

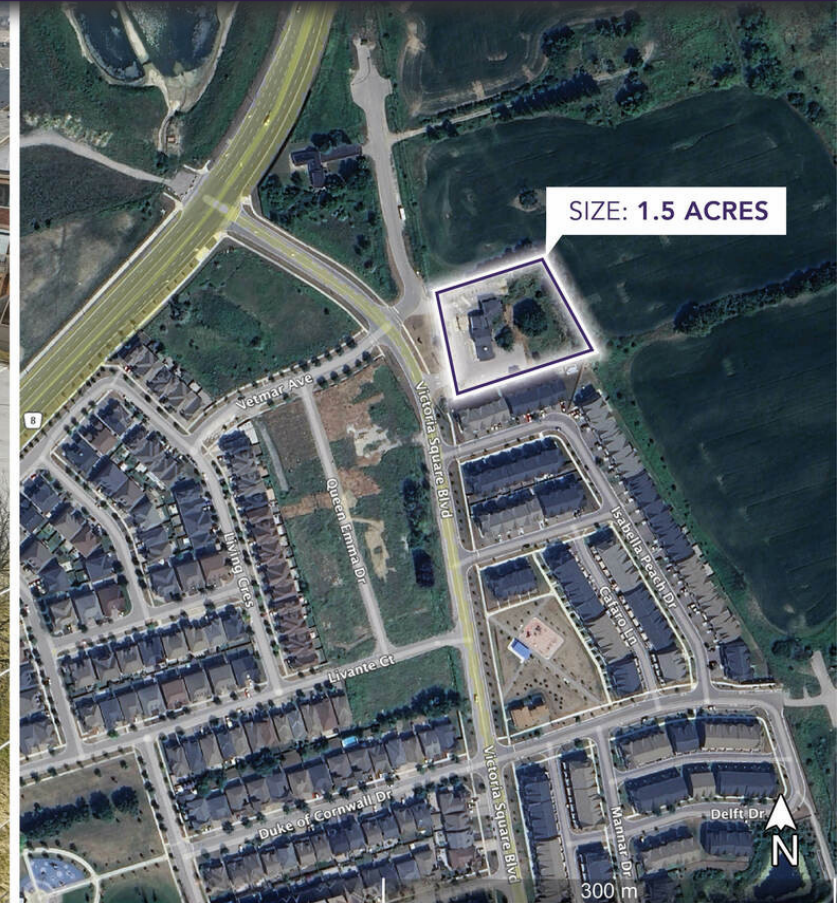
LAND

FOR SALE



11087 Victoria Square Boulevard, Markham, ON, L6C 1J4

1.5-acre infill development site located at 11087 Victoria Square Blvd in Markham, offering a rare opportunity to advance a low-density townhouse project in an established neighbourhood.



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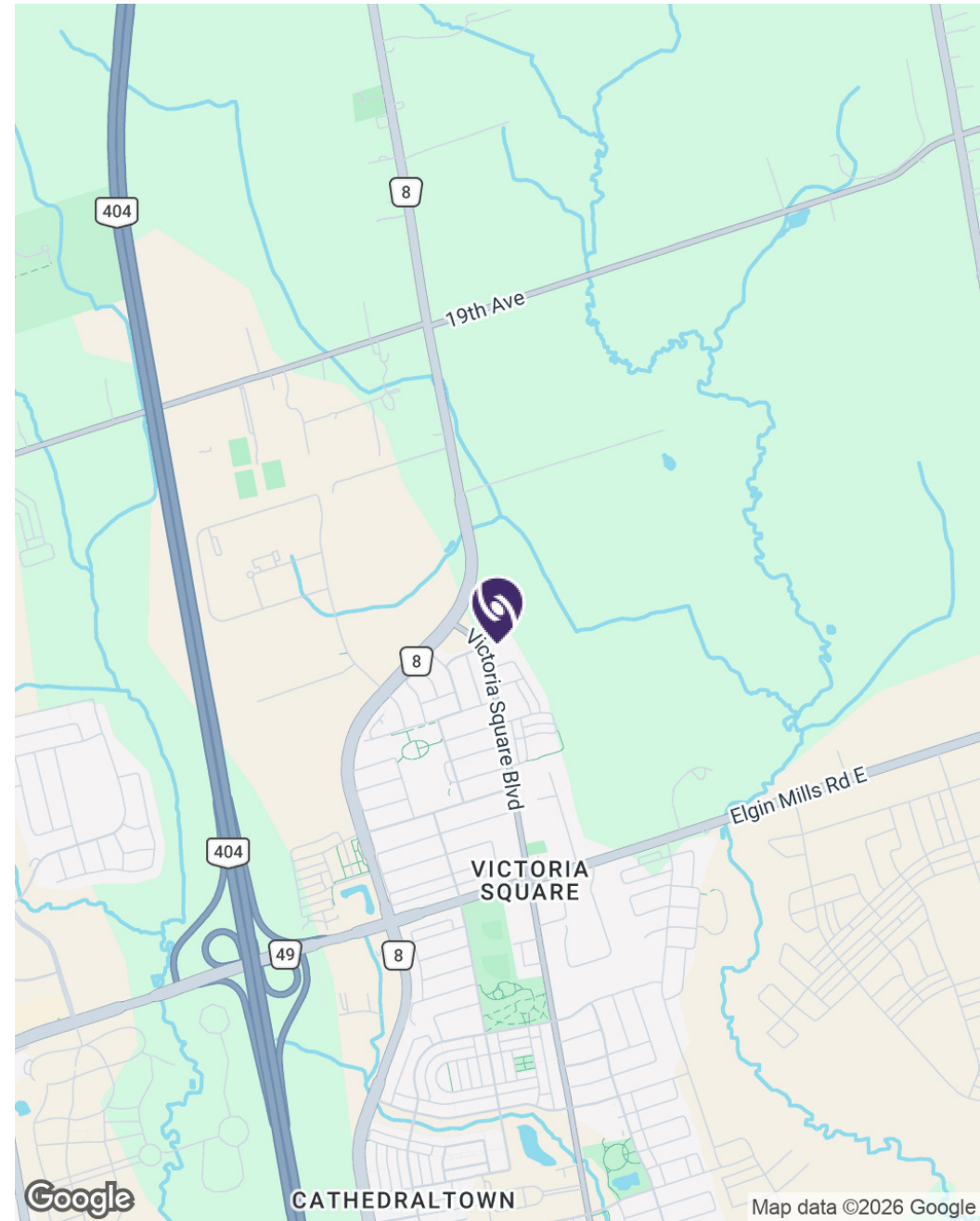
PROPERTY DETAILS

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Lot Size	1.5 Acres
Sale Price	\$7,500,000
Annual Property Taxes	\$34,922.01

HIGHLIGHTS

- The property is approved through zoning, Official Plan, and draft plan for 26 three-storey townhomes, with servicing capacity already allocated.
- Significant progress has been made on the site plan application, which is in its final stages and expected to be endorsed upon completion of cost-sharing arrangements and minor outstanding items.
- A purchaser can step in to complete the remaining approvals and move toward construction in a relatively efficient timeframe.
- The site benefits from excellent connectivity with quick access to Highway 404 and is surrounded by strong residential amenities, including schools, parks, major retail such as Costco, and community facilities.
- Offers will be reviewed as received.
- Vendor financing may be available to qualified buyers on terms to be negotiated.



KEY MAP



SUBJECT SITE

Honda Canada Inc

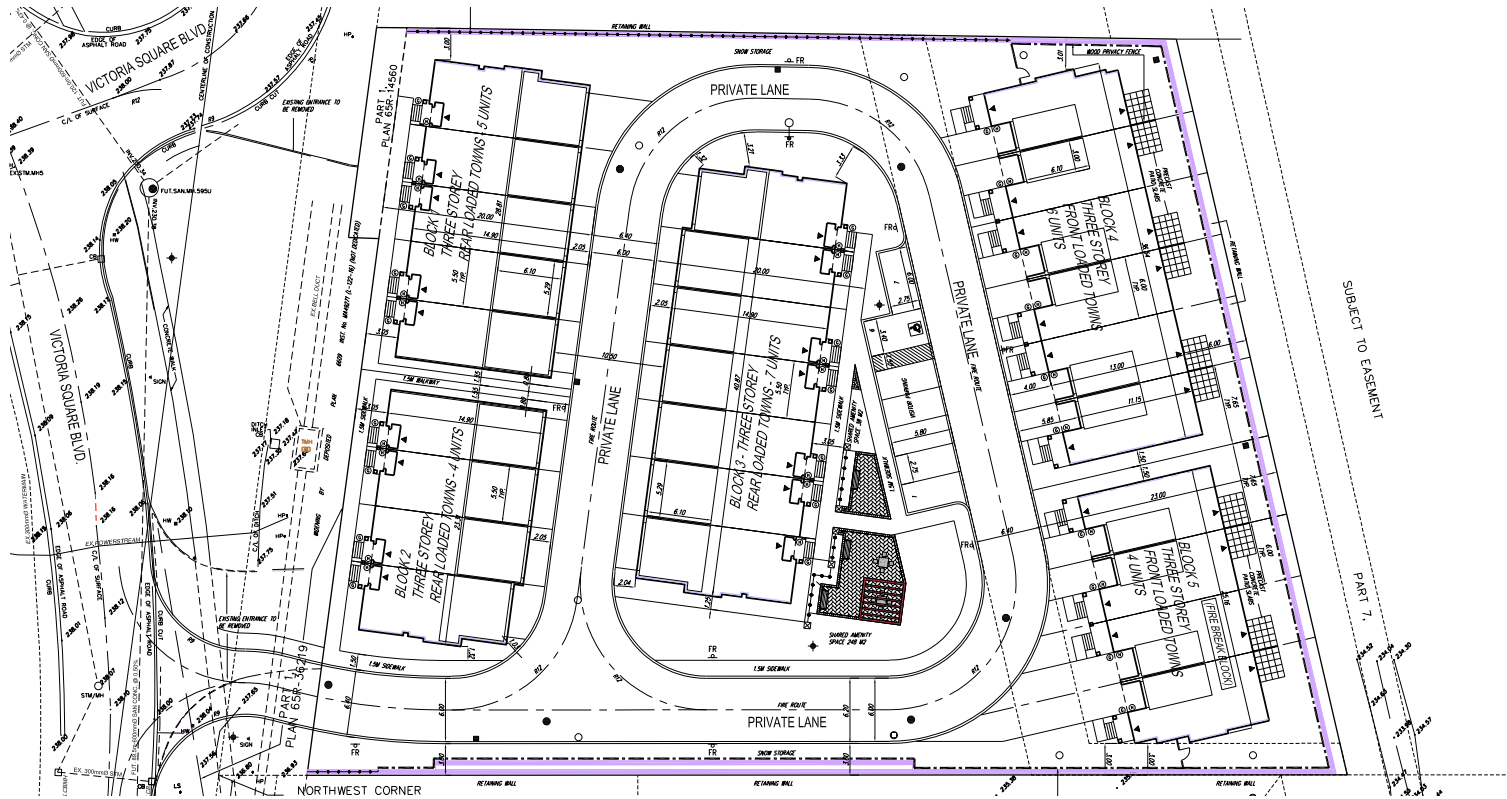
Victoria Square Public School

Tim Hortons

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	3,279	19,793	68,608
Daytime Population	3,343	16,063	64,874
Total Households	963	6,064	21,284
Average Household Income	\$175,428	\$200,503	\$202,188

Data Source: Environics Estimates 2025

PROPOSED SITE PLAN



TOTAL SITE CALCULATIONS

LOT AREA	UNITS	FSI	POTENTIAL GFA
1.48 acres	26	0.87	56,620 ft ²

ADDITIONAL PHOTOS



CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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