Golf course
- Health science research
- Laboratory
- Hotel
- Industrial sales and service
- Information processing
- Laundry
- Motor vehicle body repair shop
- Motor vehicle dealership
- Museum
- Park
- Parking lot
- Pinball and video games arcade
- Public library
- Public self storage warehouse
- Research laboratory
- Restaurant, with or without an outdoor patio
- Secondary school
- Service shop
- Service station
- Showroom
- Theatre
- Transportation terminal
- Warehouse
- Veterinary clinic

#### Permitted uses with conditions

- Office uses
- Personal service shop
- Place of worship
- Retail store





### Amenities within 5KM

7

Hotels

396

Restaurants

967

Retail

59

Gas Stations

45

Banks

- 1 Tim Hortons  
Starbucks  
Mary Brown's Chicken  
Sunset Grill  
Mucho Burrito
- 2 Food Basics  
Shoppers Drug Mart  
Kumon  
TD
- 3 Subway  
Shoppers Drug Mart  
TD  
Central Food Market  
Canada Post  
Beer store
- 4 McDonald's  
TD  
Burrito Boyz
- 5 SMARTCENTRES WOODBRIDGE  
Circle K  
Best Buy  
Winners  
Sport Chek  
Michael's  
Sleep Country
- 6 RIOCAN COLOSSUS CENTRE  
Famous Players  
BMO  
Petro  
Marshalls  
Dollarama  
Scaddabush  
Earls  
Homesense  
Costco
- 7 Ikea  
Dave & Buster's  
Courtyard by Marriott
- 8 Wendy's  
Osmow's  
Hasty Market  
Pet Valu  
Pizzaiolo
- 9 KFC  
Harvey's  
Copacabana Brazilian Steak House
- 10 LCBO  
Beer Store  
Toys R Us  
Fortinos  
Canadian Tire  
Chapters
- 11 Sephora  
Pet Smart  
Hero Burger  
Staples  
Party City  
Tim Hortons  
Longo's  
Guess  
Golf Town
- 12 Homewood Suites  
Walmart  
Monte Carlo





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## Sheppard Avenue W

NORTH YORK, ONTARIO

**Nick Neila**

Sales Representative

647 869 6692

[nick.neila@avisonyoung.com](mailto:nick.neila@avisonyoung.com)

**Tom Clancy**

Broker, Principal

647 774 6040

[tom.clancy@avisonyoung.com](mailto:tom.clancy@avisonyoung.com)

**Avison Young Commercial Real Estate Services, LP, Brokerage**

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office +1 905 712 2100 Fax +1 905 712 2937 [avisonyoung.ca](http://avisonyoung.ca)

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**AVISON  
YOUNG**

**BEST  
MANAGED  
COMPANIES**

Platinum member