



229 FOR SALE SHEPPARD AVENUE W.

TORONTO, ONTARIO



**Ready to
capitalize on
North Yonge's
office market?**

Take this opportunity to own a prestigious freestanding office building in one of Toronto's most desirable submarkets. The property at 229 Sheppard Avenue West, exclusively offered through Colliers International, represents a rare acquisition opportunity in an area experiencing consistent growth and development.

This high-quality two-storey building offers 3,863 square feet of premium office space, complemented by a 173 square foot balcony and a fully finished basement. The property features excellent accessibility with nine on-site parking spaces, providing convenience for both tenants and clients.

Strategically positioned in the North Yonge corridor, 229 Sheppard Avenue West benefits from exceptional connectivity to major transportation routes and amenities. The location provides convenient access to Highway 401, Yonge Street, and multiple TTC stations, ensuring seamless mobility throughout the Greater Toronto Area.

The surrounding neighborhood continues to see significant investment, with numerous residential and commercial developments enhancing the area's appeal and ensuring strong future appreciation potential for this distinctive property.

EXECUTIVE SUMMARY



PROPERTY SUMMARY

Located in the desirable North Yonge submarket, 229 Sheppard Avenue West offers an exceptional commercial opportunity in the Lansing-Westgate community. The property provides excellent accessibility to major roads, Highway 401, and Sheppard-Yonge Subway Station.

The site features a well-maintained two-storey building with finished basement, offering versatile office space with modern amenities. This location combines convenient access with a sought-after North Toronto address.

PROPERTY DETAILS

229 SHEPPARD AVENUE WEST

MUNICIPAL ADDRESS	229 Sheppard Avenue West, Toronto ON
LEGAL DESCRIPTION	PLAN 1743 PT LOTS 1280 AND 1281 RP 66R24013 PART 2
SITE AREA	3,567.05 SF with 42.49 feet of frontage on Sheppard Avenue West and 83.96 feet of depth
BUILDING SIZE	3,863 total square feet plus a 173 square foot balcony
PARKING	9 Parking Spots
ZONING	C6
2024 TAXES	\$27,146.39

TRANSIT SCORE



WALK SCORE



AREA OVERVIEW



The North-Yonge neighborhood surrounding 229 Sheppard Avenue West represents one of Toronto's most prosperous growth areas. Home to approximately 332,166 residents within a 5km radius, this vibrant community has experienced significant expansion, with statistical research showing a 7.9% population increase over the past five years and projections for an additional 6% growth from 2015-2020.

Businesses will find an ideal demographic mix, with residents maintaining a median age of 40 years and an exceptional average annual household income of \$123,585. The workforce quality is equally impressive, with 47.7% of individuals aged 15 and over having earned a post-secondary diploma or higher.

These compelling demographic fundamentals highlight the neighborhood's economic vitality and long-term stability, making 229 Sheppard Avenue West an investment opportunity positioned within one of Toronto's most promising commercial environments.

Positioned west of Yonge Street, 229 Sheppard Avenue West sits on the southwest corner of Sheppard Avenue and Senlac Road in the Lansing-Westgate community. This location benefits from exceptional local and regional access, supported by an advanced network of highways (401, 400, 407).

The property enjoys excellent transit connectivity with TTC bus service available directly in front of the building at Sheppard Avenue West and Senlac Road, connecting to Sheppard-Yonge Subway Station just one kilometer away (a 13-minute walk). This provides direct access to downtown Toronto and surrounding suburban areas including Thornhill and Vaughan.

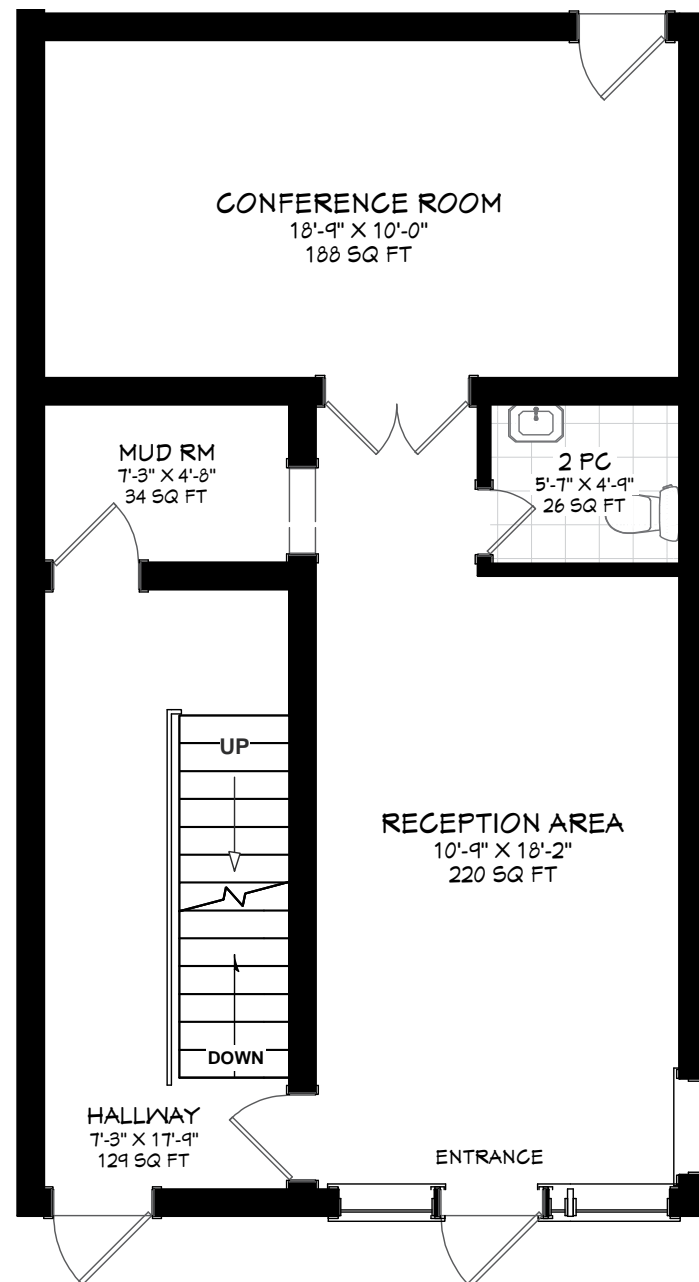
Surrounded by a diverse array of local amenities, 229 Sheppard Avenue West is part of a community that boasts strong demographics within a dynamic commercial and residential node. This vibrant location continues to attract businesses seeking a quality address in North Toronto.

TORONTO WILLOWDALE

WILLOWDALE IS A NEIGHBOURHOOD IN THE CITY OF TORONTO, ONTARIO, CANADA, LOCATED IN THE DISTRICT OF NORTH YORK. IT DEVELOPED FROM THREE POSTAL VILLAGES: NEWTONBROOK, WILLOWDALE AND LANSING.

FLOOR PLANS & VIRTUAL TOURS

The property at 229 Sheppard Avenue West features an improved two-storey building with a finished basement, offering a well-distributed total area of 3,863 square feet. The space is thoughtfully arranged with 720 square feet in the basement, 720 square feet on the ground floor, and 2,423 square feet on the second floor. Adding to the appeal is a 173 square foot balcony, providing additional usable space and enhancing the property's versatility.



GROUND LEVEL | 722 SF



RECEPTION AREA

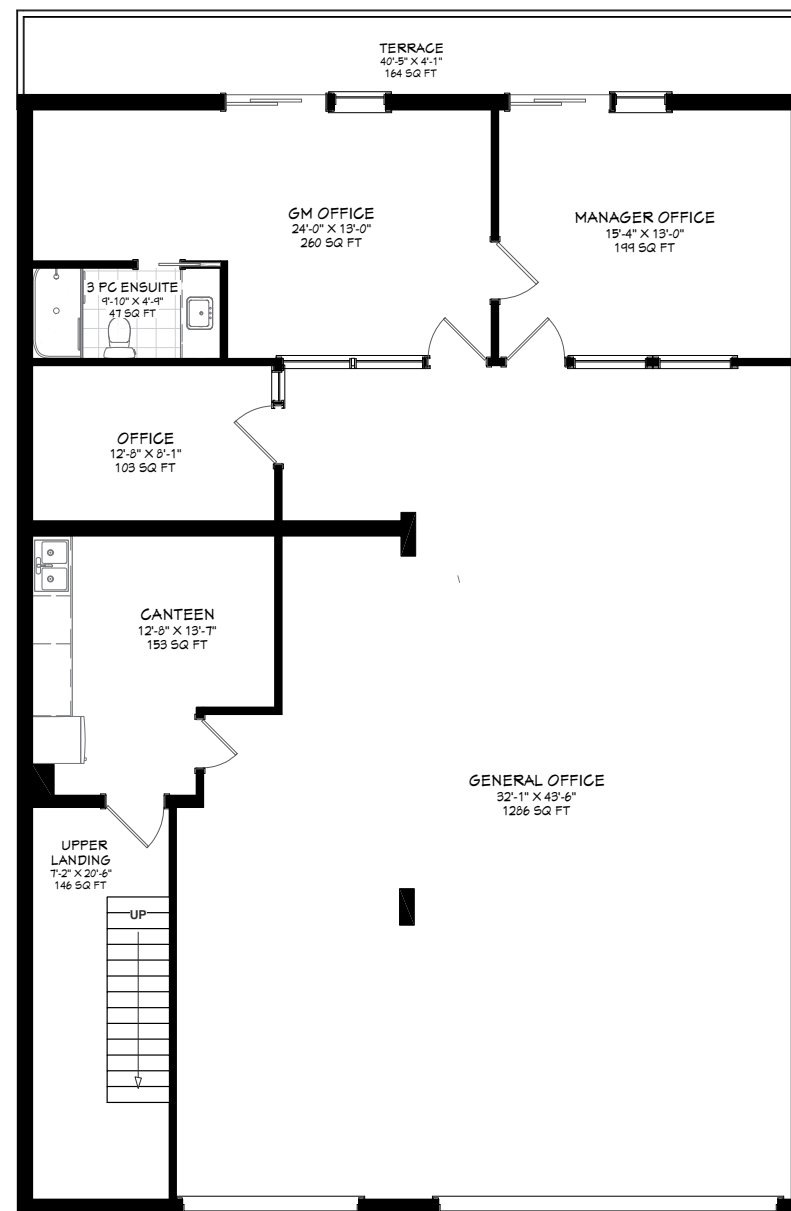


CONFERENCE ROOM

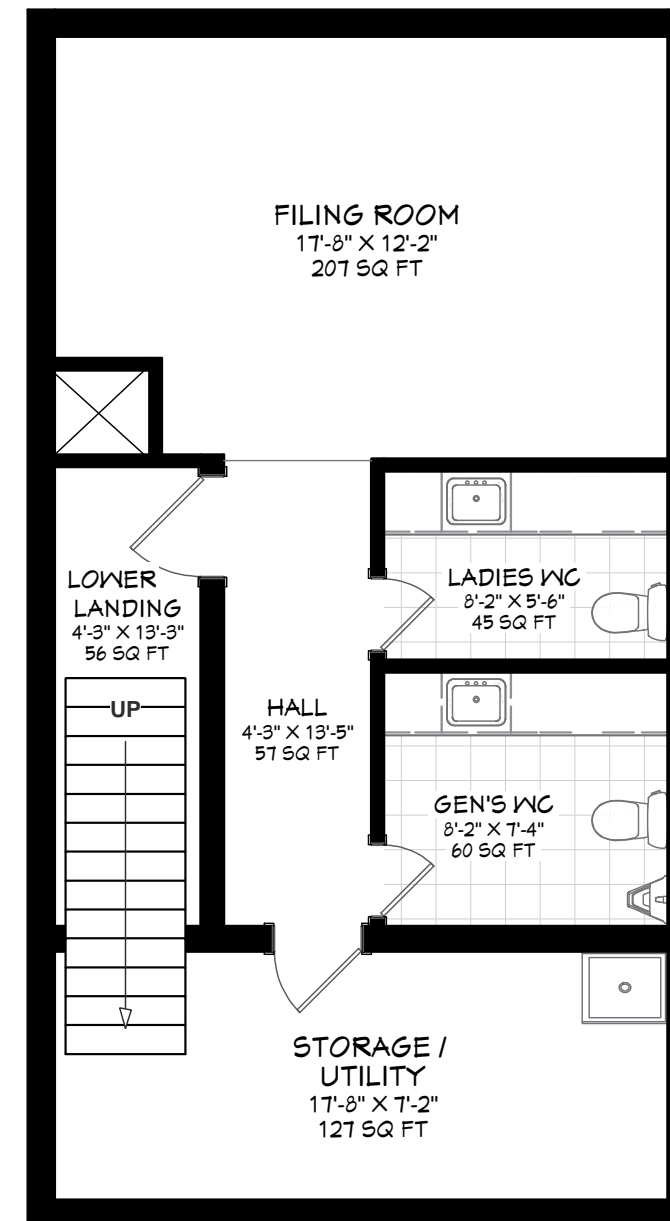
FLOOR PLANS & VIRTUAL TOURS



CLICK
HERE FOR
VIRTUAL
TOUR



UPPER LEVEL | 2405 SF

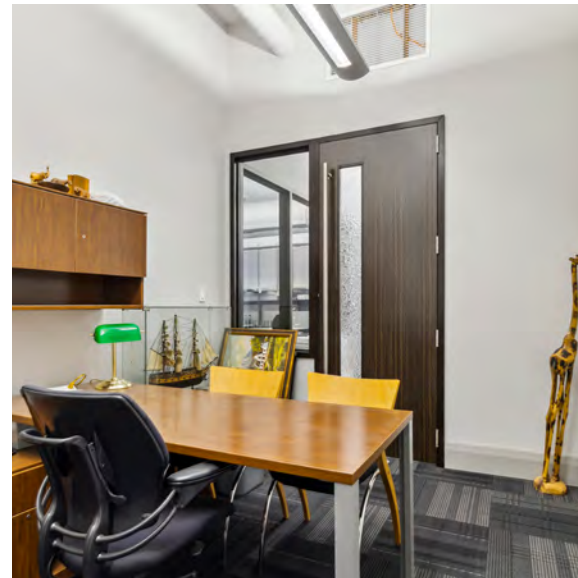


BASEMENT | 675 SF

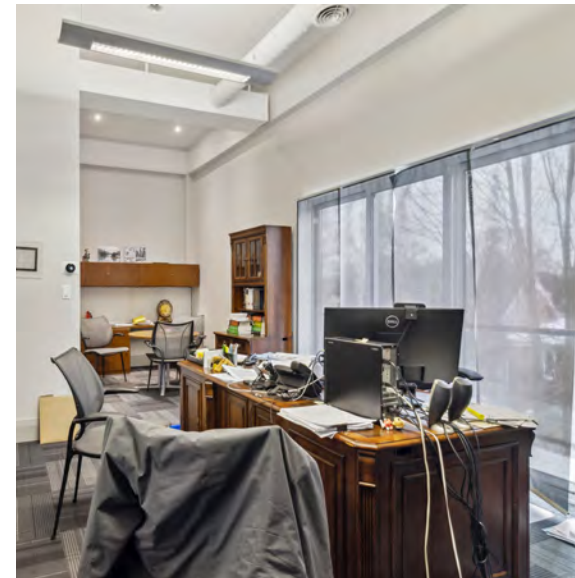
GALLERY & VIRTUAL TOURS



GENERAL OFFICE AREA



OFFICE



OFFICE



RECEPTION AREA



KITCHEN



WASHROOM



BACK AREA



STORAGE / UTILITY ROOM



CLICK
HERE FOR
VIRTUAL
TOUR

TRANSIT & AMENITIES

The Yonge and Sheppard area represents one of North Toronto's most dynamic growth corridors, featuring an impressive blend of commercial and residential developments. This thriving district offers a comprehensive array of amenities, creating a convenient and vibrant environment for both businesses and residents.

■ Distance & Drive and Times, to Subject property.

Pearson International Airport	20.5 Km's
Billy Bishop Airport	17.3 Km's
DVP (Don Valley Parkway)	8.2 Km's
Hwy 401	2.0 Km's
Hwy 407	20.6 Km's
Subway stations (distance/ walk time)	14 Minutes
North York General Hospital	5.1 Km's

■ Restaurants/Drinks & Dining

- 1 Auberge du Pommier
- 2 Cactus Club
- 3 Union Social eatery
- 4 Pizza Libretto
- 5 Chipotle
- 6 Café Landwer
- 7 The Keg
- 8 The Frog- A Firkin Pub
- 9 Sushi Moto
- 10 Kinka Sushi Bar Izakaya

■ Hotels

- 22 Novotel North York
 - 23 Metropolis Uites
- Yonge & Sheppard

■ Everyday Essentials

- 24 Whole Foods
- 25 Longos
- 26 RBC Royal Bank
- 27 Scotiabank
- 28 Meridian Credit Union Bank
- 29 CIBC
- 30 Bank of Montreal
- 31 Food Basics
- 32 LCBO
- 33 Tim Hortons
- 34 Starbucks
- 35 McDonalds
- 36 Blaze Pizza
- 37 Five Guys

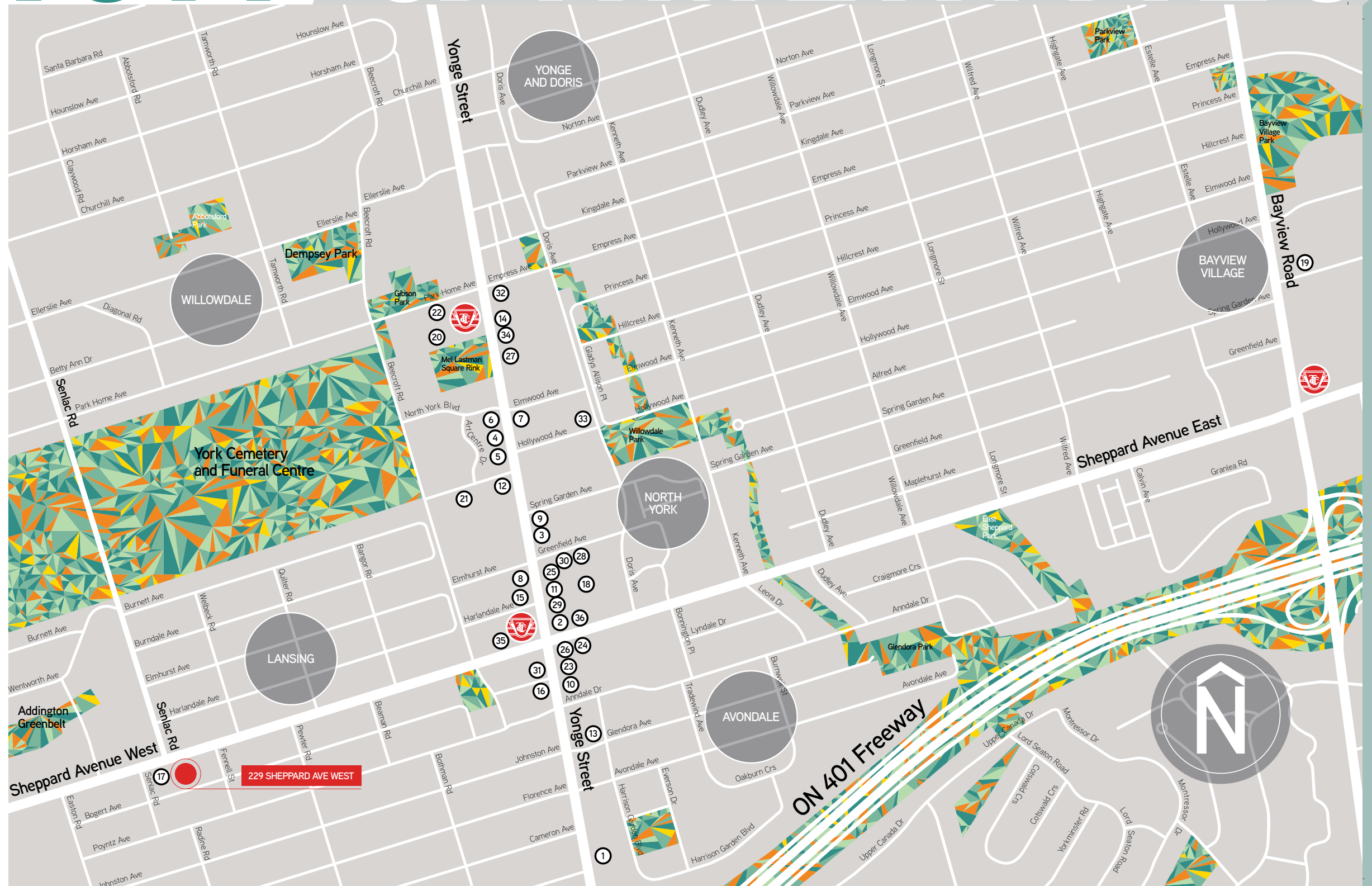
■ Health & Fitness

- 11 LA Fitness
- 12 Goodlife Fitness
- 13 Vibrant Living Fitness Centre
- 14 Fit 4 Less
- 15 Inbody Fitness
- 16 Breath Uptown Pilates & Yoga
- 17 EziPilates Fitness & Wellness

■ Retail

- 18 Yonge & Sheppard Centre
- 19 Bayview Village Shopping Centre
- 20 North York Centre
- 21 Galleria Grocery Palace

PARKS & GARDENS **ST, RD, AVE, BLVD** **TTC METRO STATIONS**



RECENT TRANSACTIONS

RECENT LOT SALES



106 Sheppard Ave W

DATE	May 28, 2024
LOT SIZE	5,899 SF
PRICE	\$2,740,000
BUILDING SIZE	1,600 SF
PRICE PSF	\$1,713 PSF



168 Sheppard Ave W

DATE	Dececmeber 4, 2023
LOT SIZE	5,880 SF
PRICE	\$2,025,000
BUILDING SIZE	1,223 SF
PRICE PSF	\$1,656 PSF

COMPARABLE OFFICE SALES



307 Sheppard Ave W

DATE	October 30, 2024
LOT SIZE	5,662 SF
PRICE	\$3,600,000
BUILDING SIZE	3,969 SF
PRICE PSF	\$907 PSF



240 Sheppard Ave W

DATE	June 24, 2024
LOT SIZE	5,009 SF
PRICE	\$2,650,000
BUILDING SIZE	4,500 SF
PRICE PSF	\$589 PSF



100 Sheppard Ave W

DATE	April 3, 2024
LOT SIZE	8,233 SF
PRICE	\$6,088,000
BUILDING SIZE	9,835 SF
PRICE PSF	\$620 PSF



95 Sheppard Ave W

DATE	June 7, 2023
LOT SIZE	5,511 SF
PRICE	\$5,000,000
BUILDING SIZE	6,199 SF
PRICE PSF	\$806

OFFERING PROCESS

THE VENDOR HAS RETAINED COLLIERS INTERNATIONAL (THE “ADVISOR”) ON AN EXCLUSIVE BASIS TO OFFER FOR SALE 229 SHEPPARD AVENUE WEST (THE “PROPERTY”).

The Vendor welcomes interested parties to submit an offer to Purchase the Property on the Purchaser’s choice of forms to Colliers International at any time. Following a review of the proposals, the Vendor may elect to negotiate with a single Purchaser or select a short-list of Purchasers.

The Purchaser with the most attractive terms will be selected to negotiate a binding Agreement of Purchase and Sale. Purchasers are encouraged to complete as much pre-offer due diligence on the properties and information provided as the process and timeline permits.

SITE VISITS

Property tours can be coordinated on a case-by-case scenario. Please coordinate with listing team.

SALE CONDITIONS

The Property and all fixtures, chattels and equipment included are to be Purchased on an “as is, where is” basis and there is no warranty, expressed or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof. Any information related to the Property which has been or may be obtained from the Vendor, the Advisor or any other person, by a Prospective Purchaser, will have been provided solely for the convenience of the Prospective Purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an Agreement of Purchase and Sale.

DUE DILIGENCE

Purchasers shall be provided with all due diligence materials regarding the Property via an online data room following the execution of a confidentiality agreement. In addition, access for inspections and reviews will be granted in accordance with the Agreement.

CO-OP BROKERS DIRECT BUYERS

DEPOSITS

An initial deposit of no less than 5% of the purchase price shall be paid by certified cheque to Colliers International in Trust, upon execution of a formal Agreement of Purchase and Sale. A further deposit of no less than 5% of the purchase price by certified cheque shall be paid to Colliers International In Trust, upon waiver of any Purchaser’s Conditions.

OBLIGATIONS OF THE VENDOR

The Vendor is not obligated to accept the highest bid or any agreement, nor is it obligated to state any reason for accepting or declining any agreement, nor will it be obligated to pay any costs incurred in connection with the preparation of any agreement. The Vendor will not be responsible for any damages alleged to have been suffered by Prospective Purchasers due to the failure of the Vendor to follow the procedures recommended herein.

DISCLAIMER

Neither the Vendor nor the Advisor, nor any of their respective affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors or other representatives, makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained in this CIM, the Additional Information, or of any other information given or statements made by any of them and such material, information, or statements should not be relied upon by Prospective Purchasers without independent investigation and verification. All material, information, or statements are provided as a convenience to Prospective Purchasers only. The Vendor, the Advisor and the irrelative affiliates, directors, officers, shareholders, employees, agents, solicitors, accountants, Advisors and other representatives expressly disclaim any and all liability for any errors or omissions contained in the initial Property Summary, the CIM or in the Additional Information or in any other oral or written communications given or made available to Prospective Purchasers.

This CIM is not, and under no circumstances is it to be construed to be, an offering of securities, a prospectus, a public offering or an offering memorandum as defined under applicable securities legislation. No securities commission or regulatory authority in Canada, the United States of America or any other country has in anyway passed judgment upon the merits of the opportunity to acquire the Property or the accuracy or adequacy of this CIM.

The Vendor and the Advisor reserve the right to withdraw, amend or replace all or any part of this CIM at any time and undertake no obligation to provide Prospective Purchasers with access to any additional information, including all or any of the Additional Information. In all cases, Prospective Purchasers should conduct their own investigation and analysis of the Property. Any sale of the Property will be subject to the terms of an accepted Offer to Purchase, which will supersede all prior communications, including this CIM.



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