

Land Portfolio with Redevelopment Potential

OLD KENNEDY RD & STEELES AVE E

±6.5 Acres • Markham On

Pacific Mall



Located across from Milliken GO • Existing Retail & Commercial Zoning • Development Potential

THE OFFERING

Commercial & Retail Designated Land with Development Potential

Positioned across 3 parcels, approximately 6.5 acres in total land area, at the prominent intersection of Old Kennedy Road and Steeles Avenue East, this rare land portfolio represents a compelling mixed-use redevelopment opportunity in one of Markham's most established and rapidly evolving urban nodes. Located directly across from the Milliken GO Station, within walking distance of Pacific Mall, and surrounded by significant residential and commercial intensification, the Property offers a unique combination of existing income, flexible commercial and retail zoning, and long-term development potential. Comprising three strategically positioned parcels designated Mixed Use Midrise under the Official Plan, the offering is ideally situated to capitalize on South Markham's continued growth, strong demographic fundamentals, and increasing demand for transit-oriented development opportunities.



Future
Development
Potential



Commercial &
Retail Zoning
Bylaw



Centrally
Located in
Markham



Neighbouring
Development
Activity



Within an
Established &
Growing Market





PARCEL A

Addresses
58, 76, 82 Old Kennedy Road & 20 Thelma Avenue, Markham

Land Area
± 3.83 acres total

Official Plan
Mixed Use Midrise

Zoning ByLaw: Retail & Mixed Use
CA1*279(H)*282; CA1*283(H)*282; CA1*279(H)

Frontage
± 318 ft. along Old Kennedy Road

Frontage
± 398 ft along Thelma Avenue

PROPOSED DEVELOPMENT CONCEPT

Parcel A & B

a proposed development vision for Parcels A & B contemplates a four-tower residential community comprising approximately 1,816,012 sq. ft. of gross floor area and 1,925 residential units. Although this concept is for illustrative purposes only, it demonstrates the site's potential to support significantly higher-density development over the long term, reflecting the strategic planning attributes of its location within South Markham and its proximity to the Milliken GO Station. As transit-oriented intensification continues to shape the evolution of the surrounding area, the concept highlights the opportunity for future redevelopment that aligns with broader urban growth objectives and the increasing demand for high-density residential communities in well-connected transit corridors.

PARCEL B

Addresses
16 and 22 Old Kennedy Road; 35 Thelma Avenue; 19 Turff Avenue, Markham

Land Area
± 1.12 acres total

Official Plan
Mixed Use Midrise

Zoning ByLaw: Retail, Mixed Use & Commercial
CA2*283(H); CA4*283(H)

Frontage
± 107 ft. along Old Kennedy Road

Frontage
± 390 ft along Thelma Avenue

Frontage
± 235 ft along Turff Avenue

PARCEL C

Addresses
31 Old Kennedy Road & 4550 Steeles Avenue East, Markham

Land Area
± 1.56 acres total

Official Plan
Mixed Use Midrise

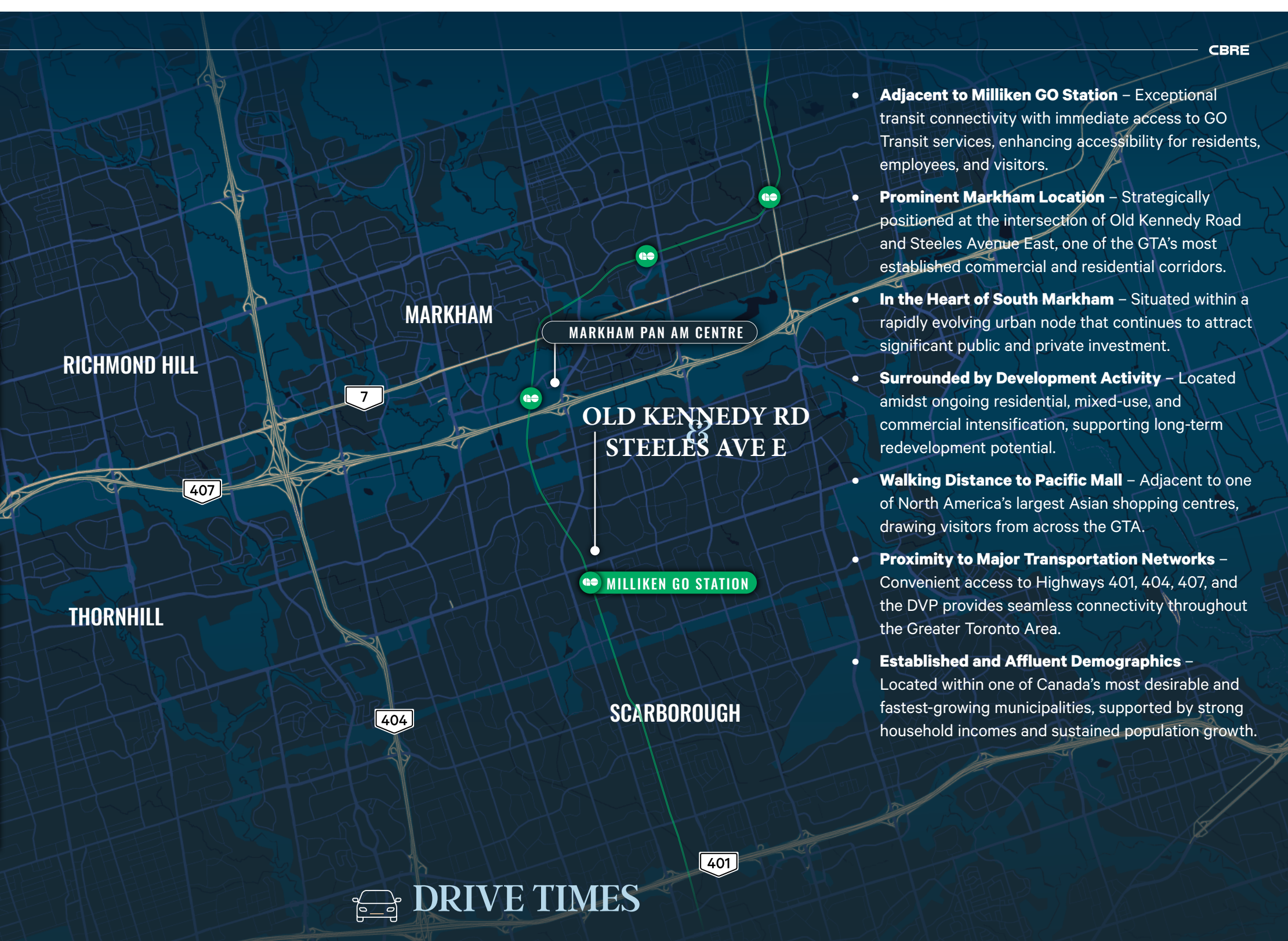
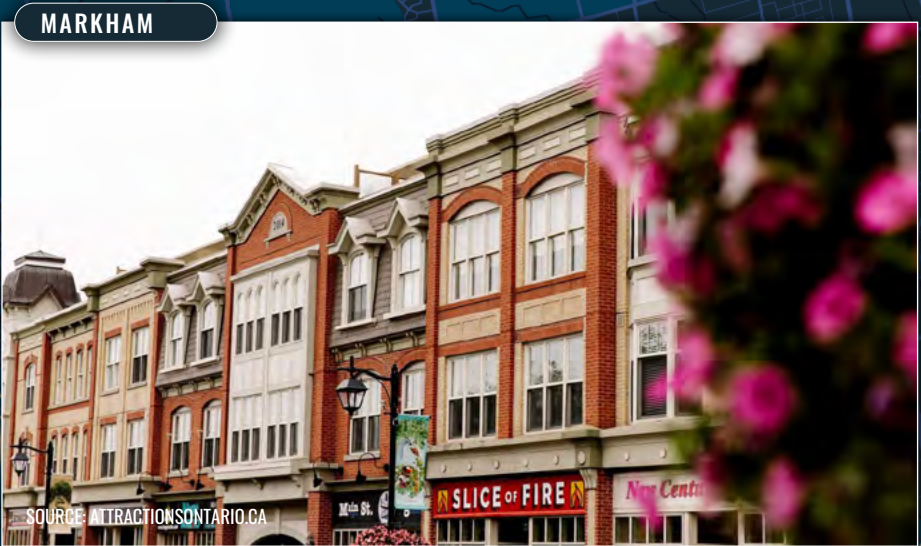
Zoning ByLaw: Retail, Mixed Use & Commercial
CA2*283(H); CA4*438; CA4*285(H); CA4*438

Frontage
± 176 ft. along Steeles Avenue East

Frontage
± 104 ft along Old Kennedy Road



LOCATION OVERVIEW



- **Adjacent to Milliken GO Station** – Exceptional transit connectivity with immediate access to GO Transit services, enhancing accessibility for residents, employees, and visitors.
- **Prominent Markham Location** – Strategically positioned at the intersection of Old Kennedy Road and Steeles Avenue East, one of the GTA’s most established commercial and residential corridors.
- **In the Heart of South Markham** – Situated within a rapidly evolving urban node that continues to attract significant public and private investment.
- **Surrounded by Development Activity** – Located amidst ongoing residential, mixed-use, and commercial intensification, supporting long-term redevelopment potential.
- **Walking Distance to Pacific Mall** – Adjacent to one of North America’s largest Asian shopping centres, drawing visitors from across the GTA.
- **Proximity to Major Transportation Networks** – Convenient access to Highways 401, 404, 407, and the DVP provides seamless connectivity throughout the Greater Toronto Area.
- **Established and Affluent Demographics** – Located within one of Canada’s most desirable and fastest-growing municipalities, supported by strong household incomes and sustained population growth.

DEMOGRAPHICS

365,081	375,027	2.7	42.6
2025 TOTAL POPULATION	2030 PROJECTED POPULATION	% POPULATION CHANGE 2025 - 2030	MEDIAN AGE (2025)
79.6%	20.4%	\$160,708	\$187,325
2025 OWNED DWELLINGS	2025 RENTED DWELLINGS	2025 AVERAGE HOUSEHOLD INCOME	2030 PROJECTED AVERAGE HOUSEHOLD INCOME

DRIVE TIMES

4.3 km, 7 mins	2.7 km, 5 mins	4 km, 8 mins
HIGHWAY 7	HIGHWAY 407	HIGHWAY 404
5.4 km, 10 mins	10.1 km, 17 mins	140 m, 1 mins
HIGHWAY 401	DVP	MILLIKEN GO

OLD KENNEDY RD & STEELES AVE E

Due Diligence

The Vendor will make documents related to the Property available to be accessed in a confidential online Data Room.

Confidentiality Agreement (CA)

Qualified purchasers that request access to the online Data Room must complete the CA at the link below:

[Click to View CA](#)

Offer Submission

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Property is being sold on an as-is where-is basis. All offers should be submitted electronically to:

Ian Hunt*

Senior Vice President | +1 416 495 6268 | ian.hunt@cbre.com

Frank Protomanni**

Senior Vice President | +1 647-295-3049 | frank.protomanni@cbre.com

Sale Conditions

Any information related to the Property which has been or will be obtained from the Vendor or the Advisor or any other person, by a prospective partner/purchaser, has been prepared and provided solely for the convenience of the prospective partner/purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement

Ian Hunt*

Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

Jason Child*

Senior Vice President
+1 416 495 6249
jason.child@cbre.com

Daniel Satoor*

Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

Frank Protomanni**

Senior Vice President
+1 647-295-3049
frank.protomanni@cbre.com

*Sales Representative **Broker | All outlines approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave E, #800 | Toronto, ON, M2J 5B4 | www.cbre.ca

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth.