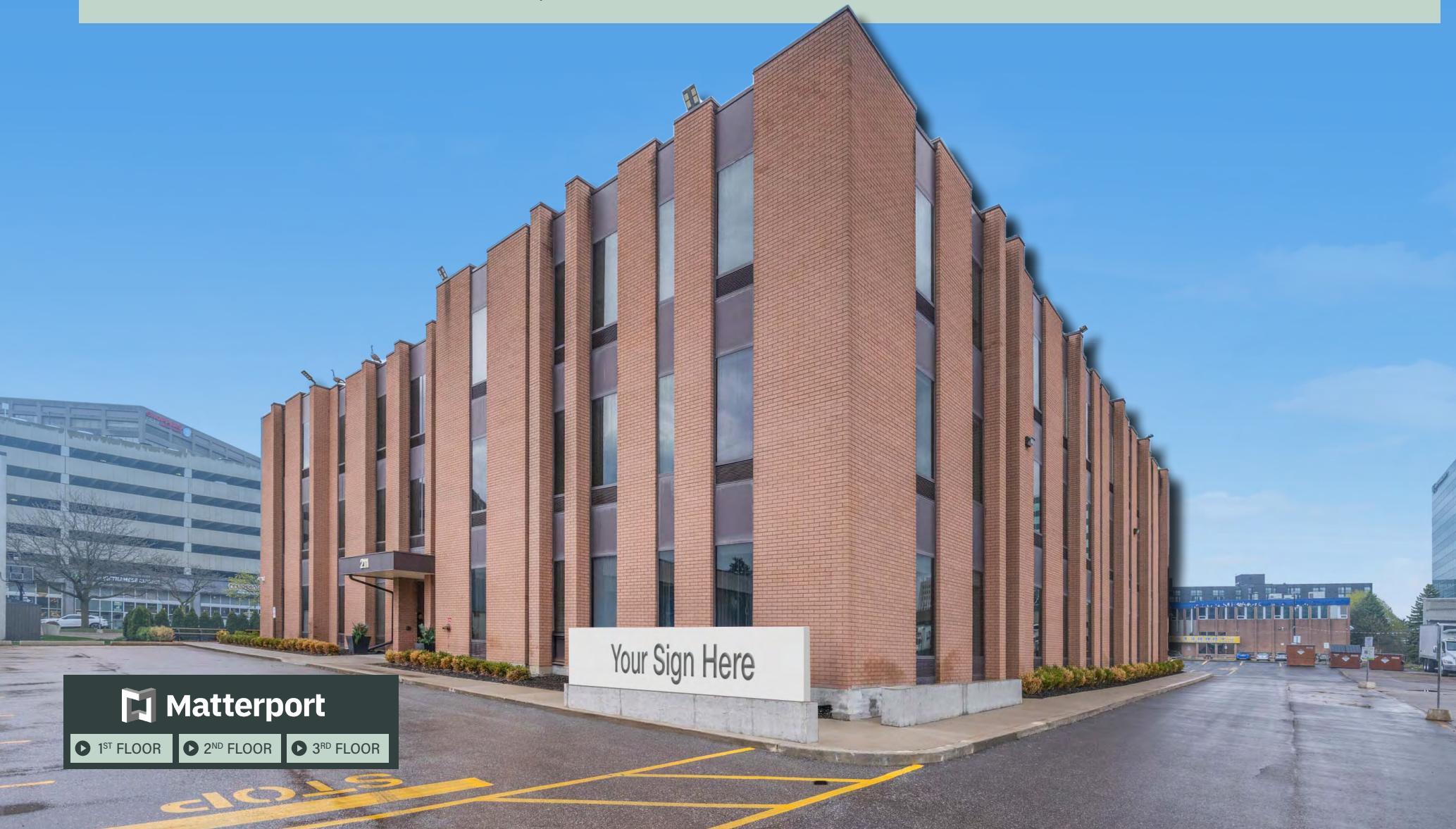


211 CONSUMERS ROAD

FOR SALE • TORONTO, ONTARIO

CBRE

EDUCATION USER/OWNER, INVESTOR OFFICE BUILDING OPPORTUNITY LOCATED IN NORTH YORK



 Matterport

► 1ST FLOOR ► 2ND FLOOR ► 3RD FLOOR

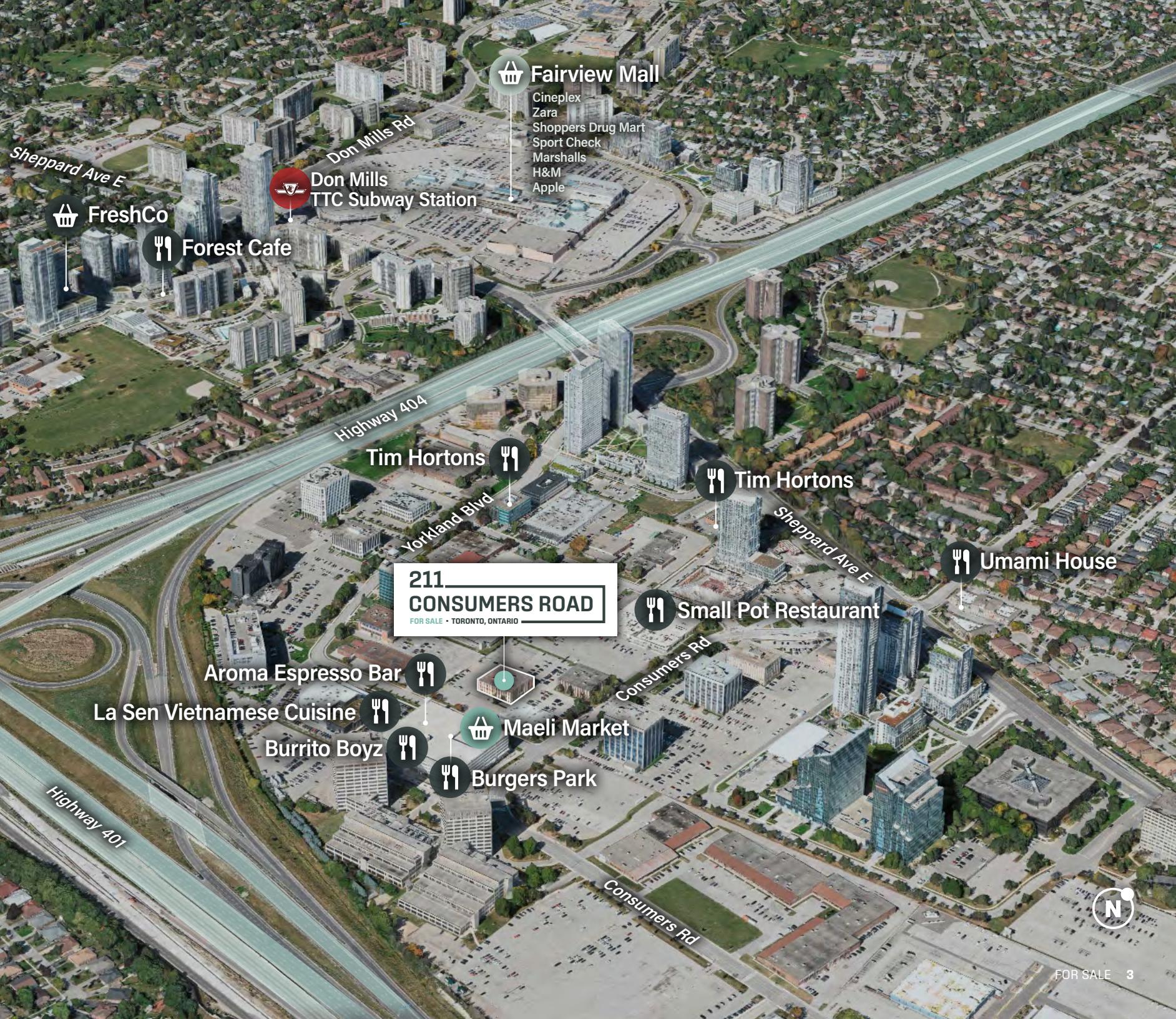
THE OFFERING

Located at the intersection of Consumers Road and Yorkland Boulevard, 211 Consumers Road is a prime opportunity for users/investors and businesses seeking a turnkey solution in the Consumers Road Business District.

CBRE Limited (the "Advisor") is pleased to present for sale 211 Consumers Road (the "Property" or "Site") in the City of Toronto. The property features a three storey commercial building offering approximately 39,190 sq. ft. total area on 1.5 acres of land. The Property is located on the west side of Consumers Road, steps away from the intersection of Consumers and Yorkland Boulevard. Constructed in 1974, the building has recently undergone renovations to modernize and upgrade the space. 211 Consumers Road benefits from its close proximity to major arterial roads, Highway 401 and 407, TTC and GO Transit. Additionally, the Property is minutes away from various retail, entertainment, and restaurant amenities.

PROPERTY DETAILS

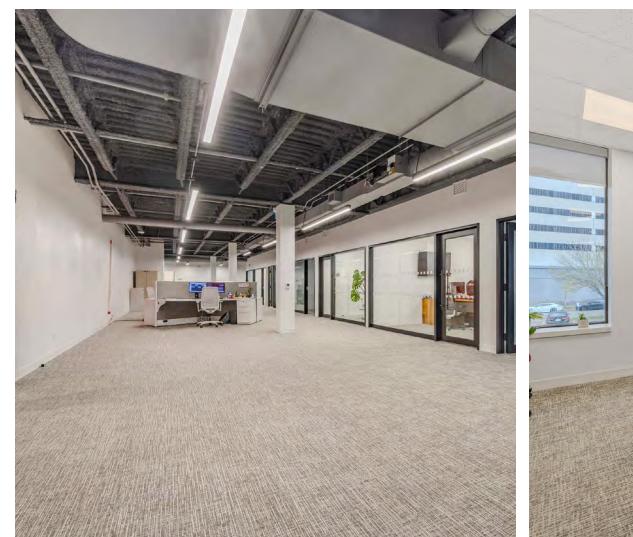
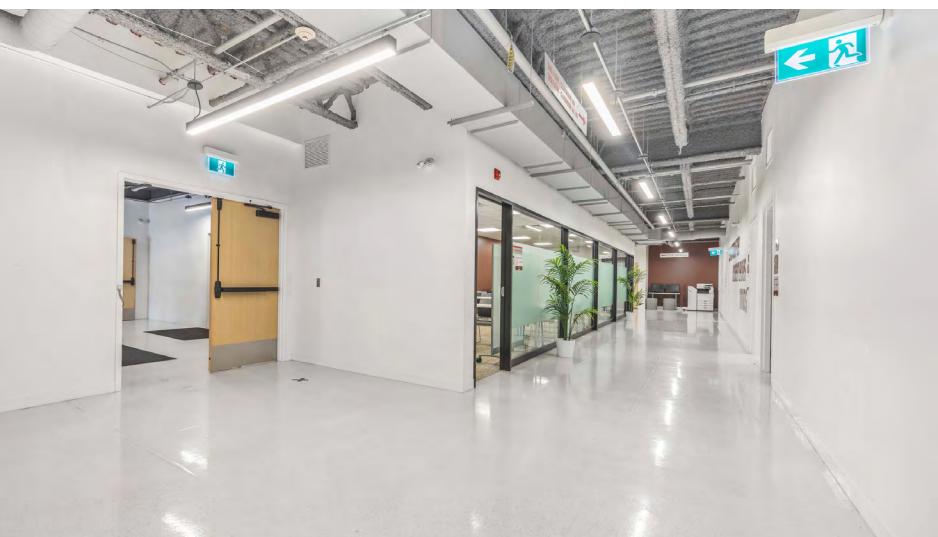
ADDRESS	211 Consumers Road, Toronto, ON
TOTAL BUILDING AREA	39,190 sq. ft.
ASKING PRICE	\$16,000,000
TAXES	\$122,086.92 (Annual 2024)
YEAR BUILT	1974
STOREYS	3
ZONING	Industrial – Office Business Park Zone (MO)
PARKING	Surface Parking Available 104 Parking Stalls
ELEVATOR	Public



BUILDING HIGHLIGHTS

211 Consumers Road offers space ideal for educational users that can easily be converted for conventional office needs.

The Building features bright, open concept space with exposed ceiling lighting, reception/waiting area, various offices/training rooms on glass, including several large classrooms and computer labs. The Building also offers ample surface parking accommodating approximately 104 vehicles.



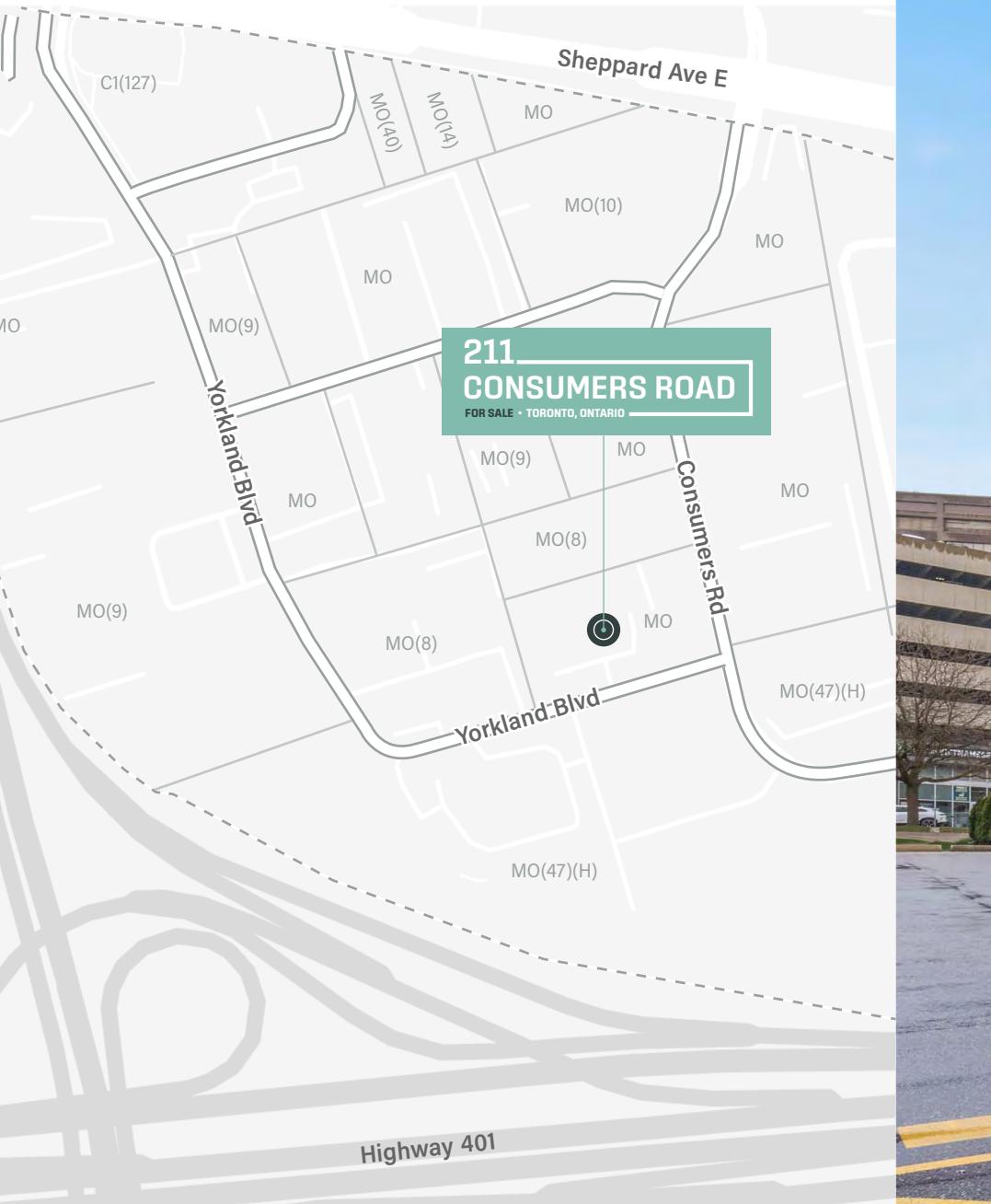
ZONING

Industrial - Office Business Park Zone (MO)

The Site's zoning permits a range of uses including, but not limited to educational, office, retail, financial use and more. See zoning report for more information below.

- + adult education school
- + artist studio;
- + car rental agency;
- + college;
- + commercial gallery;
- + commercial school;
- + communications and broadcasting;
- + community centre;
- + day nursery;
- + financial institution;
- + fitness centre;
- + gasoline station;
- + health science research laboratory;
- + hotel;
- + industrial sales and service;
- + laundry;
- + office uses;
- + manufacturing

- + museum;
- + outdoor cafe;
- + park;
- + personal service shop;
- + place of worship;
- + public library;
- + research laboratory;
- + restaurant;
- + retail store;
- + service shop;
- + service station;
- + showroom;
- + theatre;
- + university uses



AMENITY-RICH LOCATION

Located at the intersection of Consumers Road and Yorkland Boulevard, 211 Consumers is surrounded by an abundance of convenient retail, restaurant, and entertainment amenities.

Food & Beverage

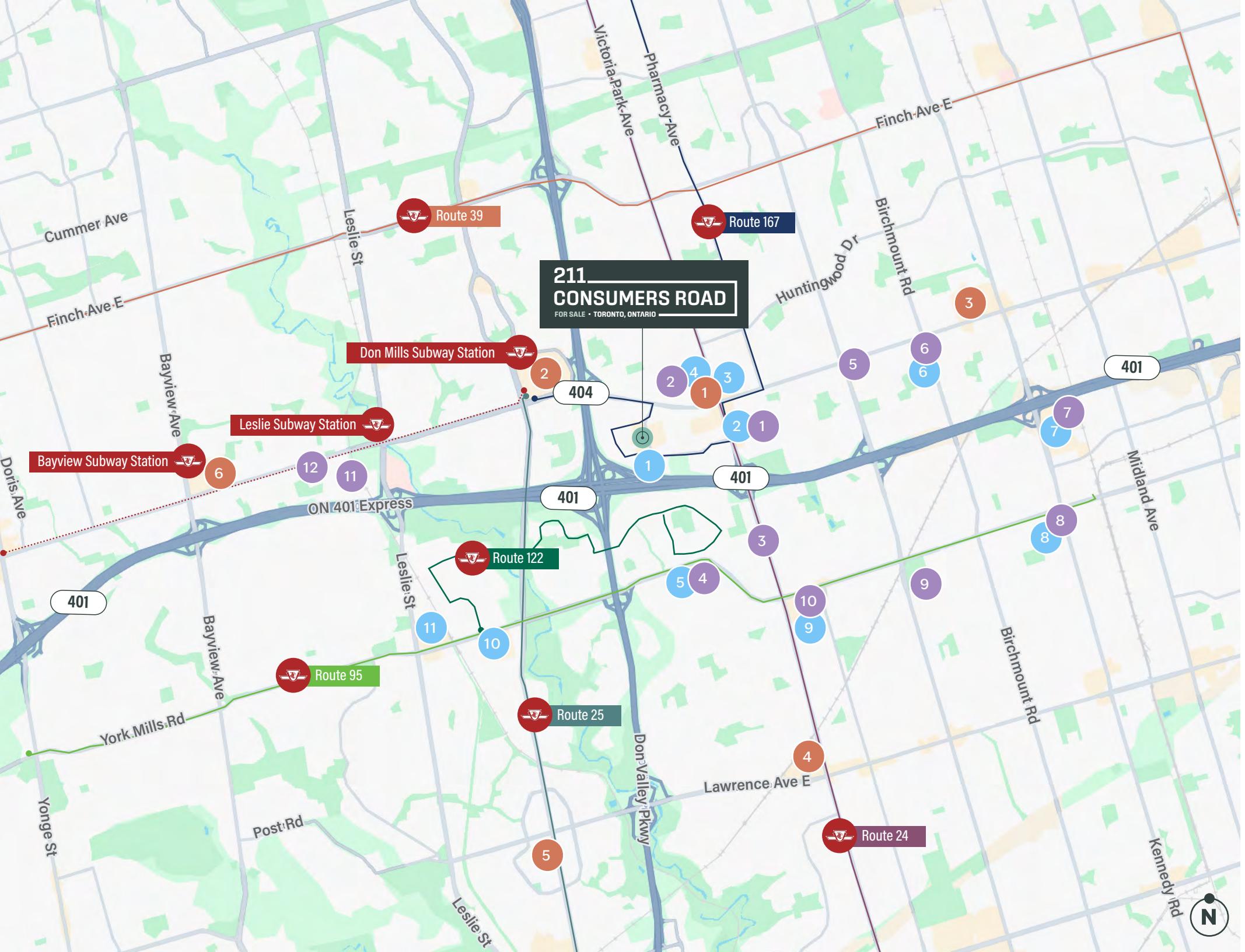
- 1 Aroma Espresso Bar
- 2 Burrito Boyz
- 3 Burger Park
- 4 Harvey's
- 5 Starbucks
- 6 Wendy's
- 7 Eggmart
- 8 Pizza Nova
- 9 Pizza Pizza
- 10 Subway
- 11 A&W
- 12 Tim Hortons
- 13 Pizza Pizza
- 14 Tim Hortons
- 15 A&W
- 16 Popeyes
- 17 Wendy's
- 18 McDonald's
- 19 Tim Hortons
- 20 Starbucks
- 21 Swiss Chalet
- 22 McDonald's

Retail & Services

- 1 TD Bank
- 2 BMO Bank
- 3 Winners
- 4 Petro-Canada
- 5 CIBC Bank
- 6 Shoppers Drug Mart
- 7 Petro-Canada
- 8 Food Basics
- 9 Shoppers Drug Mart
- 10 Dollarama
- 11 Esso
- 12 Shell
- 13 TD Bank
- 14 Rexall
- 15 LA Fitness
- 16 LCBO
- 17 The Brick
- 18 Michaels
- 19 Metro
- 20 PetSmart
- 21 Esso
- 22 RBC
- 23 Costco
- 24 Metro
- 25 TD Bank
- 26 LCBO
- 27 CIBC Bank
- 28 Staples
- 29 IKEA
- 30 Canadian Tire

Shopping & Entertainment

- 1 Victoria Park Square Mall
- 2 Fairview Mall
- 3 Agincourt Mall
- 4 Victoria Terrace Shopping Centre
- 5 Shops at Dons Mills
- 6 Bayview Village Centre



TRANSIT-ORIENTED

The Property benefits from convenient access to major highways 401 and 404 and public transportation routes, allowing for a seamless commute for visitors and tenants alike.

5 MIN

Drive to
Highway 401

7 MIN

Drive to
Highway 404

8 MIN

Drive to
TTC Don Mills Station

30 MIN

Downtown
Toronto

35 MIN

Pearson Int.
Airport

211 CONSUMERS ROAD

FOR SALE • TORONTO, ONTARIO

CBRE Limited, Real Estate Brokerage

Toronto North Office

2005 Sheppard Avenue E, Suite 800, Toronto, Ontario, M2J 5B4

Tony Gill*

Executive Vice President
+1 416 495 6261
tony.gill@cbre.com

Bryant Wilson*

Vice President
+1 416 495 6278
bryant.wilson@cbre.com

Michelle Saberon*

Senior Transaction Manager
+1 416 495 6318
michelle.saberon@cbre.com

[DOWNLOAD CONFIDENTIALITY AGREEMENT](#)

*Sales Representative | All Outlines Are Approximate

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.