

CBRE

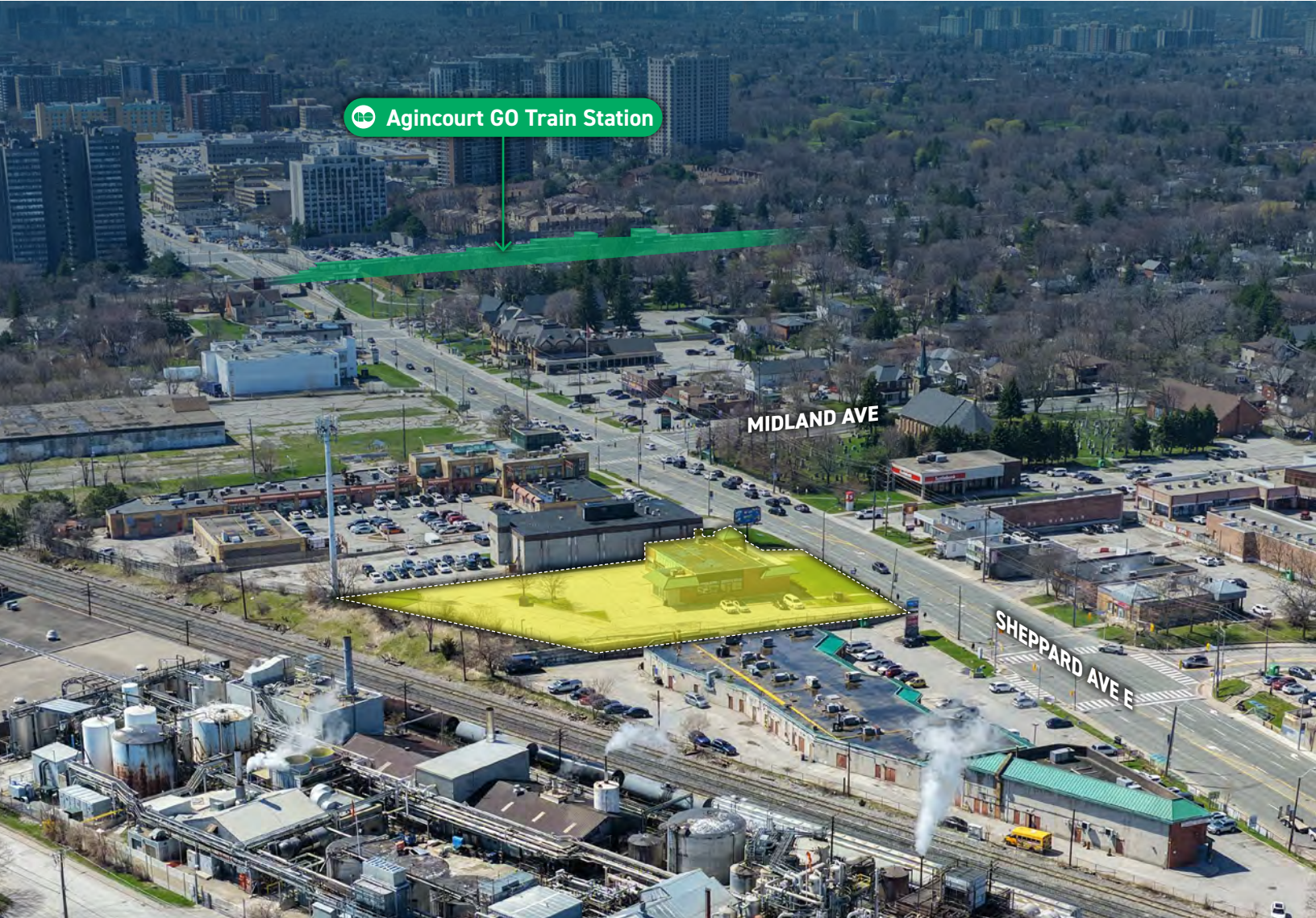
**LAND
SPECIALISTS**



4245 SHEPPARD AVENUE EAST

Scarborough, ON | ± 5,200 SF Building on 0.957 AC

**Multi-Unit User/Investor Opportunity along Rapidly Developing Corridor
Prime exposure with excellent access from Sheppard Ave E, and surface parking**



<800m to Agincourt GO Train Station



Sheppard Subway Extension Corridor



Exceptional User/Investor Appeal with Significant Development Upside

THE OFFERING

CBRE's Land Specialists are pleased to present an exceptional opportunity to acquire 4245 Sheppard Avenue East, a highly strategic property that uniquely combines exceptional end-user appeal, income generation and substantial redevelopment potential. Situated on a generous 0.957-acre site, this multi-unit commercial building with retail appeal benefits from a coveted location in a rapidly intensifying Scarborough submarket.

This offering is uniquely positioned to attract two key buyer profiles:

For Investors and End-Users: Secure a flexible amount of space for business use with further income-generating potential from additional units within a well-maintained, multi-unit building totaling approximately 4,930 SF of leasable space above grade, plus a substantial ~5,200 SF basement unit with two separate entrances and a high ceiling. The property's strategic location ensures strong tenant demand and future rental growth potential, offering a valuable cash-flow asset in a highly accessible area. The building offers 600 Amp electrical service with separately metered units, providing exceptional flexibility and cost efficiency for diverse commercial operations.

For Developers: Unlock the immense redevelopment potential of this nearly 1-acre site, designated "Mixed Use Areas" in the Official Plan Land Use Map and benefiting from an "Avenues overlay" in the Urban Structure Map. This designation actively encourages intensification and higher-density, mixed-use projects.

Municipal Address	4245 SHEPPARD AVE E, SCARBOROUGH, M1S1T6
PIN(s)	061680359
Acreage	0.957 AC
Building Size	+/- 4,930 SF Above Grade Leaseable +/- 5,200 SF Below Grade Leaseable
Official Plan	City of Toronto Land Use Plan Map 19: Mixed Use Avenues
Zoning	CR 0.4 (c0.4; r0.0) SS3 (x323)
Existing Improvements	8-unit Commercial plaza with Surface Parking
Electrical Service	600 Amp, 250 Volt Electrical Service



Scarborough Centre Subway Station

Scaddabush Italian Kitchen & Bar

Best Buy

Scarborough Town Centre

Real Canadian Superstore

LCBO Bulk Barn

BRIMLEY RD

Highway 401 Interchange

401



CIBC

Midtown Plaza

Dynasty Centre

Scotiabank

SHEPPARD AVE E

85 Sheppard E

MIDLAND AVE

<800m to Agincourt GO Train Station ->

57 Midland

UNPARALLELED CONNECTIVITY AND FUTURE-PROOFED VALUE

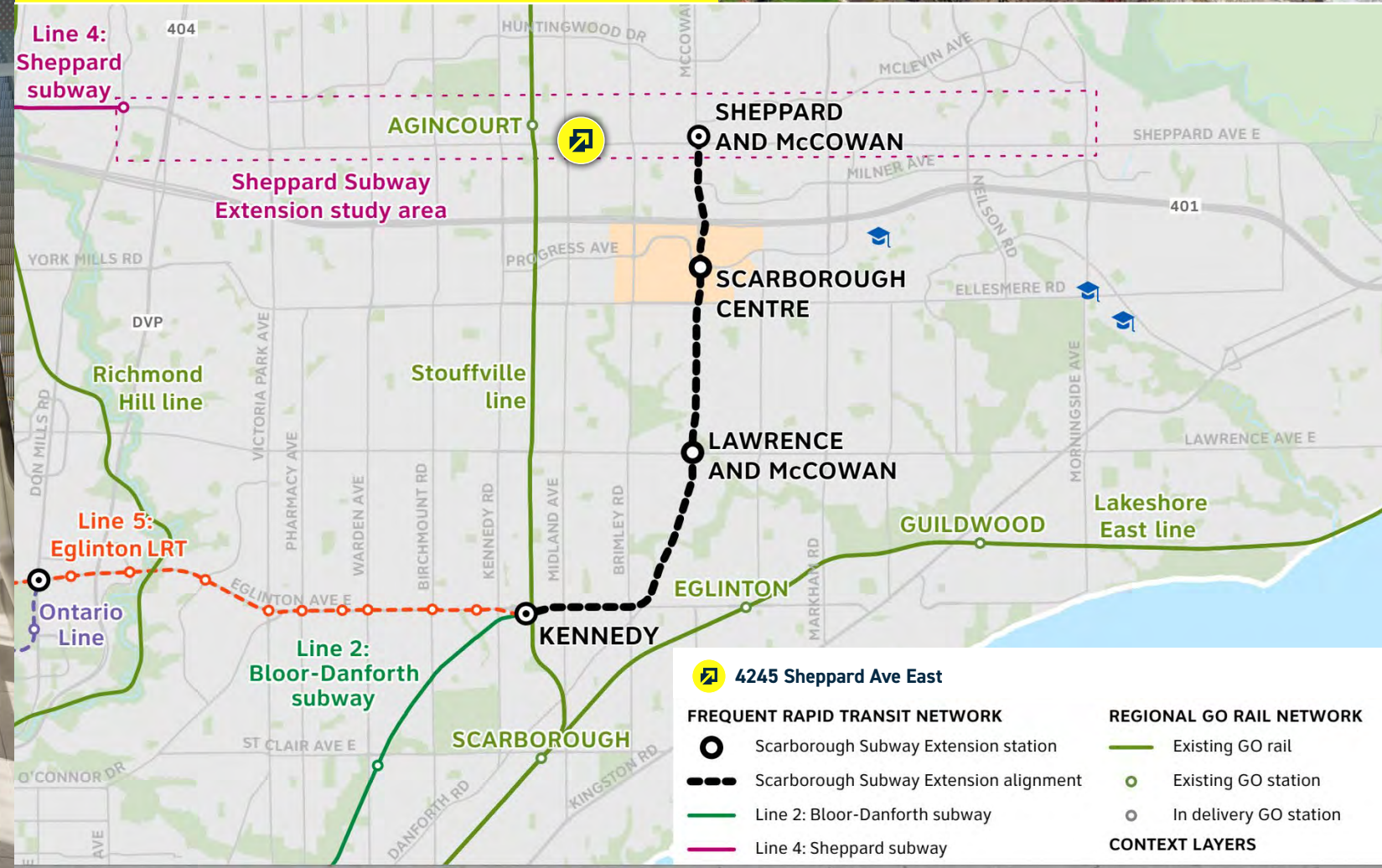
The property boasts exceptional transit accessibility, a critical driver for intensification and long-term value appreciation:

Agincourt GO Train Station

Located less than 800 meters away, offering unparalleled commuter access. Recent significant upgrades at Agincourt GO Station, including a LEED Gold certified building, enhanced accessibility (new platform, tunnels, elevators), and planned all-day, two-way GO train service by Metrolinx, ensure frequent and convenient connections to downtown Toronto and beyond.

Sheppard Subway Extension Corridor

Strategically positioned along this future rapid transit route, the property is poised for enhanced connectivity and significant uplift in property value. The extension will provide quick and seamless transit throughout Scarborough and to the downtown core, replacing Line 3 (Scarborough RT) and improving access to key employment hubs, educational institutions, and amenities. This future development underscores the site's long-term growth potential and aligns perfectly with the "Avenues overlay" planning framework.



Source: https://en.wikipedia.org/wiki/Agincourt_GO_Station

Source: <https://assets.metrolinx.com/>
Concept Rendering Only

→ EXISTING BUILDING

Building Statistics

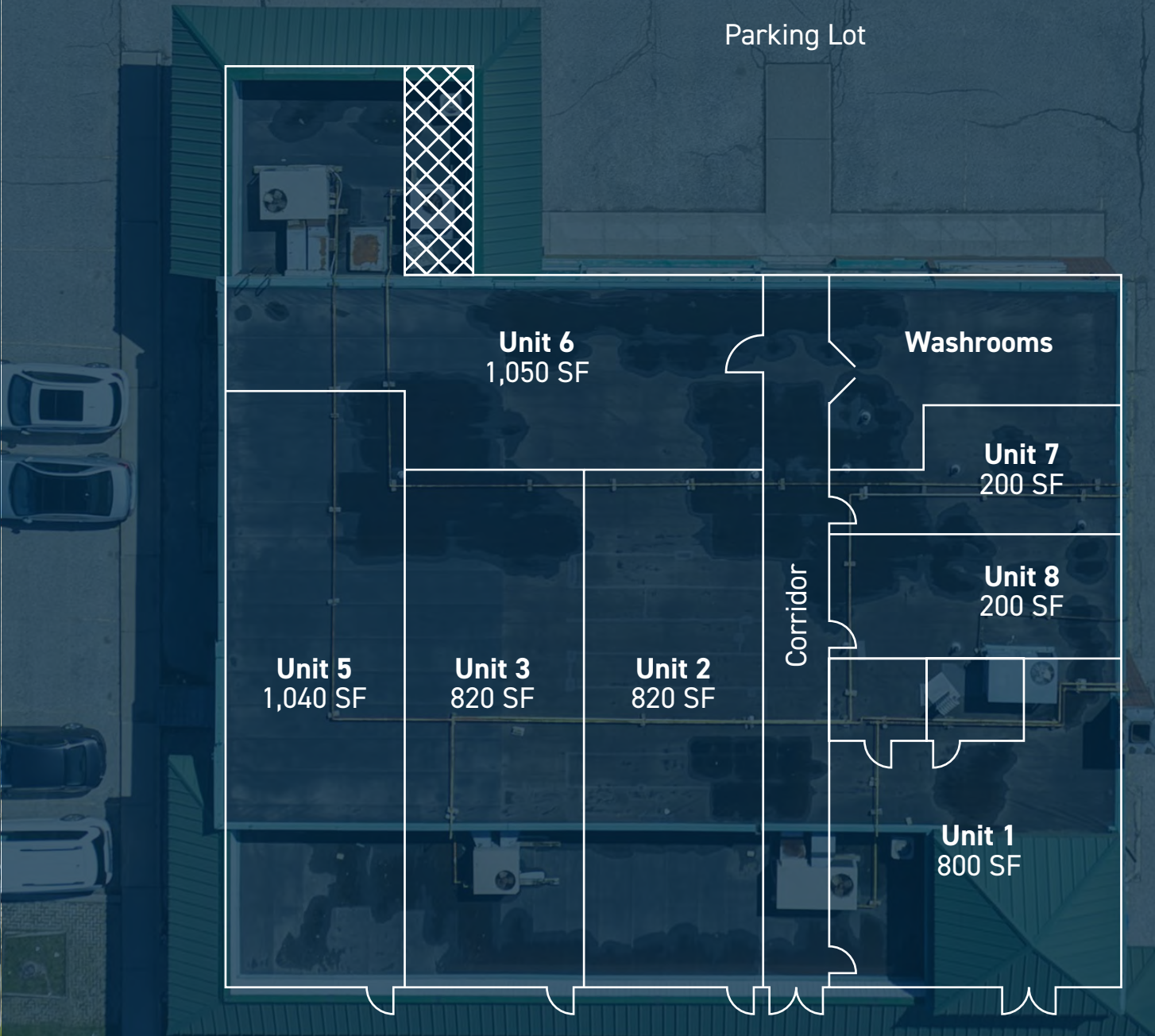
Building Area	Above Grade: +/- 4,930 SF Below Grade: +/- 5,200 SF
Units	8 (including basement)
Unit Range	+/- 200 - 5,200 SF
Parking	Surface parking

Unit Statistics

Unit #	Size	Unit Type	Unit #	Size	Unit Type
1	800 SF	Commercial/Office	6	1,050 SF	Commercial/Office
2	820 SF	Commercial/Office	7	200 SF	Office
3	820 SF	Commercial/Office	8	200 SF	Office
5	1,040 SF	Commercial/Office	9	5,200 SF	Basement



→ FLOOR PLAN



DEVELOPMENT POTENTIAL

4245 Sheppard Avenue East is designated Mixed Use Areas in the City's Official Plan. This designation is intended to accommodate a broad range of commercial, residential and institutional uses, either in single-use or mixed-use buildings. From a development perspective, the Mixed Use Areas designation is supportive of redevelopment and intensification, particularly on underutilized sites, and provides a strong policy roadmap for significant intensification and redevelopment.

The Official Plan specifically states that development in Mixed Use Areas is to create a balance of uses that reduces automobile dependency and meets the needs of the local community. It also encourages new jobs and homes on underutilized lands, including lands designated Mixed Use Areas. Importantly, the policy framework supports redevelopment that takes advantage of nearby transit services.

From a zoning perspective, the property is zoned CR 0.4 (c0.4; r0.0) SS3 (x323) under Toronto Zoning By-law 569-2013. The CR (Commercial Residential) zoning category permits a wide range

of commercial and institutional uses and, in principle, also recognizes residential permissions within the CR zone structure. The current zoning controls include a maximum density of 0.4 FSI, maximum lot coverage of 33%, and maximum height of 11.0 metres under the applicable height overlay and SS3 standards. A Zoning Bylaw Amendment and Site Plan Application will be required to effect the high-density development contemplated by the Official Plan.

Accordingly, the planning context suggests that the property offers meaningful redevelopment upside, with the strongest policy support stemming from its Mixed Use Areas designation, the City's broader intensification objectives, and the Site's proximity to the Agincourt GO Train Station. The Site is exceptionally well-positioned for future consideration of a more intensive mixed-use form of development than what is currently permitted as-of-right.



NEARBY APPLICATIONS



4433 Sheppard Ave E (proposed)

Mixed-use residential towers 39 storeys and 12 storeys mid-rise, situated atop a 6 storey podium includes retail space and office/commercial uses. The proposed non-residential gross floor area is 19,514 SF, and the proposed residential gross floor area is 428,554 SF. In total, the proposal includes 647 units, 188 resident parking spaces (35 visitor), 443 bicycle parking spaces. Proposed Floor Space Ratio: 7.67



4415-4421 Sheppard Ave E (approved)

Approved for an 11-storey residential condominium, with 193,643 SF of GFA. Approved Floor Space Ratio: 4.99








19 Glen Watford Drive (proposed)

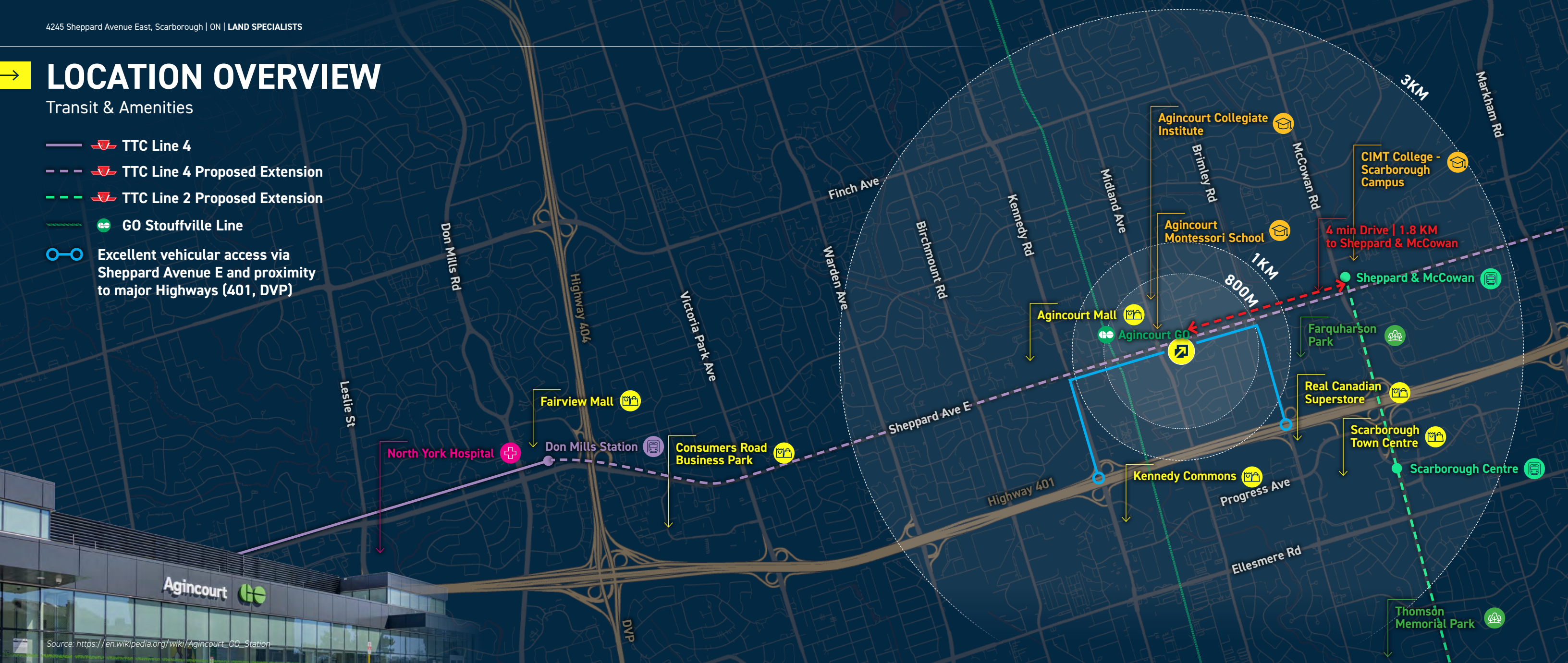
Zoning By-law Amendment application to facilitate the development of the site for a 35-storey mixed-use building, inclusive of a 6-storey podium element. The proposed non-residential gross floor area is 11,743 SF, and the proposed residential gross floor area is 296,621 SF. A total of 372 purpose built rental units are proposed. Proposed Floor Space Ratio: 8.10



LOCATION OVERVIEW

Transit & Amenities

-  TTC Line 4
-  TTC Line 4 Proposed Extension
-  TTC Line 2 Proposed Extension
-  GO Stouffville Line
-  Excellent vehicular access via Sheppard Avenue E and proximity to major Highways (401, DVP)



Source: https://en.wikipedia.org/wiki/Agincourt_GO_Station

Agincourt GO Station Improvements

Significant upgrades at Agincourt GO station have now been completed, enhancing amenities and enabling more frequent GO train services for passengers.

These enhancements will accommodate a growing number of daily riders as Metrolinx plans to implement all-day, two-way GO train service in the coming years, while simultaneously improving the overall experience. Currently, Agincourt GO provides 35 trips on weekdays and 30 trips on weekends.

With the project now finished, Agincourt GO patrons and local residents can take advantage of:

- A new station building that is LEED Gold certified and environmentally sustainable

- A newly added second platform and a relocated east platform equipped with snow-melting systems for easier train access
- An updated passenger pick-up and drop-off area
- Two new pedestrian tunnels and four elevators at both ends of the station to enhance accessibility
- Improved lighting, clearer signage, and upgraded landscaping
- Increased bicycle storage facilities
- Canopies and shelters on the platforms
- A second track to facilitate future all-day, two-way service

These improvements enhance accessibility and comfort, providing a superior experience for customers as the station prepares for more frequent GO services.

TTC Line 2 Extension, Under-Construction

The Scarborough Subway Extension will bring the TTC's Line 2 subway service nearly eight kilometres farther into Scarborough. It will extend from Kennedy Station to Sheppard Avenue and McCowan Road, providing quick and seamless transit for those heading into and out of the downtown core and those travelling within Scarborough. The extension will replace Line 3 (the Scarborough RT), helping to reduce travel times and improve access to jobs, schools and other key destinations throughout the city.

TTC Line 24 Extension - Proposed

Metrolinx is currently studying options and seeking community input to extend rapid transit along Sheppard Avenue both east and west. The Sheppard Subway Extension would improve transit connections in Toronto's north end and make it easier and faster for people to get around Toronto and the GTA. A rapid transit extension on either side of TTC's Line 4 subway could create new links to Line 1 and Line 2, connect with up to three GO Transit train lines, improve east-west travel in the region and has the potential to support economic development and new jobs in the region.

CBRE**LAND
SPECIALISTS**

4245 SHEPPARD AVENUE EAST

Scarborough, ON | ± 5,200 SF Building on 0.957 AC

DUE DILIGENCE

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are asked to complete this offering's Confidentiality Agreement electronically using the CA submission button below:

OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire an interest in the Property. All offers are requested to be submitted electronically to:

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

ASKING PRICE: \$6,800,000

CONTACT US FOR MORE INFORMATION

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

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

Torey Ferrelli
Sales Representative
+1 416 495 6246
torey.ferrelli@cbre.com

Allison Conetta
Sales Representative
+1 416 495 6287
allison.conetta@cbre.com

*Sales Representative **Broker | All Outlines Are Approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave E., Suite 800, Toronto ON M2J 5B4

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