FOR SALE

DEVELOPMENT SITE IN THE JUNCTION

ACROSS FROM BLOOR UP EXPRESS + DUNDAS WEST STATION

BROKERS PROTECTED 2% CO-OPERATING COMMISSION

SCOTT SHALLOW

Broker

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BRAD J. LAMB REALTY INC.

Real Estate Brokerage

SCOTT SHALLOW

*Broker, Brad J. Lamb Realty Inc., Real Estate Brokerage

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PROPERTY SUMMARY

UNPARALLELED CONNECTIVITY

Proximity to TTC stations and public transit is one of the most sought after characteristics of a new multi-residential development in Toronto. Located just a three minute walk from Dundas West Station which is the best transit hub in the city with the Bloor subway, 504 King Streetcar and 505 Dundas Streetcar. What makes this site so special is the Bloor Street Station for the UP Express is located right across the street providing a six minute train ride to Union Station or a 20 minute train ride to Pearson International Airport. For drivers there is easy access to the Gardiner Expressway via Keele Street or the 400/401 via Black Creek Drive.

TOTAL AREA	73.98 x 100 | 7,398 SQ.FT.
ASKING PRICE	$7,417,900

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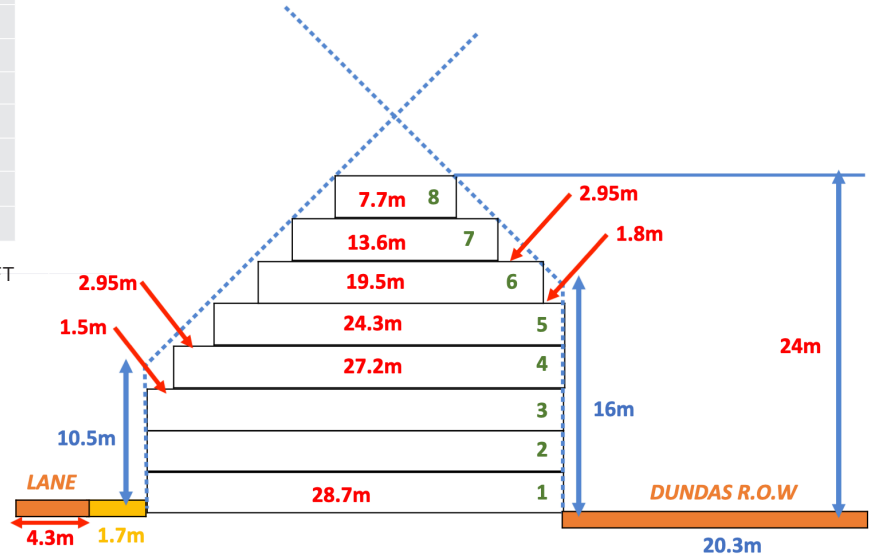
DEVELOPMENT POTENTIAL

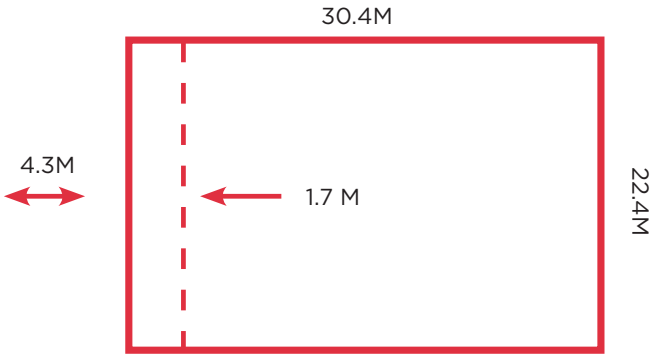
OPPORTUNITY

Intensification around transit is a priority of the City of Toronto and this location is favourable for higher density. Other developments are underway just a few blocks north on Dundas and a large project is under construction just one block to the south.

FLOOR	WIDTH	LENGTH	FLOOR AREA
8	7.7	22.4	172.48
7	13.6	22.4	304.64
6	19.5	22.4	436.8
5	24.25	22.4	543.2
4	27.2	22.4	609.28
3	28.7	22.4	642.88
2	28.7	22.4	642.88
1	28.7	22.4	642.88

3,995.0 SQ.M | 43,002.6 SQ.FT





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LOCATION & TRANSIT

DESIRABLE RESIDENTIAL LOCATION

High Park North is known as a quiet residential neighbourhood located between the Junction and Roncesvalles with great schools, lots of parks (Chelsea Park, Baird Park, Lithuania Park and of course High Park) which make it a great location for families. The great access to the downtown core and neighbourhood amenities of the Junction and Roncesvalles add convenience and lifestyle for the urban professional.

AREA SCORES

91	100	85
WALKING	DRIVING	BIKING

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OFFER PROCESS

Brad J. Lamb Realty Inc. has been retained to seek proposals to acquire the property. Interested parties will be required to execute and submit the Vendor's form or Confidentiality Agreement prior to receiving detailed information about the property.

Any questions regarding this property should be directed to Brad J. Lamb Realty Inc.

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