

FOR SALE

VAUGHAN METROPOLITAN CENTRE

HIGH DENSITY MIXED USE REDEVELOPMENT SITE



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CONCEPT
DEVELOPMENT

Vaughan Metropolitan Centre



THE OFFERING

CBRE Limited (“CBRE”), on behalf of the Vendor, is offering a 100% freehold interest in the assembled lands located at 108, 110 and 112 Maplecrete Road and 185 Doughton Road, Vaughan, ON (the “Property”, “Site”, or “Opportunity”). Located in the southeast quadrant of the Jane and Highway 7 corridor and included in the Vaughan Metropolitan Centre (VMC) Secondary Plan, this 2.4 acre Site has outstanding redevelopment potential.

This corner location fronting both Maplecrete Road and Doughton Road in the VMC, has accessible local amenities and provides excellent connectivity through numerous transit routes, including the TTC’s VMC Subway station. The development and transformation of the 125 acre VMC into a new downtown hub has garnered attention from major corporations and individuals. There are local shopping centres already thriving and a master-planned community already taking shape around this Site.

PROPERTY DETAILS

ADDRESS	185 Doughton Road 112 Maplecrete Road 110 Maplecrete Road 108 Maplecrete Road
SITE AREA	2.4 ac. (GeoWarehouse)
SITE DIMENSIONS	407 ft. x 240 ft.
IMPROVEMENTS	Four Freestanding Industrial Buildings
PIN NUMBERS	032290058 032290059 032290060 032290061
LAND USE DESIGNATION	High-Rise Mixed Use
VMC SECONDARY PLAN	Neighbourhood Precinct
URBAN STRUCTURE	Vaughan Metropolitan Centre
ZONING	Prestige Employment Area (EM1)



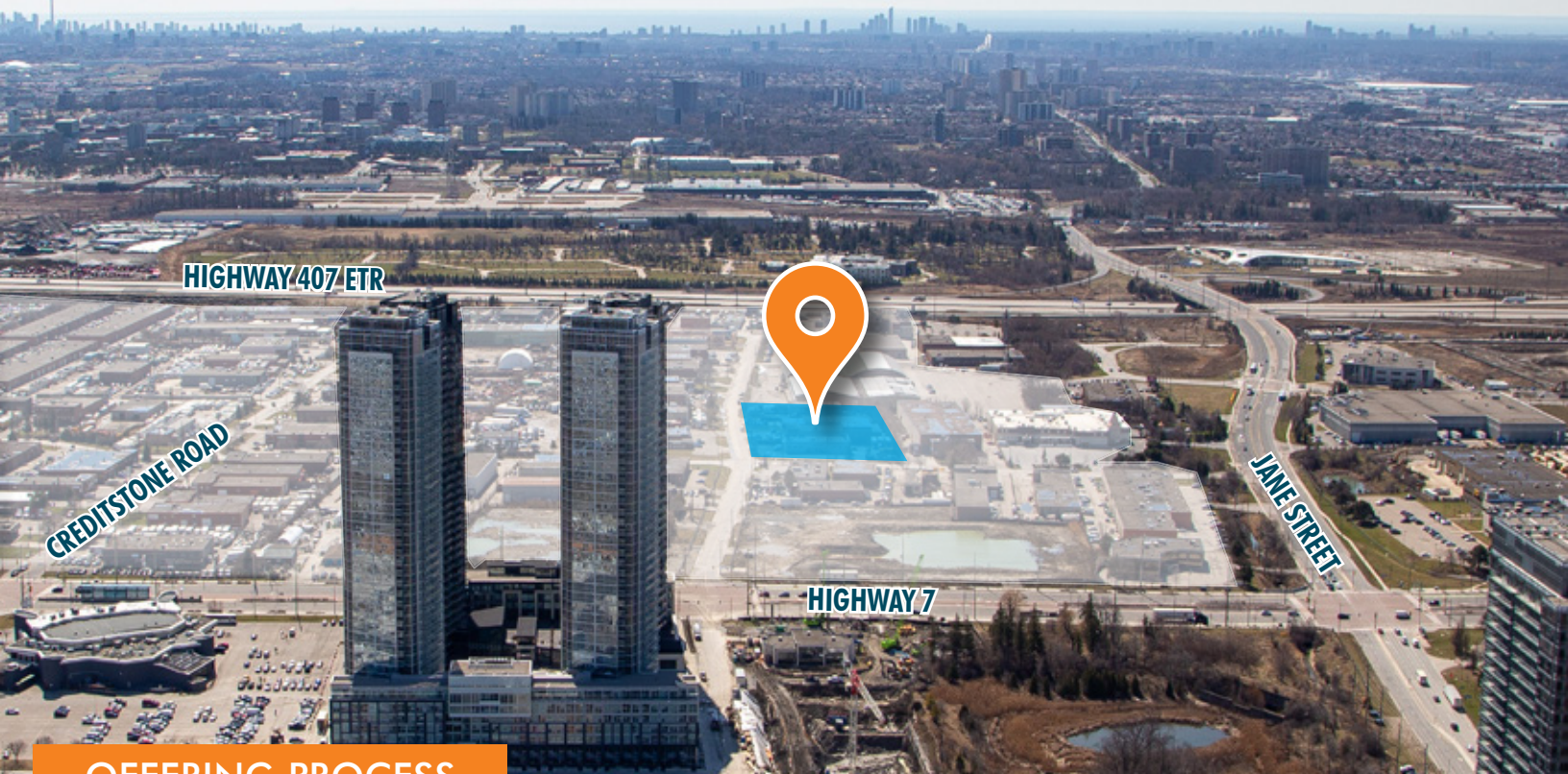
TRAVEL TIMES

Highway 7	1 min drive	Site to VMC Station	3 min drive
Highway 407	3 min drive	Site to Rapidway Transit	3 min drive
Highway 400	3-10 min drive	VMC Station to Union Station	40 min subway ride
Highway 401	10-24 min drive		
Highway 427	6-10 min drive		

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OFFERING PROCESS

Offers are to be submitted on the Vendor's Standard Agreement of Purchase and Sale accessible through CBRE Limited's online data room (ShareFile). Access to ShareFile will be granted upon receipt of a fully executed Confidentiality Agreement (CA).

Further information including a Confidential Information Memorandum (CIM) and planning summary report completed by MHBC is located in the data room.

Please submit your CA and offer via email to Allison Gilks at allison.gilks@cbre.com.

OFFERS DUE BY 4:00 P.M. ON JULY 9, 2020

CBRE

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