



1641 Victoria Park Avenue

User or Redevelopment opportunity
in close proximity to Don Valley
Parkway and Eglinton Crosstown

Site Area: 12,733 SF
Building Size: 4,963 SF

~~\$2,599,000~~

\$2,350,000
Asking Price

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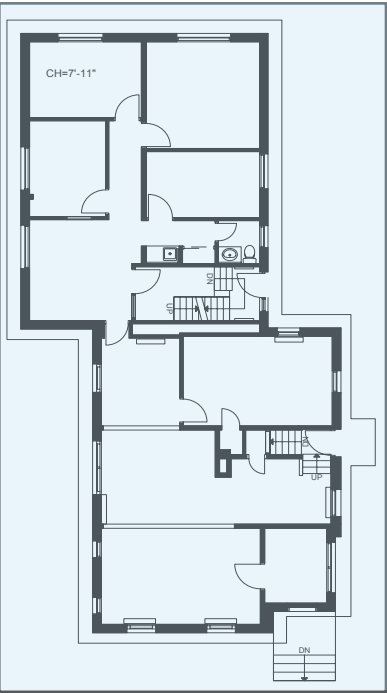
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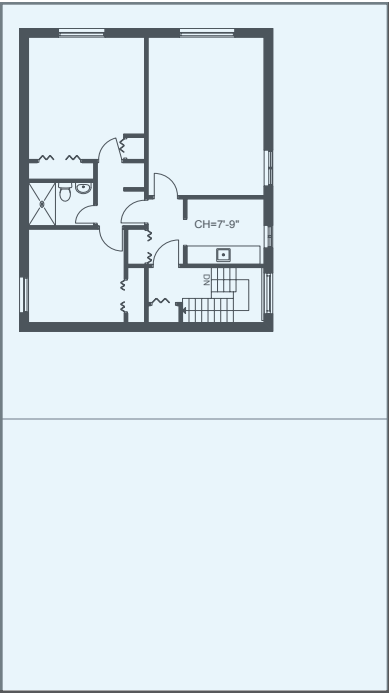


FIRST FLOOR



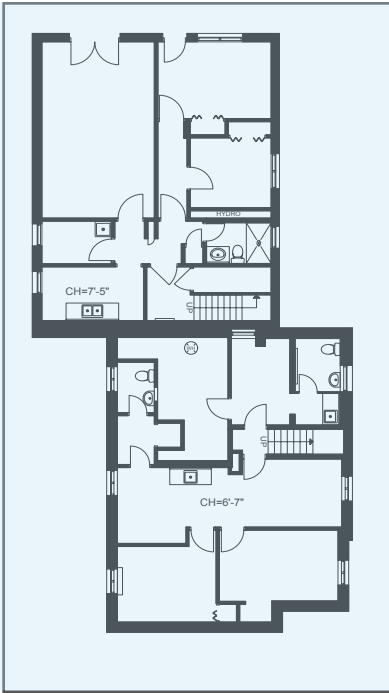
1,928 SF

SECOND FLOOR



990 SF

LOWER LEVEL



1,985 SF

SITE SPECIFICATIONS

District	Victoria Village, Scarborough
Land Use/Zoning	By-Law 569: RA (au67.0) (x520)
Current Use	Office
Site Area	12,733 SF
Approx. Frontage	68 FT
Approx. Depth	187 FT
Building Size	4,963 SF (Inclusive of lower level)
Year Built / Renovated	1938 / 1973
Onsite Parking	Approx. 12 stalls
Property Taxes (2019)	\$29,903.90*

* taxes based on the MPAC assessed value on January 1 2016 and the City of Toronto Tax Rate for Commercial General properties for the year 2018

INVESTMENT HIGHLIGHTS

LAND USE:

- City of Toronto Official Plan: Apartment Neighbourhoods
- Plenty of neighbourhood context for multi-residential construction
- Prior uses allow building to accommodate commercial and residential uses

LOCATION:

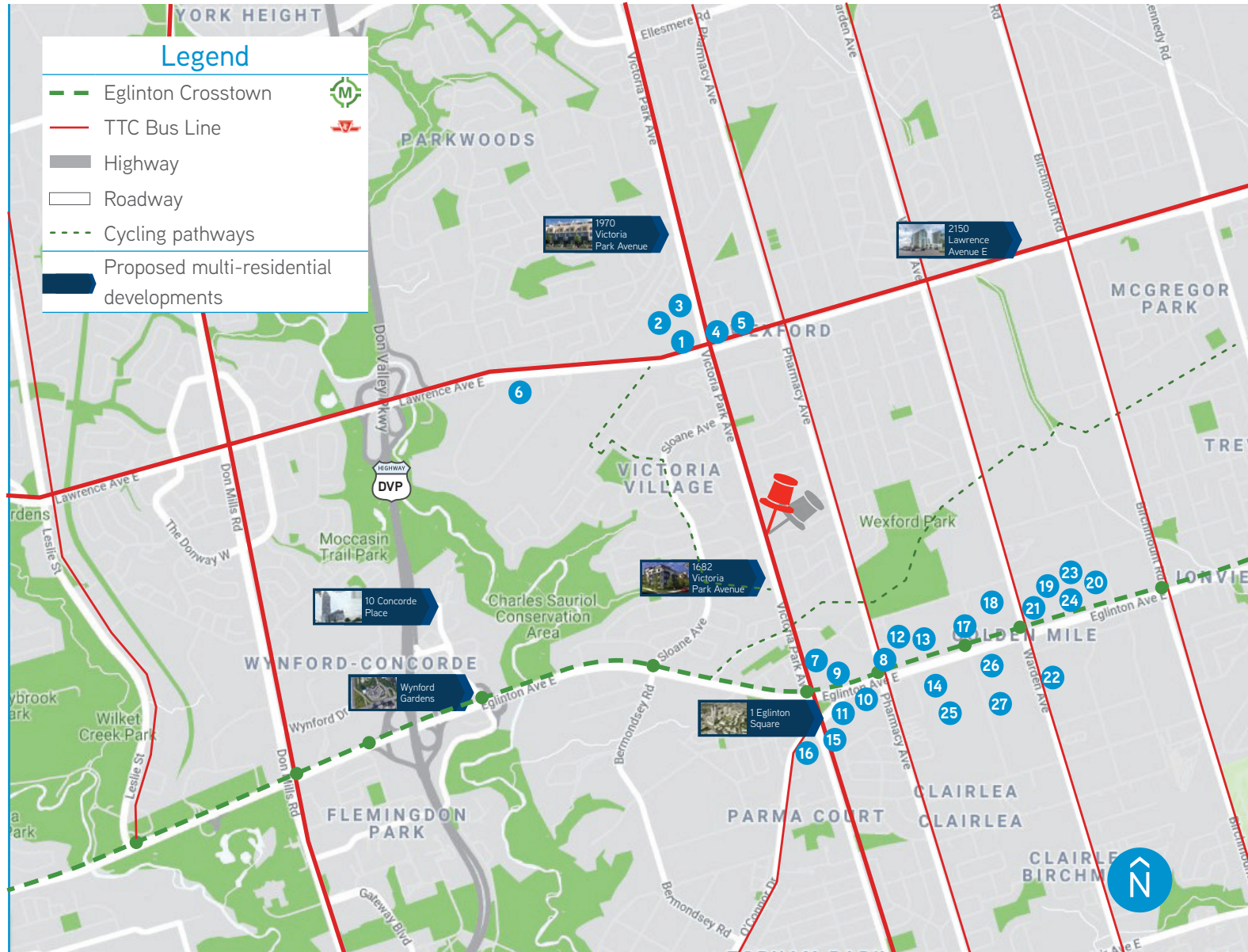
- High exposure on Victoria Park Avenue, with over 23,000 vehicles passing the property daily
- 5 minute drive to CF Shops at Don Mills
- 4 minute drive to the rapidly improving Golden Mile (Eglinton Square Shopping Centre, Smart Centres Scarborough, Eglinton Town Centre, Golden Mile Plaza)

TRANSIT:

- Don Valley Parkway access in less than 5 minutes via Eglinton or Lawrence
- 401 access in 5 minutes via Victoria Park
- Served by TTC bus lines 24 Victoria Park, 924 Victoria Park Express, and 70 O'Connor
- 12 minute walk to O'Connor LRT Stop on Eglinton Crosstown

SELECT AREA RETAIL AMENITIES

- 1 No Frills
- 2 Work Authority
- 3 City Buick GMC Cadillac
- 4 Shell
- 5 KFC
- 6 Tesla Toronto
- 7 Value Village
- 8 Shell
- 9 Fit4Less
- 10 Metro
- 11 Shoppers Drug Mart
- 12 Walmart
- 13 Starbucks
- 14 Canadian Tire
- 15 Beer Store
- 16 Service Ontario
- 17 Sportchek
- 18 Best Buy
- 19 Costco
- 20 Petsmart
- 21 Popeyes Louisiana Kitchen
- 22 Burrito Boyz
- 23 Staples
- 24 Mandarin
- 25 Cineplex
- 26 Lowes
- 27 Rona



FOR SALE 1641 Victoria Park Avenue // Toronto // Ontario

VIEW ONLINE  collierscanada.com/p-CAN2003413



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