

2310

Sheppard Avenue W

NORTH YORK, ONTARIO



AVISON
YOUNG



400

2310
Sheppard
Avenue W

Tim Hortons

RIVALDA ROAD

SHEPPARD AVENUE W



Wendy's

sunset grill

Osmow's

petvalu

MUCHO
BURRITO

Hasty
Market

MB
CHICKEN

For Sale

2310 Sheppard Avenue W
North York, ON



Premier corner property with strong visibility



0.45 Acres of excess land ideal for highly covered automotive sales location



Attractive location for end users and established brands



Centrally located property just minutes away from Highway 400 & 401



Good accessibility via TTC with public transit at doorstep

TOTAL AREA

2,000 sf (outdoor shed not included in sf)

FRONTAGE

125.48' on Sheppard
178.3' on Rivalda

LOT SIZE

0.49 acres

RETAIL

100%

CLEAR HEIGHT

14'

OCCUPANCY

6 months

ASKING PRICE

\$3,700,000

TAXES (2025)

\$25,919.52



Sole ownership of two rooftop advertising billboards



Driveway accessibility from both Rivalda Road and Sheppard Avenue W



Rough ins for three drive-in garage bays



Low property taxes



Seller willing to provide a VTB to qualified buyers



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Zoning -MC(H) Industrial-Commercial

Permitted uses

- Adult education school
- Artist studio
- Banquet hall
- Car rental agency
- Car washing establishment
- Cinema
- Club
- College
- Commercial gallery
- Commercial recreation
- Commercial school communications and broadcasting
- Community centre
- Contractor's establishment
- Custom workshop
- Day nursery
- Financial institution
- Fitness centre
- Funeral establishment
- Gasoline station
- Golf course
- Health science research
- Laboratory
- Hotel
- Industrial sales and service
- Information processing
- Laundry
- Motor vehicle body repair shop
- Motor vehicle dealership
- Museum
- Park
- Parking lot
- Pinball and video games arcade
- Public library
- Public self storage warehouse
- Research laboratory
- Restaurant, with or without an outdoor patio
- Secondary school
- Service shop
- Service station
- Showroom
- Theatre
- Transportation terminal
- Warehouse
- Veterinary clinic

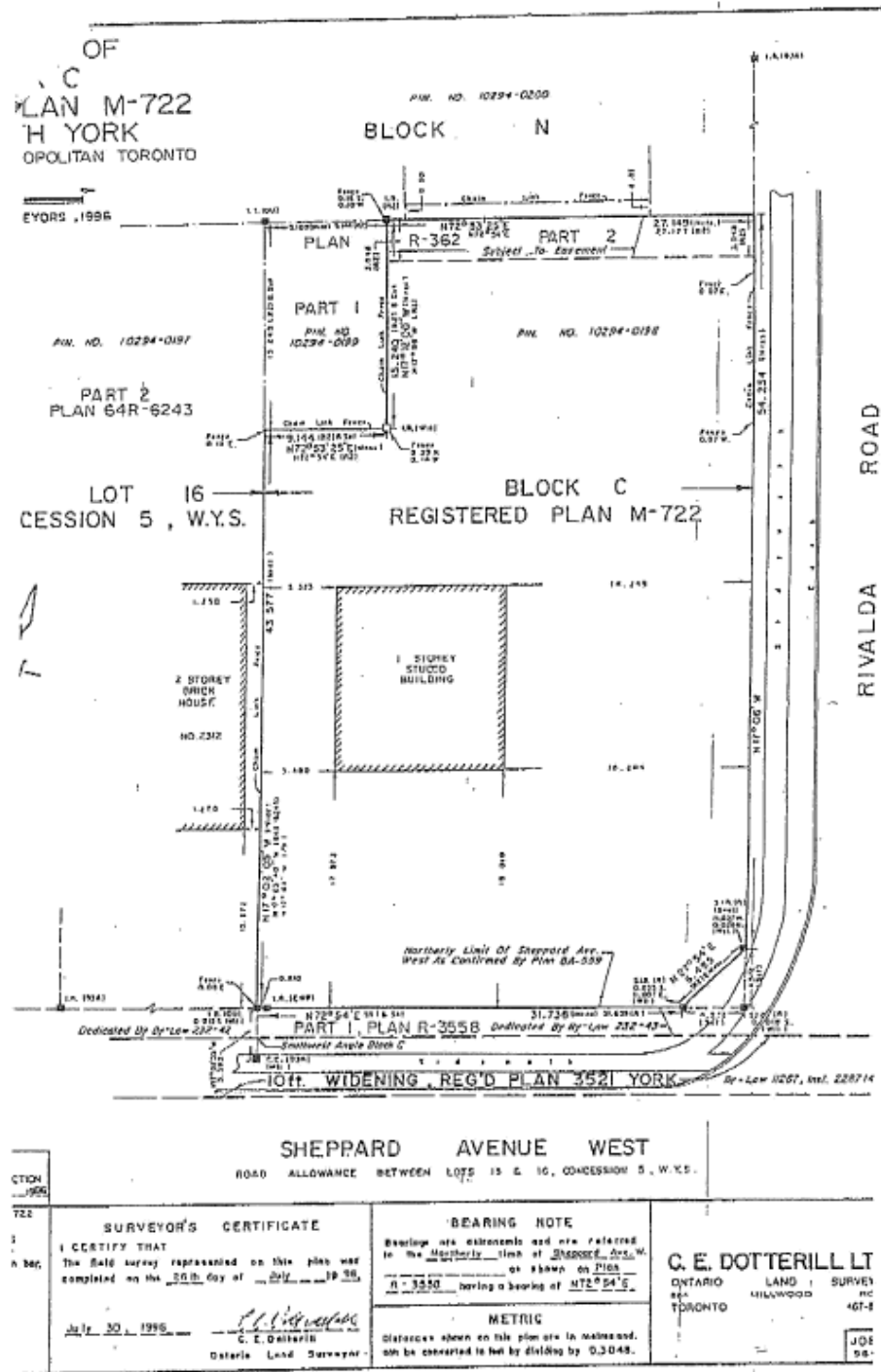
Permitted uses with conditions

- Office uses
- Personal service shop
- Place of worship
- Retail store

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Site Survey





Amenities within 5KM

7 Hotels
396 Restaurants
967 Retail
59 Gas Stations
45 Banks

- 1

<ul style="list-style-type: none"> Tim Hortons Starbucks Mary Brown's Chicken Sunset Grill Mucho Burrito 	<ul style="list-style-type: none"> Wendy's Osmow's Hasty Market Pet Valu Pizziolo
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- 2

<ul style="list-style-type: none"> Food Basics Shoppers Drug Mart Kumon TD 	<ul style="list-style-type: none"> Subway Shoppers Drug Mart TD Central Food Market Canada Post Beer store
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- 3

<ul style="list-style-type: none"> McDonald's TD Burrito Boyz 	<ul style="list-style-type: none"> KFC Harvey's Copacabana Brazilian Steak House
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- 4

<ul style="list-style-type: none"> SMARTCENTRES WOODBRIDGE Circle K Best Buy Winners Sport Chek Michael's Sleep Country 	
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- 5

<ul style="list-style-type: none"> LCBO Beer Store Toys R Us Fortinos Canadian Tire Chapters
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- 6

<ul style="list-style-type: none"> RIOCAN COLOSSUS CENTRE Famous Players BMO Petro Marshalls Dollarama Scaddabush Earls Homesense Costco 	<ul style="list-style-type: none"> Sephora Pet Smart Hero Burger Staples Party City Tim Hortons Longo's Guess Golf Town
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- 7

<ul style="list-style-type: none"> Ikea Dave & Buster's Courtyard by Marriott
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- 8

<ul style="list-style-type: none"> Homewood Suites Walmart Monte Carlo



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Nick Neila

Sales Representative

647 869 6692

nick.neila@avisonyoung.com

Tom Clancy

Broker, Principal, Senior Vice President

647 774 6040

tom.clancy@avisonyoung.com

Avision Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office +1 905 712 2100 Fax +1 905 712 2937 avisonyoung.ca

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**AVISON
YOUNG**

**BEST
MANAGED
COMPANIES**

Platinum member