

DEVELOPMENT OPPORTUNITY

VACANT RETAIL LAND FOR SALE

MORNINGSIDE AVENUE & McNICOLL AVENUE

BRAD WALFORD*

Associate Vice President
416 495 6241
brad.walford@cbre.com

CHRIS BOURNAKAS*, SIOR

Senior Vice President
416 798 6246
chris.bournakas@cbre.com

CBRE Limited, Brokerage | 2005 Sheppard Avenue East | Suite 800 | Toronto, ON M2J 5B4 | T 416 494 0600 | F 416 494 6435 * Sales Representative

www.cbre.ca/rig-sc-bw

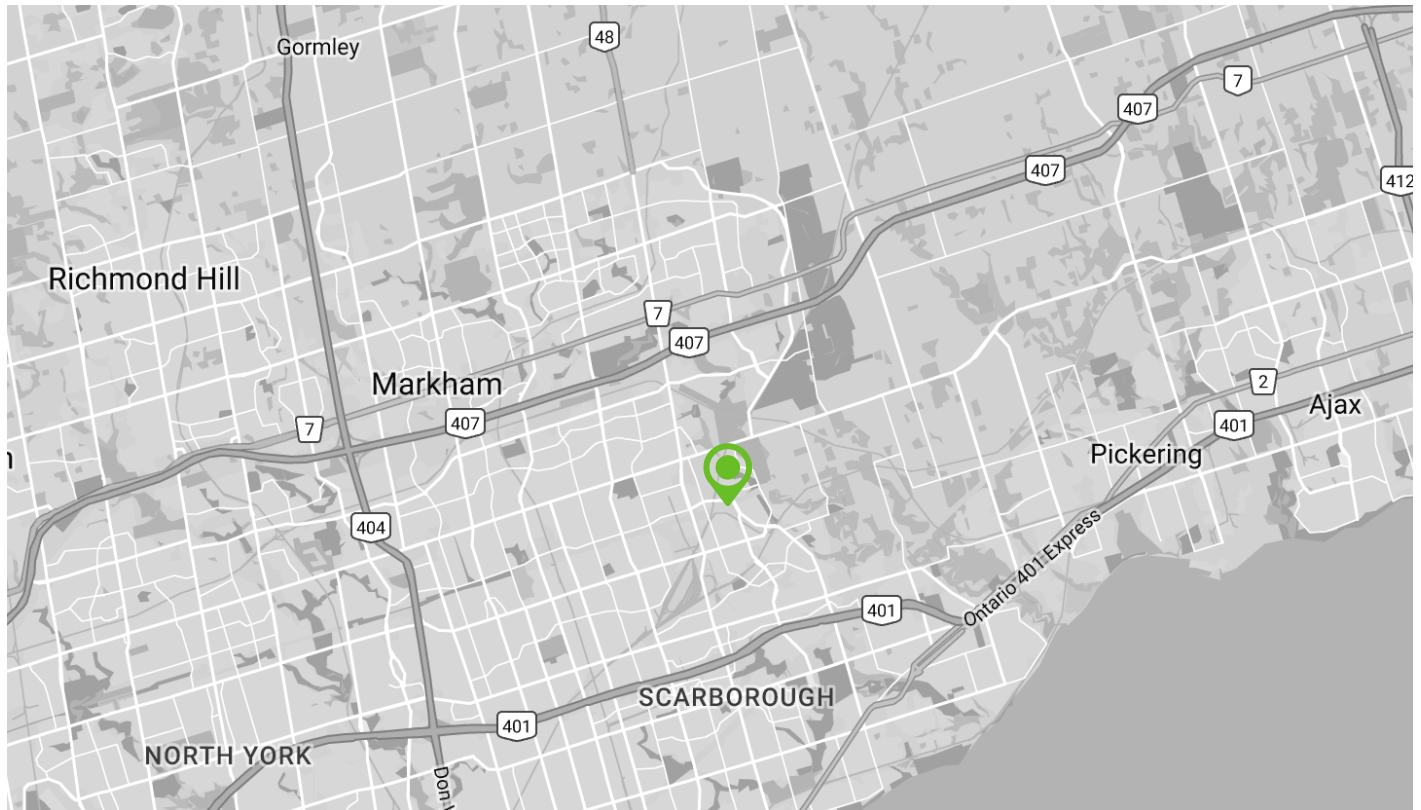
CBRE

PROPERTY DESCRIPTION

CBRE Limited is pleased to present this unique opportunity in the Brookside neighbourhood of Scarborough. Located on the south east corner of Morningside Avenue and McNicoll Avenue (the "Property") is well positioned in a mature commercial/residential area and has convenient access to downtown Toronto and Highway 407. The Property consists of 2.25 acres of well-located land with excellent frontage in close proximity to a strong residential node.

ASKING PRICE: \$3,000,000





SCARBOROUGH, ON

The Subject site is located in the region of Scarborough, allowing quick access to transportation and immediate proximity to residential and retail commercial uses. The surrounding area is characterized as an established residential area with nearby retail and national tenants housed in neighborhood plazas and larger retail shopping centres. The GTA is Canada’s largest and fastest growing metropolitan area. It is an international centre of business, finance, arts and culture and is one of the most multicultural regions in the world with over half of its residents having been born outside of Canada. The region is a major hub for industry and transportation lines across Canada. The area offers a skilled, professional workforce with over 35 per cent holding a university degree or diploma.

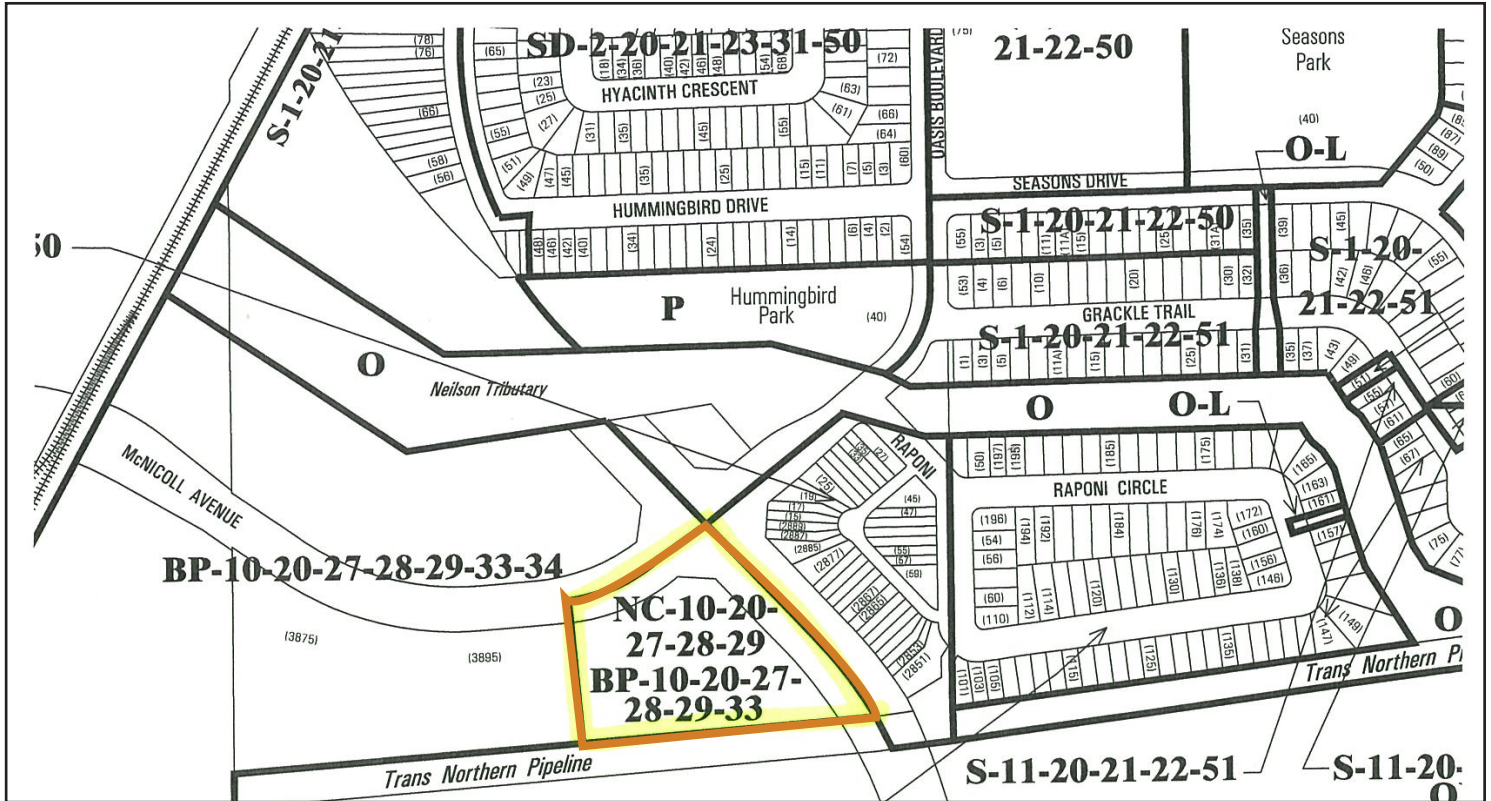
TOTAL CENSUS FAMILIES

Average Persons per Family	3.2
Total Couples	135,954
Without Children at Home	48,362
With Children at Home	87,592
Lone-Parent Families	38,022

TRADE AREA DEMOGRAPHICS

Total Population	682,147
Population Change (2017-2022)	4.3%
Average Age	40.6
Total Households	232,087
Avg. Household Income	\$84,043

ZONING - NEIGHBOURHOOD COMMERCIAL (NC) & BUSINESS PARK (BP)



Permitted Uses

Neighbourhood Commercial (NC) Zone	Business Park (BP) Zone
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- Day Nurseries
- Neighbourhood Commercial Uses
- Retail Store
- Service Shops and Agency
- Studio
- Health Club
- Laundromat
- Dry Cleaning
- Depot
- Library

- Light Industrial Uses
- Offices
- Day Nurseries
- Financial Institutions
- Education and Training
- Facility Uses, conducted wholly within enclosed buildings

- Recreational Uses
- Restaurants
- Banquet hall
- Health centre
- Fire station/ police station

OFFER SUBMISSIONS

Submissions should be sent via email, fax or courier to the attention of:

CBRE Limited,
2005 Sheppard Avenue East, Suite 800,
Toronto, ON, M2J 5B4
Fax: 416-494-6435
Attention: Brad Walford & Chris Bournakas
brad.walford@cbre.com, chris.bournakas@cbre.com



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* Sales Representative