



Colliers

For Sale

# Corner Site Fronting on 2 Major Streets in Scarborough

Morningside Avenue & McNicoll Avenue,  
Scarborough, ON

**Marc Kirshenbaum\***

Vice President  
+1 416 620 2879  
marc.kirshenbaum@colliers.com

**Charles Pint**

Sales Representative  
+1 416 620 2865  
charles.pint@colliers.com

**Colliers Canada**

401 The West Mall, Suite 800  
Toronto, ON M9C 5J5  
416 777 2200

[collierscanada.com](https://collierscanada.com)



# Property Profile

## Morningside Avenue & McNicoll Avenue

Opportunity to Purchase a prominent piece of land in Scarborough with many permitted uses.

**Total Area** 2.25 Acres

**Frontage** 250.19 Feet on McNicoll Avenue

366.88 Feet on Morningside Avenue

**Zoning** NC / BP

**Taxes** \$36,291.30 (2021)

- Comments**
- Services on Site
  - Transit steps away on Morningside Avenue
  - Easily Accessible from Major Routes
  - Municipal Address is 4035 McNicoll Avenue
  - Close to Proposed LRT Scarborough Subway Extension

Asking Price:  
**\$6,195,750**



Large Corner Lot



Excellent access to highways and transit



Central Scarborough Location



Opportunity for Development



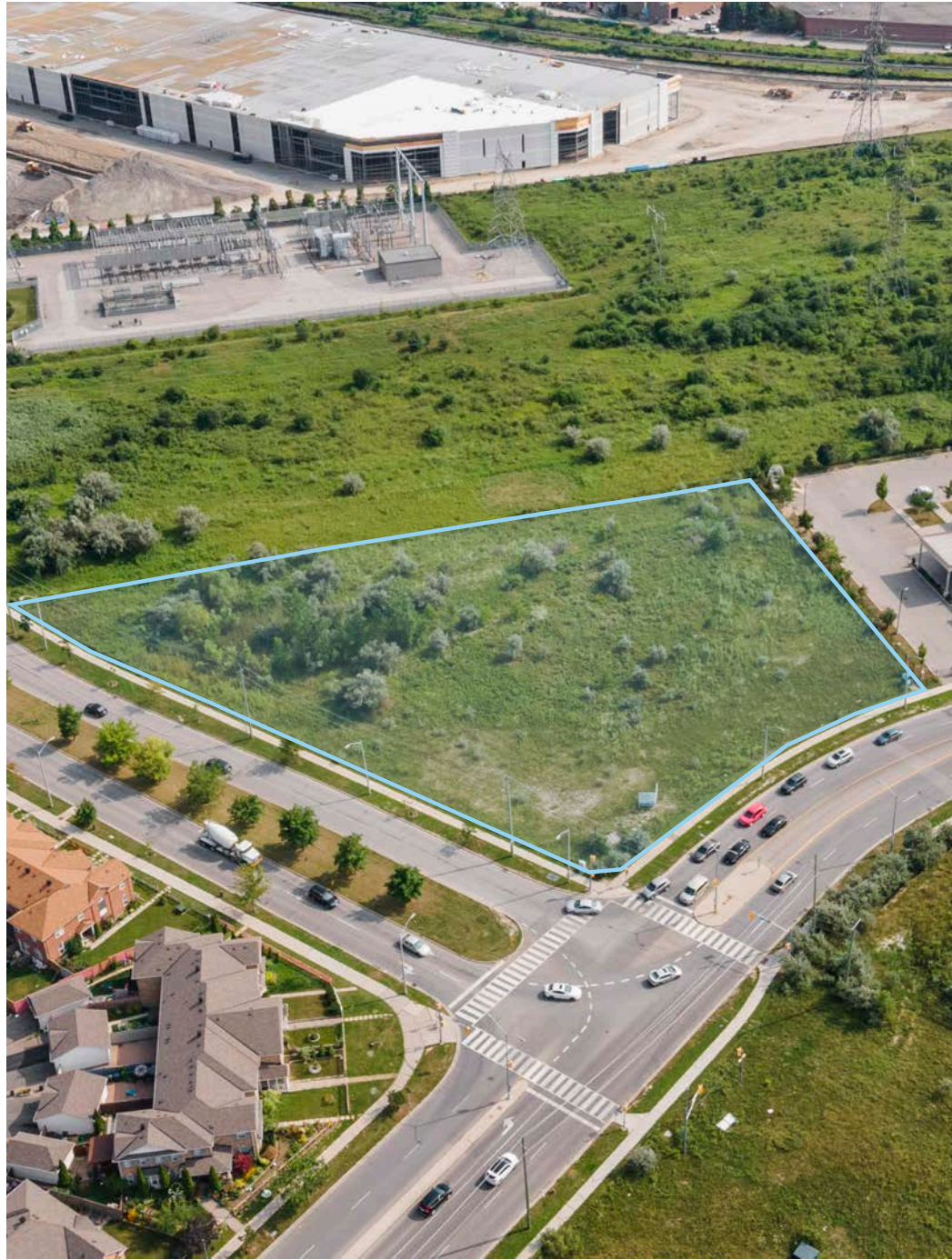
# Zoning

## Permitted uses (NC)

- Day Nursery
- Financial Institution
- Business / Professional Office
- Restaurant
- Retail Store
- Mechanical / Automatic Car Wash
- Service Shop
- Bakery
- Studio
- Laundromat
- Library
- Medical Centre
- Dry Cleaning
- Drug Store
- Educational Facilities
- Convenience Store

## Permitted uses (BP)

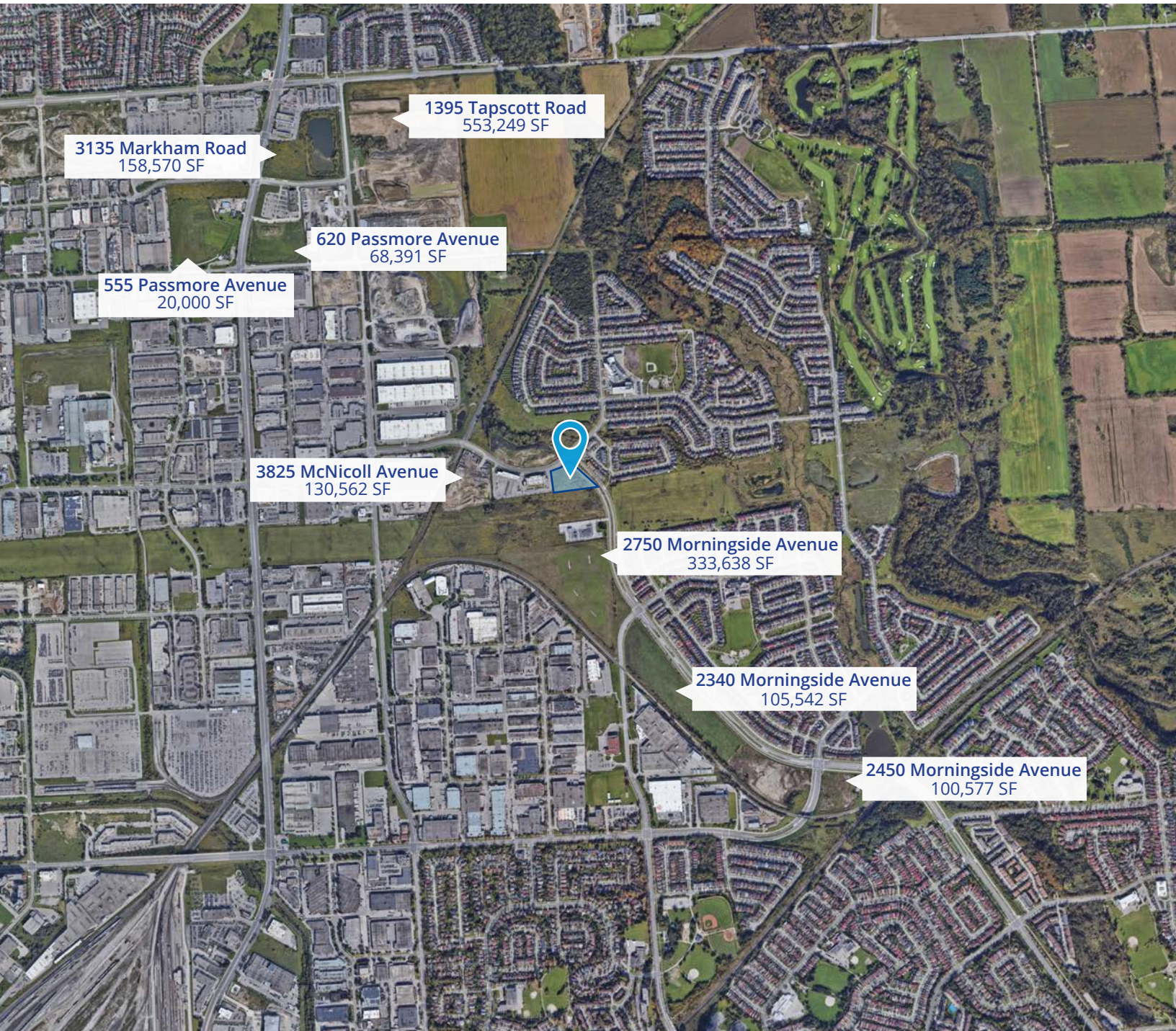
- All Uses Above and:
- Banquet Hall
- Light Industrial Uses
- Recreational Uses
- Health Centre



\*All property details to be verified by the Purchaser.



# Nearby Developments



**Marc Kirshenbaum\***

Vice President  
+1 416 620 2879  
marc.kirshenbaum@colliers.com

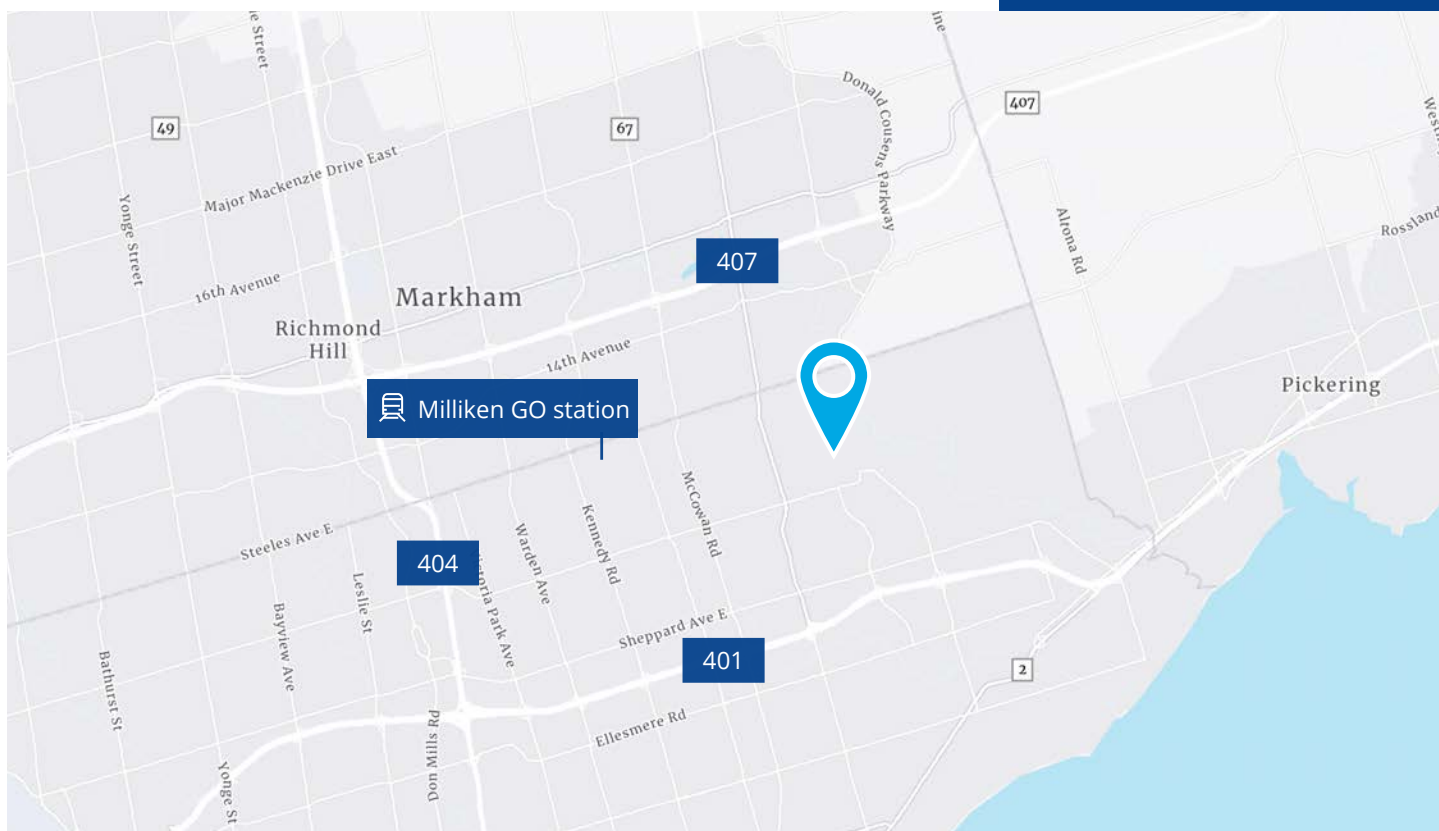
**Charles Pint**

Sales Representative  
+1 416 620 2865  
charles.pint@colliers.com

**Colliers**



# Easy access to local amenities



## Drive Times

Highway 401	9 minutes
Highway 407	11 minutes
Highway 404	18 minutes
Milliken Go Station	13 minutes
Downtown Toronto	35 minutes

### Marc Kirshenbaum\*

Vice President  
+1 416 620 2879  
marc.kirshenbaum@colliers.com

### Charles Pint

Sales Representative  
+1 416 620 2865  
charles.pint@colliers.com

Copyright © 2021 Colliers International. This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Copyright © 2021 Colliers Macaulay Nicolls Inc., Brokerage \*Sales Representative

collierscanada.com