



**For Sale**

# Investment/Redevelopment Opportunity

1470 Centre Street, Vaughan

**Ryan Thomson\***

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# Executive **Summary**



# Executive Summary



## Offering Highlights

<b>Site Address</b>	1470 Centre Street, Vaughan, ON L4J 3N1
<b>Site Size</b>	1.733 acres
<b>Frontages</b>	± 200 ft ± 315 ft
<b>Building Size</b>	24,108 SF
<b>Ground Floor Area</b>	23,391 SF
<b>Second Floor Area</b>	717 SF
<b>Number of Tenants</b>	16
<b>Net Operating Income</b>	\$936,804.37 Net Rents range from \$33.00 - \$42.00 PSF Lease terms <1 year to 5 years
<b>York Region Official Plan Regional Structure &amp; Land Use Designation</b>	Regional Corridor Protected Major Transit Station Area Community Area
<b>Draft Vaughan Official Plan Designations</b>	Urban Structure Community Areas Regional Intensification Corridor Protected MTSA - Dufferin BRT Station - PMTSA 58 Land Use - Transitional Mid-Rise Mixed-Use
<b>Zoning</b>	Community Commercial Mixed Use Zone (CMU)
<b>Asking Price</b>	Contact Listing Agent



# Investment Highlights



Planning policy permitting residential development



Transit oriented site close proximity to Yonge & VMC Subway Stations & future Concord Go Station



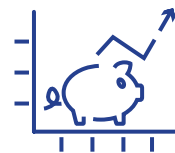
Corner property with curb appeal



Ideal redevelopment scale



Holding income prior to redevelopment



Value-add opportunity

# Property **Profile**



# Property Profile

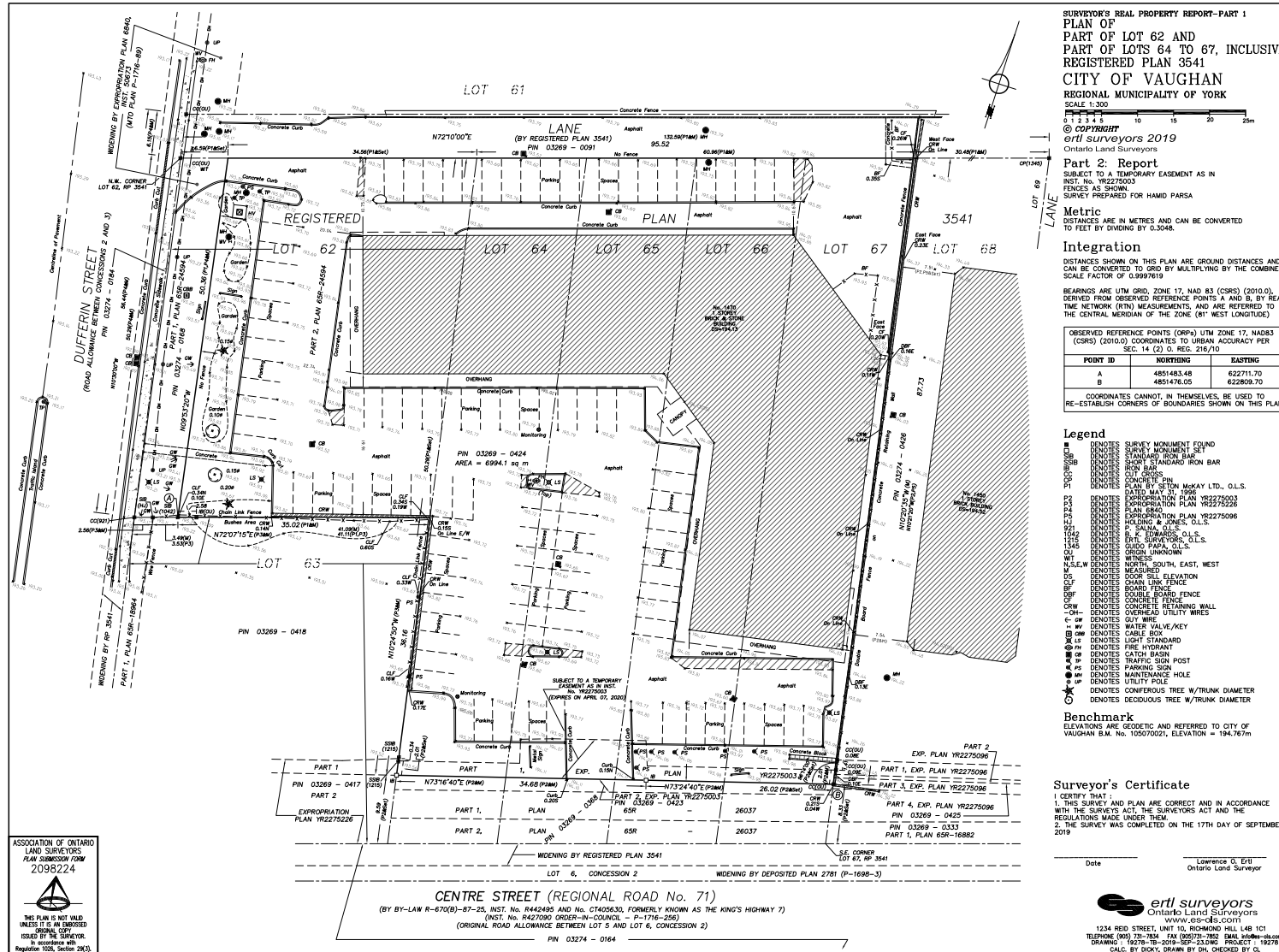
## 1470 Centre Street, Vaughan

<b>Total Lot Size</b>	1.733 acres
<b>Assessment Roll #</b>	192800019066500
<b>PIN</b>	032690424
<b>Legal Description</b>	Reach out to Listing Agent for Full Legal Description
<b>2024 Property Taxes</b>	\$209,693.94
<b>Title</b>	Treat as clear
<b>Registered Owner</b>	1470 Centre Corporation
<b>Frontage Dufferin St</b>	165.46 Feet
<b>Frontage Centre St</b>	199.32 Feet
<b>Access</b>	Centre Street & Dufferin Street
<b>Services</b>	Water, Sewage, Hydro





# Legal Survey



**SURVEYOR'S REAL PROPERTY REPORT—PART 1**  
**PLAN OF**  
**PART OF LOT 62 AND**  
**PART OF LOTS 64 TO 67, INCLUSIVE**  
**REGISTERED PLAN 3541**  
**CITY OF VAUGHAN**  
**REGIONAL MUNICIPALITY OF YORK**  
 SCALE 1:300

© COPYRIGHT  
 ertl Surveyors 2019  
 Ontario Land Surveyors  
**Part 2: Report**  
 SUBJECT TO A TEMPORARY EASEMENT AS IN  
 INST. No. YR2275003  
 FENCES AS SHOWN  
 SURVEY PREPARED FOR HAMID PARSA

**Metric**  
 DISTANCES ARE IN METRES AND CAN BE CONVERTED  
 TO FEET BY DIVIDING BY 0.3048.

**Integration**  
 DISTANCES SHOWN ON THIS PLAN ARE GROUND DISTANCES AND  
 CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED  
 SCALE FACTOR OF 0.9997619

BEARINGS ARE UTM GRID, ZONE 17, NAD 83 (CSRS) (2010.0),  
 DERIVED FROM OBSERVED REFERENCE POINTS A AND B; BY REAL  
 TIME NETWORK (RTN) MEASUREMENTS, AND ARE REFERRED TO THE  
 CENTRAL MERIDIAN OF THE ZONE (BY WEST LONGITUDE)

OBSERVED REFERENCE POINTS (ORPs) UTM ZONE 17, NAD83  
 (CSRS) (2010.0) COORDINATES TO URBAN ACCURACY PER  
 SEC. 14 (2) O. REG. 216/10

POINT ID	NORTHING	EASTING
A	4851483.48	622711.70
B	4851476.05	622809.70

COORDINATES CANNOT IN THEMSELVES BE USED TO  
 RE-ESTABLISH CORNERS OF BOUNDARIES SHOWN ON THIS PLAN.

- Legend**
- DENOTES SURVEY MONUMENT FOUND
  - DENOTES SURVEY MONUMENT SET
  - SB DENOTES STANDARD IRON BAR
  - SB DENOTES SHORT STANDARD IRON BAR
  - SB DENOTES CITY CROSS
  - DENOTES CONCRETE PIN
  - P1 DENOTES PLAN BY SETON MOKAY LTD., O.L.S.
  - D3 DENOTES CHAIN MARK ID 1986
  - EXP DENOTES EXPROPRIATION PLAN YR2275003
  - P2 DENOTES EXPROPRIATION PLAN YR2275006
  - P3 DENOTES EXPROPRIATION PLAN YR2275096
  - P4 DENOTES EXPROPRIATION PLAN YR2275096
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**Benchmark**  
 ELEVATIONS ARE GEODETIC AND REFERRED TO CITY OF  
 VAUGHAN B.M. No. 105070021, ELEVATION = 194.767m

**Surveyor's Certificate**  
 I CERTIFY THAT  
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE  
 WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE  
 REGULATIONS MADE UNDER THEM.  
 2. THE SURVEY WAS COMPLETED ON THE 17TH DAY OF SEPTEMBER,  
 2019

Date \_\_\_\_\_ Licence No. 0/171  
 Ontario Land Surveyor

**ertl Surveyors**  
 Ontario Land Surveyors  
 www.ertl-08.com  
 1234 RED STREET, UNIT 10, RICHMOND HILL, L4B 1C1  
 TEL: (905) 710-7854 FAX: (905) 710-7852 EMAIL: info@ertl-08.com  
 DRAWING: 1-16278-10-0018-SEP-22-2019 PROJECT: 19278  
 CALC. BY DICKY, DRAWN BY DH, CHECKED BY CL

ASSOCIATION OF ONTARIO  
 LAND SURVEYORS  
 PLAN SUBMISSION FORM  
 2098224  
  
 THIS PLAN IS NOT VALID  
 UNLESS IT IS AN EMBOSSED  
 COPY  
 ISSUED BY THE SURVEYOR  
 IN ACCORDANCE WITH  
 Regulation 1026, Section 28(3)

[Click here to download survey](#)







# Rent Roll & Expense Summary

Unit	Tenant	SqFt	% of Space	Rent/SF	Annual Minimum Rent	Annual Sign Rental	Annual Net Rent Collected	% of revenue	Lease maturity	Annual TMI Collected	TMI/ PSF	Gross Rents/SF	Yearly Gross Rent with recov. TMI	Years to maturity	Years On-Site	Type
1&2	Tim Hortons	2,746	11.39%	\$38.12	\$104,678	\$2,160.00	\$106,837.52	11.40%	16-07-29	\$43,057	\$15.68	\$54.59	\$149,895	5	20	REST
3	Cashgold Canada	709	2.94%	\$39.26	\$27,835	\$1,080.00	\$28,915.34	3.09%	31-08-26	\$11,117	\$15.68	\$56.46	\$40,032	2	13	R
4	IMC Healthcare Inc (Pharmacy)	1,023	4.24%	\$38.00	\$38,874	\$1,380.00	\$40,254.00	4.30%	30-11-26	\$16,041	\$15.68	\$55.03	\$56,295	2	6	R
5	Skymark Cleaner	1,119	4.64%	\$39.50	\$44,201	\$2,580.00	\$46,780.50	4.99%	31-05-28	\$17,546	\$15.68	\$57.49	\$64,326	4	11	R
6	One K Nails	1,092	4.53%	\$38.00	\$41,496	\$2,460.00	\$43,956.00	4.69%	31-12-29	\$17,123	\$15.68	\$55.93	\$61,079	5	12	R
7	Dejavu Mediteranian Cuisine	1,119	4.64%	\$39.70	\$44,424	\$4,620.00	\$49,044.30	5.24%	28-02-28	\$17,546	\$15.68	\$59.51	\$66,590	3	8	REST
8	Akinchan Food Inc (Grocery)	2,113	8.76%	\$33.00	\$69,729	\$2,460.00	\$72,189.00	7.71%	30-11-27	\$33,132	\$15.68	\$49.84	\$105,321	3	6	R
9	OM India Food (Grocery)	3,277	13.59%	\$33.00	\$108,141	\$3,959.71	\$112,100.71	11.97%	30-11-27	\$51,383	\$15.68	\$49.89	\$163,484	3	6	R
10	Angela's Deli	2,904	12.05%	\$34.75	\$100,914	\$4,620.00	\$105,534.00	11.27%	30-06-27	\$45,535	\$15.68	\$52.02	\$151,069	3	6	REST
11	Ravella Spa	1,241	5.15%	\$38.00	\$47,158	\$1,380.00	\$48,538.00	5.18%	30-11-27	\$19,459	\$15.68	\$54.79	\$67,997	3	5	R
12A	2107011 Ont Ltd (Convenience)	1,149	4.77%	\$39.00	\$44,811	\$2,460.00	\$47,271.00	5.05%	30-06-26	\$18,016	\$15.68	\$56.82	\$65,287	2	6	R
12B	Chick Chick	1,250	5.19%	\$38.00	\$47,500	\$3,540.00	\$51,040.00	5.45%	31-07-26	\$19,600	\$15.68	\$56.51	\$70,640	2	4	R
13	Govardhan Thal	1,248	5.18%	\$37.50	\$46,800	\$3,240.00	\$50,040.00	5.34%	01-08-28	\$19,569	\$15.68	\$55.78	\$69,609	4	6	REST
14	Herens Desserts Inc	1,248	5.18%	\$38.00	\$47,424	\$3,540.00	\$50,964.00	5.44%	30-09-27	\$19,569	\$15.68	\$56.52	\$70,533	3	0	R
15	Revitasize (Juice Bar)	1,153	4.78%	\$42.00	\$48,426	\$3,540.00	\$51,966.00	5.55%	30-04-29	\$18,079	\$15.68	\$60.75	\$70,045	5	5	R
16	Top Choice (Accounting Office)	717	2.97%	\$42.00	\$30,114	\$1,260.00	\$31,374.00	3.35%	14-01-25	\$11,243	\$15.68	\$59.44	\$42,617	0	3	O
<b>Subtotal</b>		<b>24,108</b>	<b>100.00%</b>		<b>\$ 892,524.66</b>	<b>\$ 28,264.15</b>	<b>\$936,804.37</b>			<b>\$ 378,013.44</b>			<b>\$ 1,314,817.81</b>			

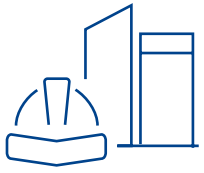


# Rent Roll & Expense Summary

## 2023 TMI

Building & Equipment Repairs	\$24,982.50
Cleaning Services	\$15,387.02
Insurance	\$16,554.24
Phone & internet	\$2,020.35
Legal & accounting	\$3,695.13
Management & Consultation	\$27,300.00
Snow Removal & Landscaping	\$37,011.51
Utilities	\$52,544.24
Waste Disposal	\$13,374.68
<b>Sum:</b>	<b>\$192,869.67</b>
<b>Property Tax:</b>	<b>\$210,701.00</b>
<b>Total:</b>	<b>\$403,570.67</b>

# Planning & Development **Overview**

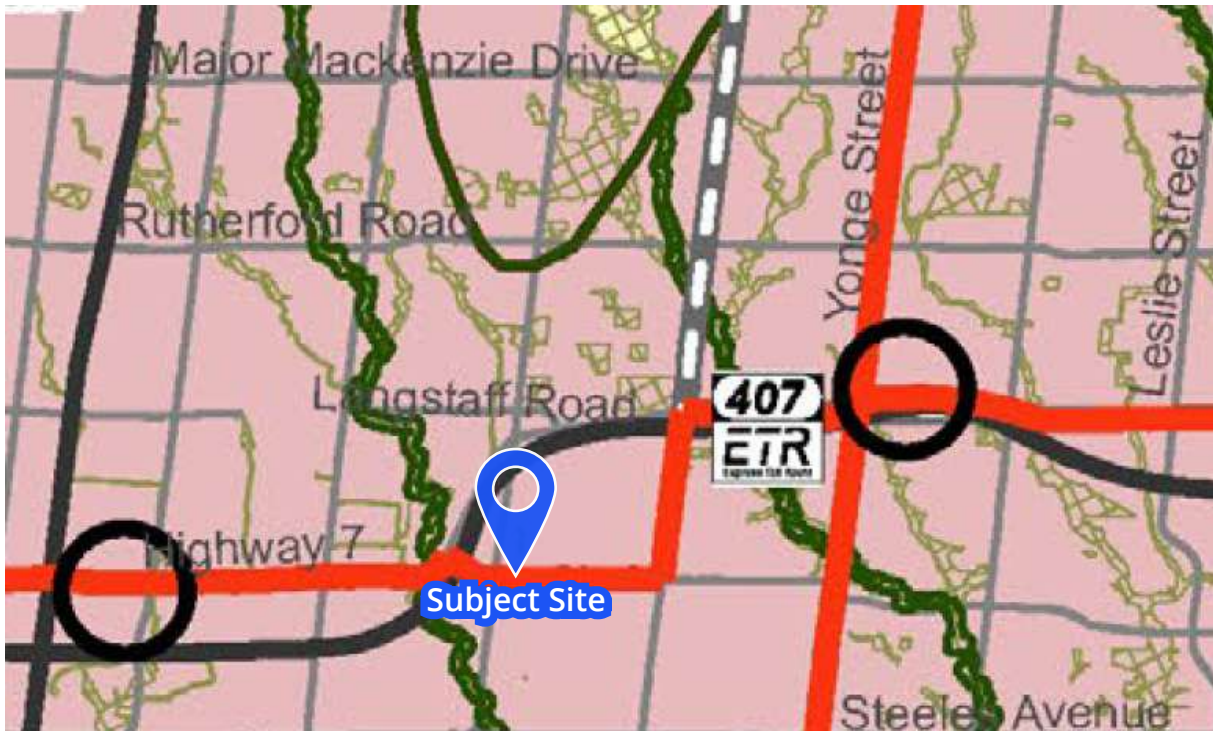


# York Region Official Plan Regional Structure













## Regional Structure

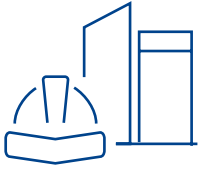
The subject site is located on a Regional Corridor, identified as the focus of York Region's most intensive development connected by transit-supportive intensification. Links to the full Regional Official Plan are included herein below.

Visit <https://www.york.ca/york-region/regional-official-plan>



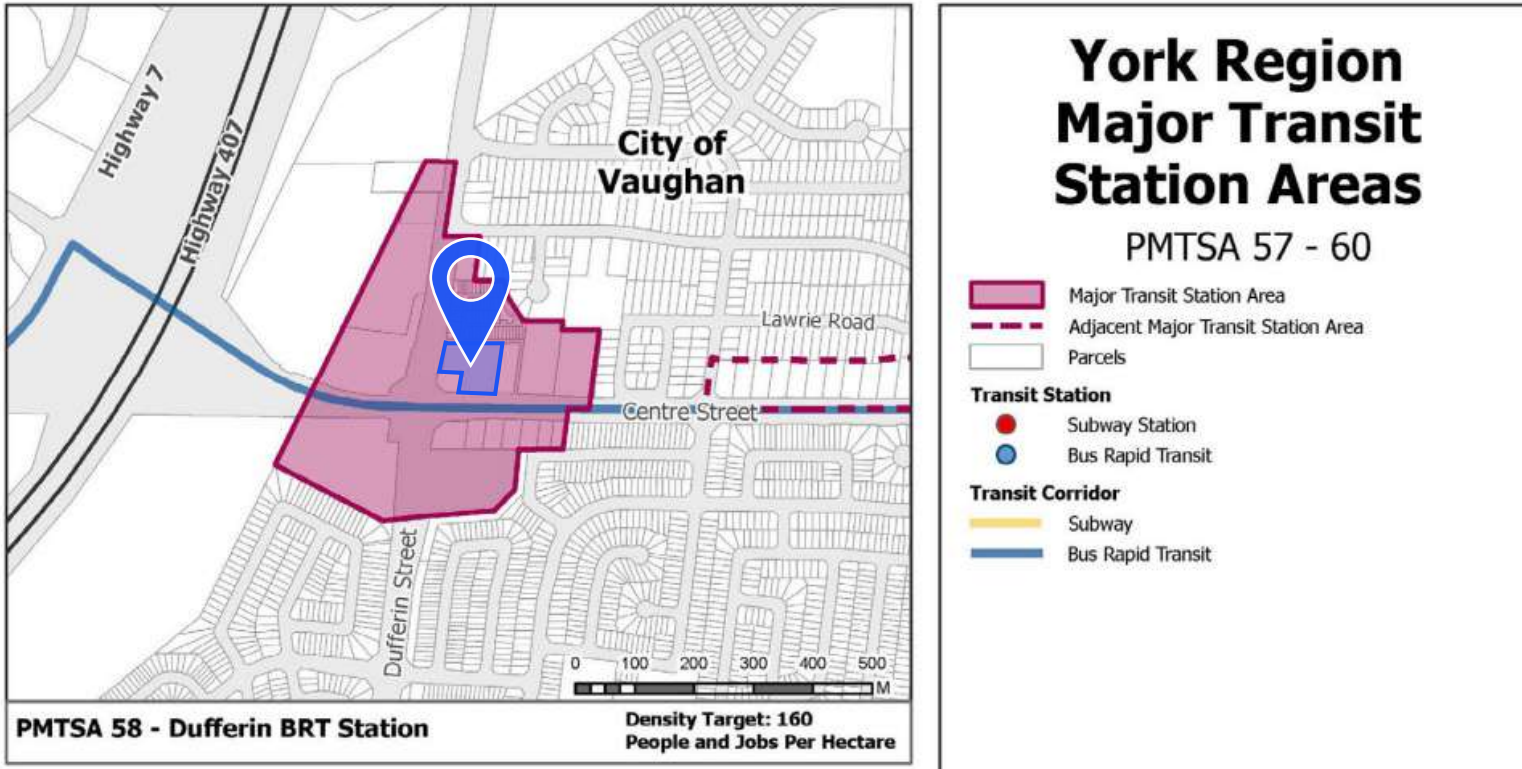
## REGIONAL STRUCTURE

-  Regional Centre
-  Regional Corridor
-  Urban Area
-  Towns and Villages
-  Agricultural System
-  Regional Greenlands System
-  Subject to Minister's Order February 3, 2015 and special provision policy 5.3.4
- Greenbelt Plan**
  -  Greenbelt Plan Boundary
- Oak Ridges Moraine Conservation Plan**
  -  Oak Ridges Moraine Conservation Plan Boundary
- Provincial Highways**
  -  Existing
- Municipal Boundaries**
  -  Regional Municipal Boundary
  -  Local Municipal Boundary

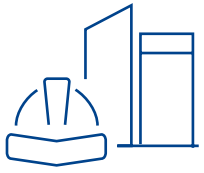


# York Region Official Plan PMTSA - Dufferin BRT Station

Protected Major Transit Station Area

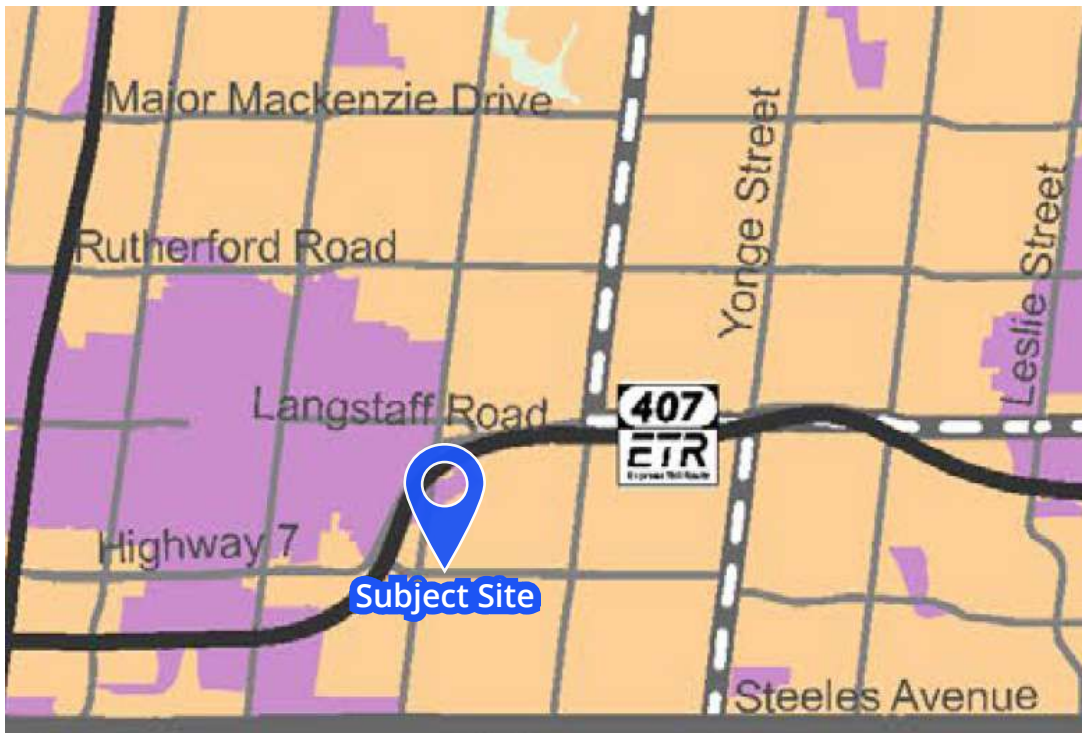


[Click here for the full document.](#)



# York Region Official Plan Land Use Designation

Community Area



## LAND USE DESIGNATIONS

### Urban System

- Community Area
- Employment Area

### Agricultural System

- Holland Marsh Specialty Crop Area
- Agricultural Area
- Rural Area
- Hamlet

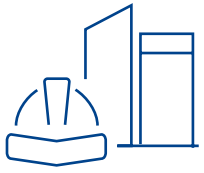
### Provincial Highways

- Existing

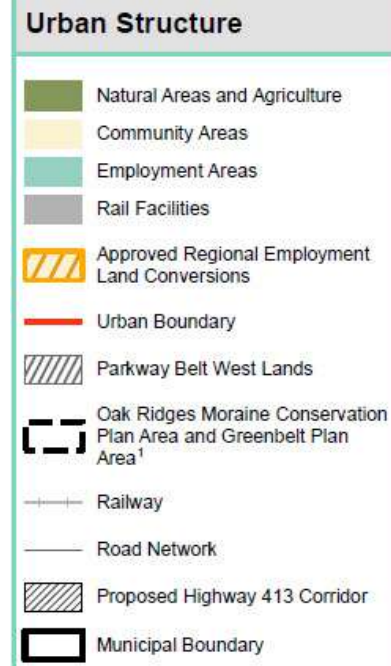
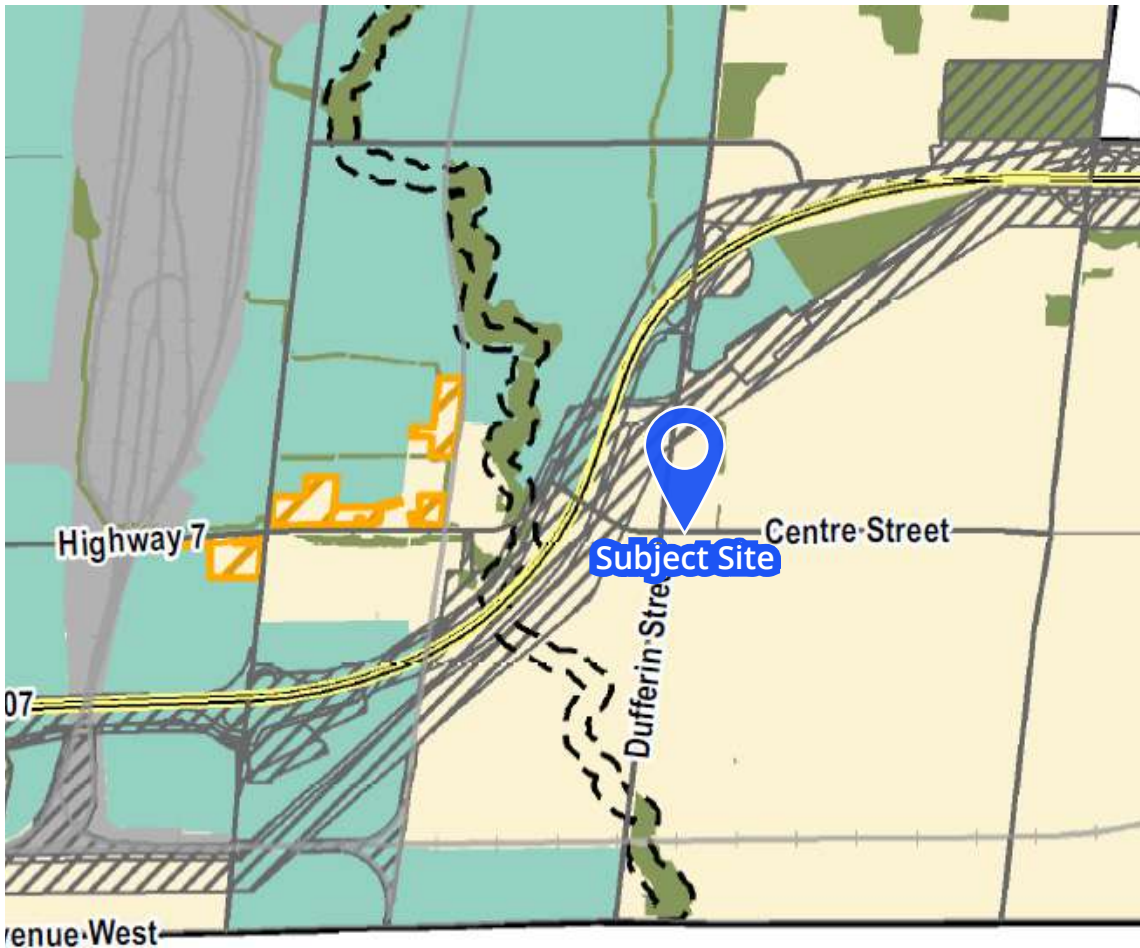
### Municipal Boundaries

- Regional Municipal Boundary
- Local Municipal Boundary

[Click here for the full document.](#)

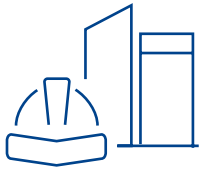


# Draft Vaughan Official Plan Urban Structure

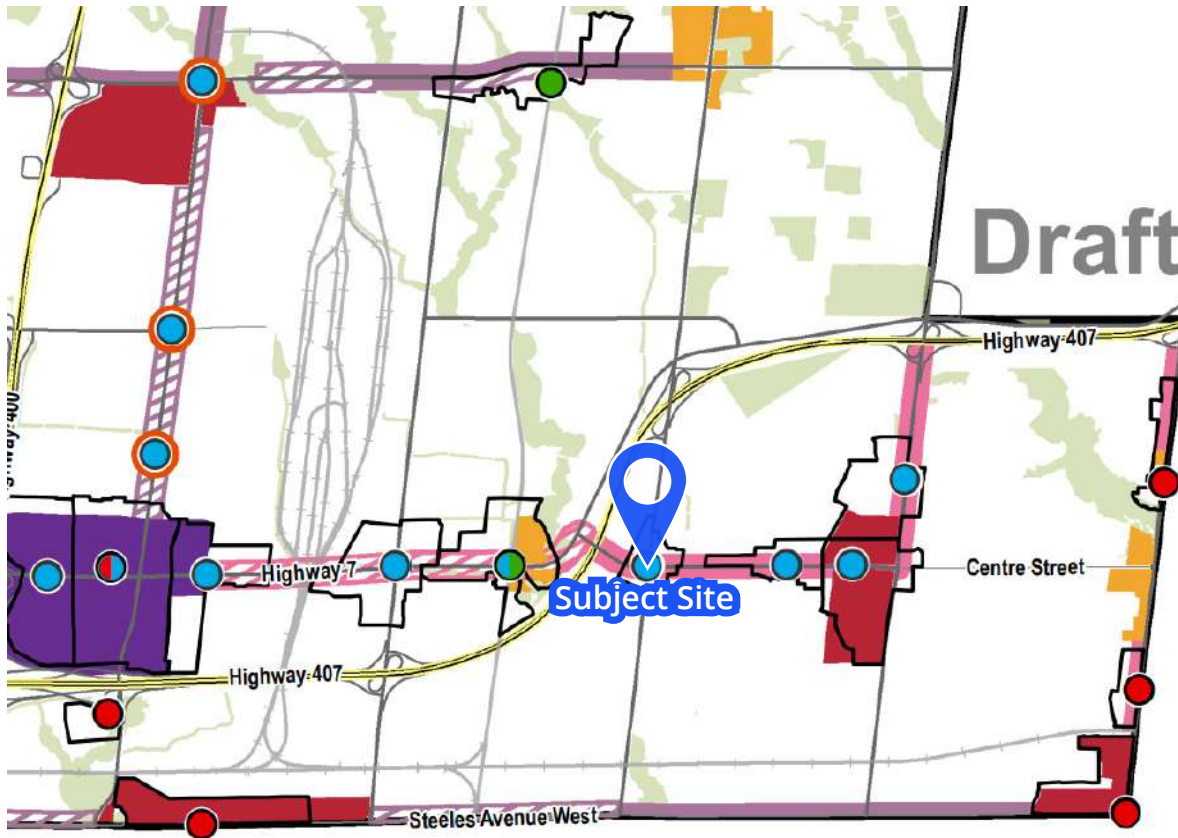


[Click here for the full document.](#)





# Draft Vaughan Official Plan Strategic Growth Areas



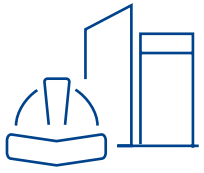
## Strategic Growth Areas

- Vaughan Metropolitan Centre (Regional Centre)
- Primary Centre
- Local Centre
- Regional Intensification Corridors
- Regional Intensification Corridors within Employment Areas
- Primary Intensification Corridors
- Primary Intensification Corridors within Employment Areas

## Major Transit Station Areas

- Future MTSA
- Protected MTSA
- BRT
- BRT/GO
- GO
- SUBWAY/BRT
- SUBWAY

[Click here for the full document.](#)



# Draft Vaughan Official Plan

## Protected Major Transit Station Areas



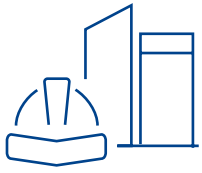
**PMTSA 58 - Dufferin BRT Station**

**Density Target: 160 People and Jobs Per Hectare**  
**Gross Area: 17.51 Hectares**

### Protected Major Transit Station Areas

- Major Transit Station Area
  - Adjacent Major Transit Station Area
  - Parcels
- Transit Station**
- Subway Station
  - GO Rail
  - Bus Rapid Transit
  - Subway Station / Bus Rapid Transit
  - GO Rail subject to further study / Bus Rapid Transit
- Transit Corridor**
- Subway
  - GO Rail
  - Bus Rapid Transit
- Provincial Highways**
- Existing
- Municipal Boundaries**
- Local Municipal Boundary
  - Regional Municipal Boundary

[Click here for the full document.](#)



# Draft Vaughan Official Plan Land Use

The subject lands are currently designated Transitional Mid-Rise Mixed-Use land use within the draft official plan. In summary;

That on lands designated as Transitional Mid-Rise Mixed-Use on Schedule 13, the following policies shall apply in addition to policy 4.2.2.3:

- Existing uses as of the effective date of this Plan are permitted;
- Redevelopment will result in a more effective hierarchy of streets, an improved public realm, and better pedestrian connectivity to transit and adjacent uses;
- The proponent of a redevelopment will demonstrate through, but not limited to, a Transportation Impact Study and Parking Study any adverse traffic impacts on the neighbouring area arising from the redevelopment will be appropriately mitigated;
- Where the existing use on a property to be redeveloped is major retail, the new development will retain at minimum the existing GFA of retail space;
- Development will ensure compatibility with any existing adjacent Low-Rise Residential lands, pursuant to Section 3.3.2 of this Plan;
- Development will consider required setbacks and compatibility with adjacent infrastructure, including rail facilities and hydro corridors; and
- The proponent of a redevelopment will submit the required studies for a complete application submission pursuant to Chapter 5 of this Plan.

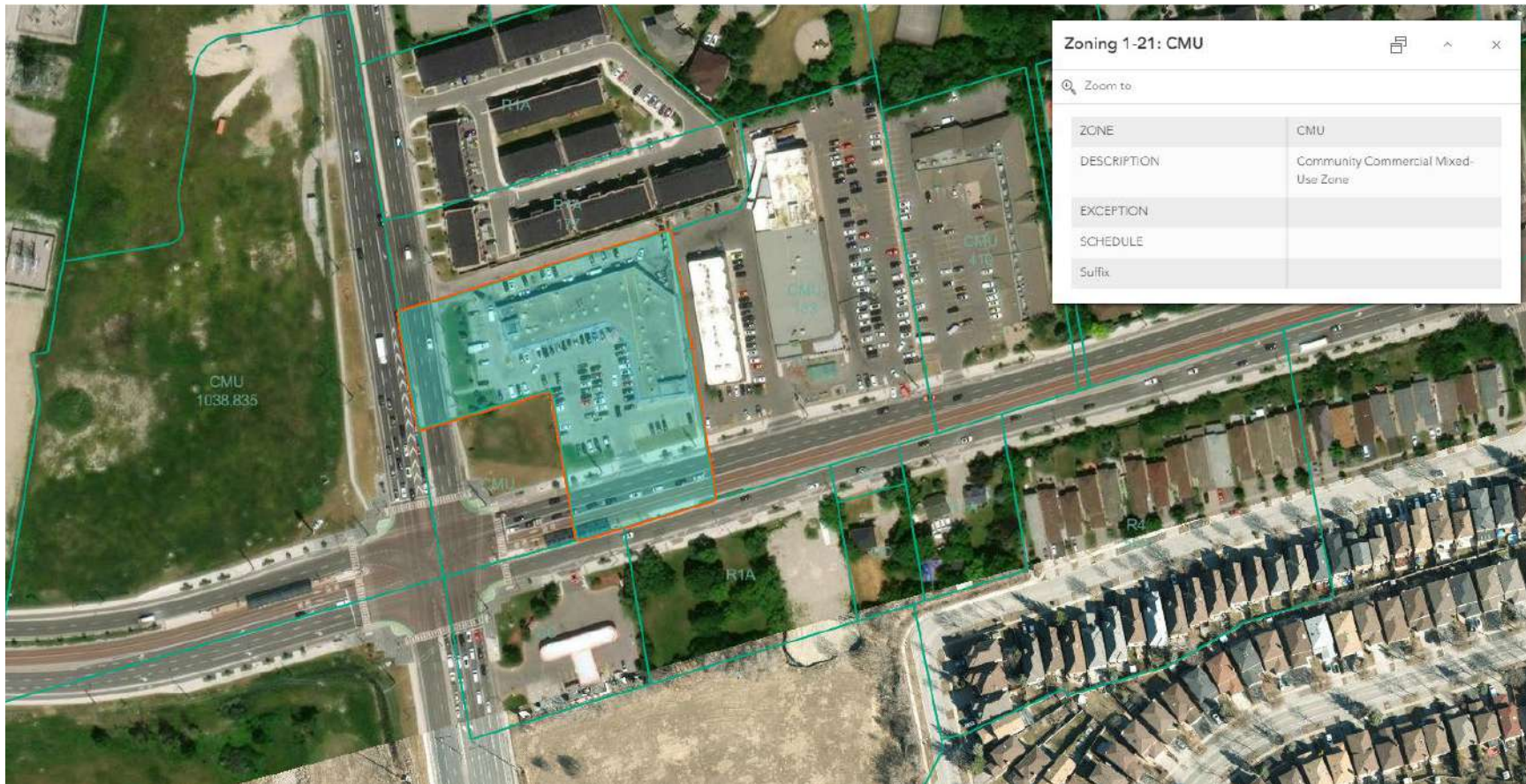


Land Use	
	Natural Areas
	Parks
	Private Open Spaces
	Prime Agricultural
	Rural
	Low-Rise Residential
	Low-Rise Mixed-Use
	Mid-Rise Residential
	Mid-Rise Mixed-Use
	High-Rise Residential
	High-Rise Mixed-Use
	Transitional Mid-Rise Mixed-Use
	Employment Commercial Mixed-Use

[Click here for the full document.](#)



# Zoning and Except Permitted Uses



[Zoning Details](#)

# Market **Overview**



# Vaughan Overview

Vaughan, located in the Greater Toronto Area, is one of Ontario's fastest-growing cities, known for its strong economy, cultural diversity, and modern infrastructure. The city benefits from excellent transportation links, including major highways and transit systems like the TTC and GO Transit, making it easily accessible from Toronto. With a population of over 330,000, Vaughan is a culturally rich community.

Its economy thrives on a mix of industries, particularly manufacturing, retail, construction, and services. The city is also a major hub for business and logistics, and its continued growth is supported by ongoing residential, commercial, and industrial developments. Real estate in Vaughan ranges from suburban homes to high-density condos, particularly in the rapidly growing Vaughan Metropolitan Centre (VMC), which is the city's new downtown core and a focal point for future urban development.

Vaughan offers various recreational opportunities, with parks, community centers, and entertainment attractions such as Canada's Wonderland and Vaughan Mills Mall. The city's educational system is robust, it is near York University and other post-secondary institutions. Cultural attractions, like the McMichael Canadian Art Collection in Kleinburg, highlight its historical significance.

Overall, Vaughan is evolving into a dynamic city with a promising future, offering a balance of suburban living and urban amenities, making it an appealing location for residents and businesses alike.





# Vaughan Overview



230

Parks and Greenspace



10

Community Centres



10

5 Major Highways  
3 Primary Public Transit Options  
2 GO Transit Stations



120

Over 120 KM of Trails



105

Public and Private Schools

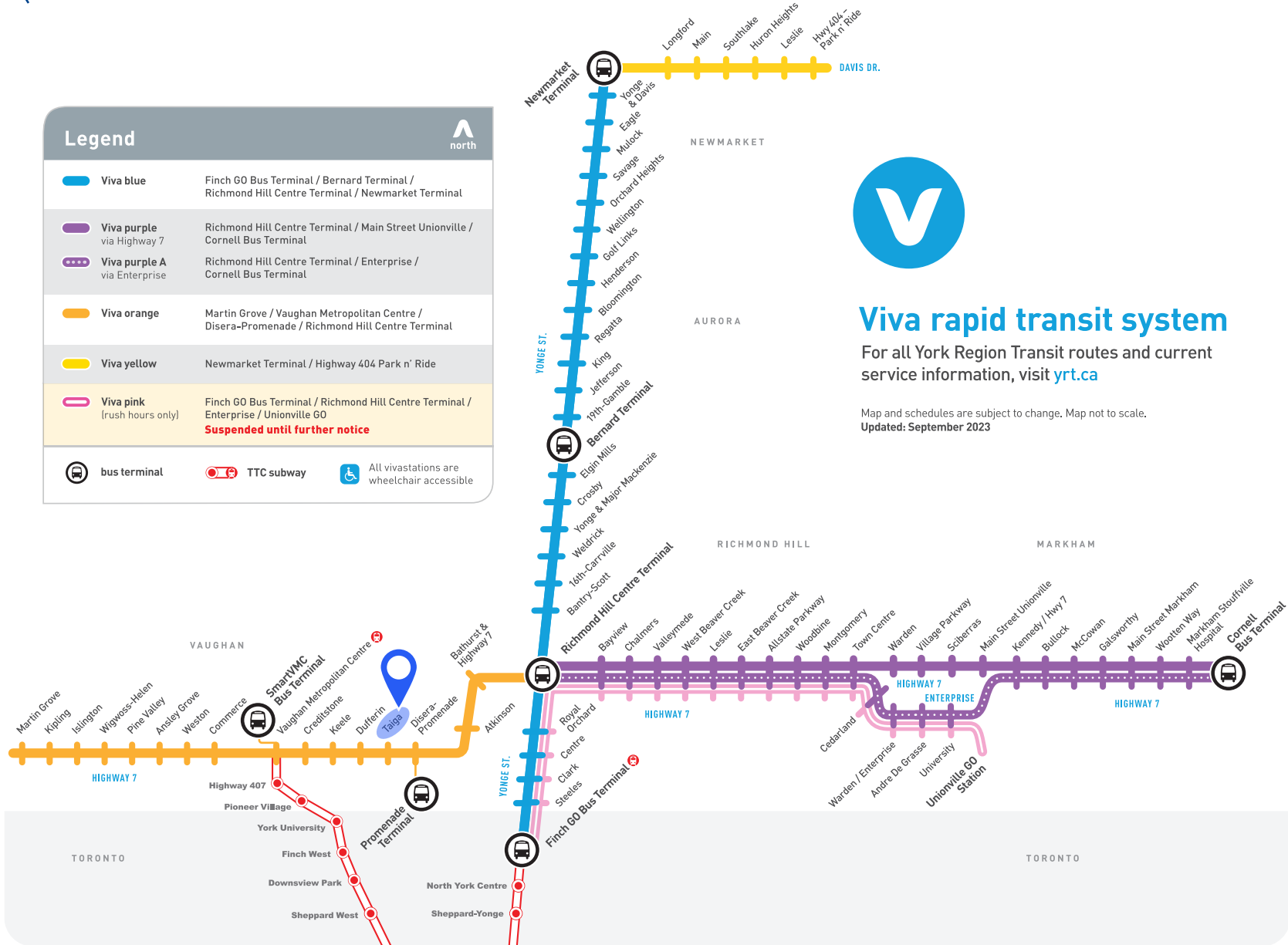


Vaughan Metropolitan Centre



# Transit Overview

Legend	
	<b>Viva blue</b> Finch GO Bus Terminal / Bernard Terminal / Richmond Hill Centre Terminal / Newmarket Terminal
	<b>Viva purple</b> via Highway 7 Richmond Hill Centre Terminal / Main Street Unionville / Cornell Bus Terminal
	<b>Viva purple A</b> via Enterprise Richmond Hill Centre Terminal / Enterprise / Cornell Bus Terminal
	<b>Viva orange</b> Martin Grove / Vaughan Metropolitan Centre / Disera-Promenade / Richmond Hill Centre Terminal
	<b>Viva yellow</b> Newmarket Terminal / Highway 404 Park n' Ride
	<b>Viva pink</b> (rush hours only) Finch GO Bus Terminal / Richmond Hill Centre Terminal / Enterprise / Unionville GO <b>Suspended until further notice</b>
	<b>bus terminal</b>
	<b>TTC subway</b>
	All vivastations are wheelchair accessible



## Viva rapid transit system

For all York Region Transit routes and current service information, visit [yrt.ca](http://yrt.ca)

Map and schedules are subject to change. Map not to scale.  
Updated: September 2023



# Data Room **Contents**



# Due Diligence Data Room Contents



Legal Survey



Tenant Leases



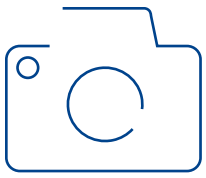
Site Plan



Rent Roll Expense Summary

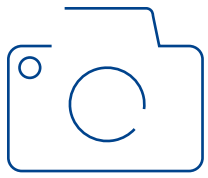


# Site Aerials & Photos



# Site Aerials





# Building Photos



# Disclaimers & **Disclosure**

# Disclaimers & Disclosure

## Offering Guidelines

Offers should indicate the names of the ultimate beneficial owners and their respective interests, overview of corporate structure, business history and indication of financial capability. Offers should also include price, terms and conditions of any due diligence period, the closing date, financing conditions and support for purchasers ability to close. Offers will be reviewed at any time.

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