

Commercial / Residential With Redevelopment Potential  
For Sale or Lease

## 450 Rustic Road, North York



*Rare site consisting of partial heritage building and mixed-mixed use space. Making it suitable for both commercial or residential uses, with potential to redevelop. Site was a former nursing home, providing with many useful amenities.*

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# Property Details



Possession: Immediate | Zoning: Residential Detached | Land Area: 0.92 Acres

Sale Price: \$10,250,000 | Sale Tax: \$60,016.24 | TMI: \$8.50

	Full Building	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5
TOTAL AREA	28,000 SQ. FT.	8,000 Sq. Ft.	Conditionally Leased	Conditionally Leased	4,000 Sq. Ft.	Conditionally Leased
NET RENT	Speak to LA	\$14.00 psf Net			\$15.00 psf Net	

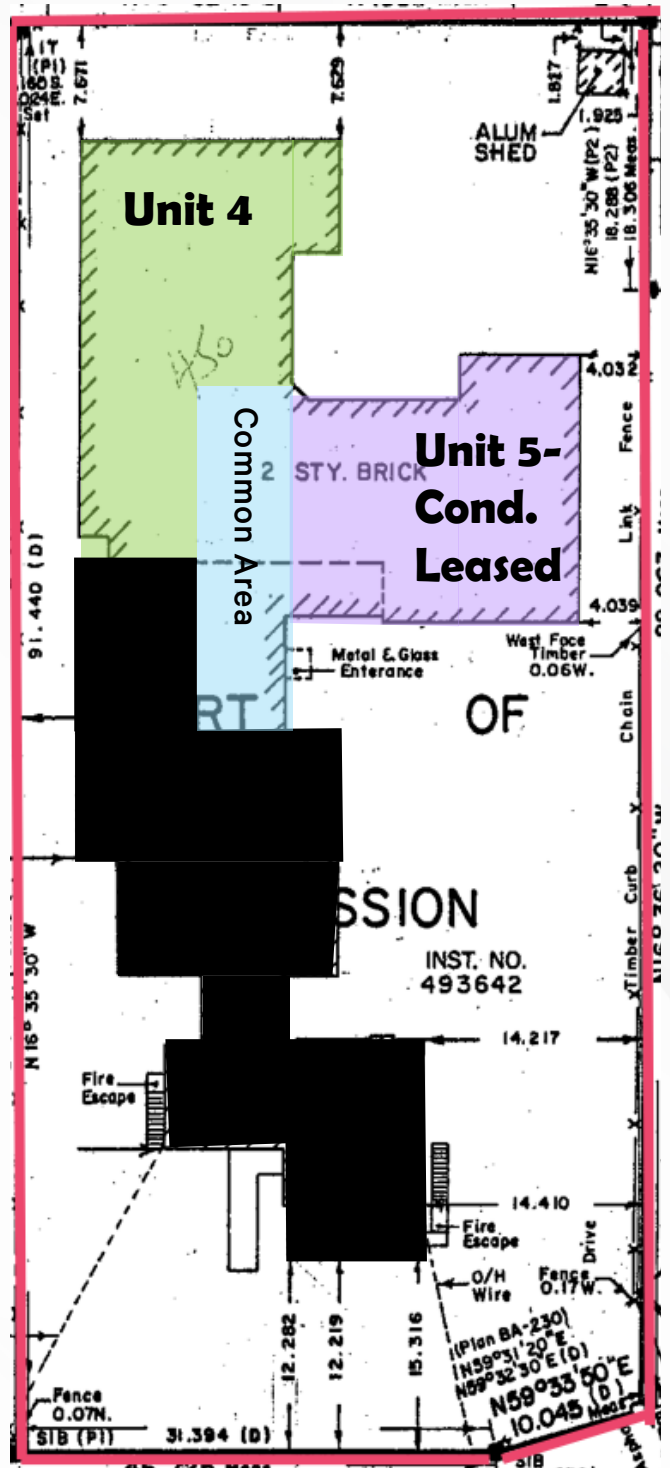
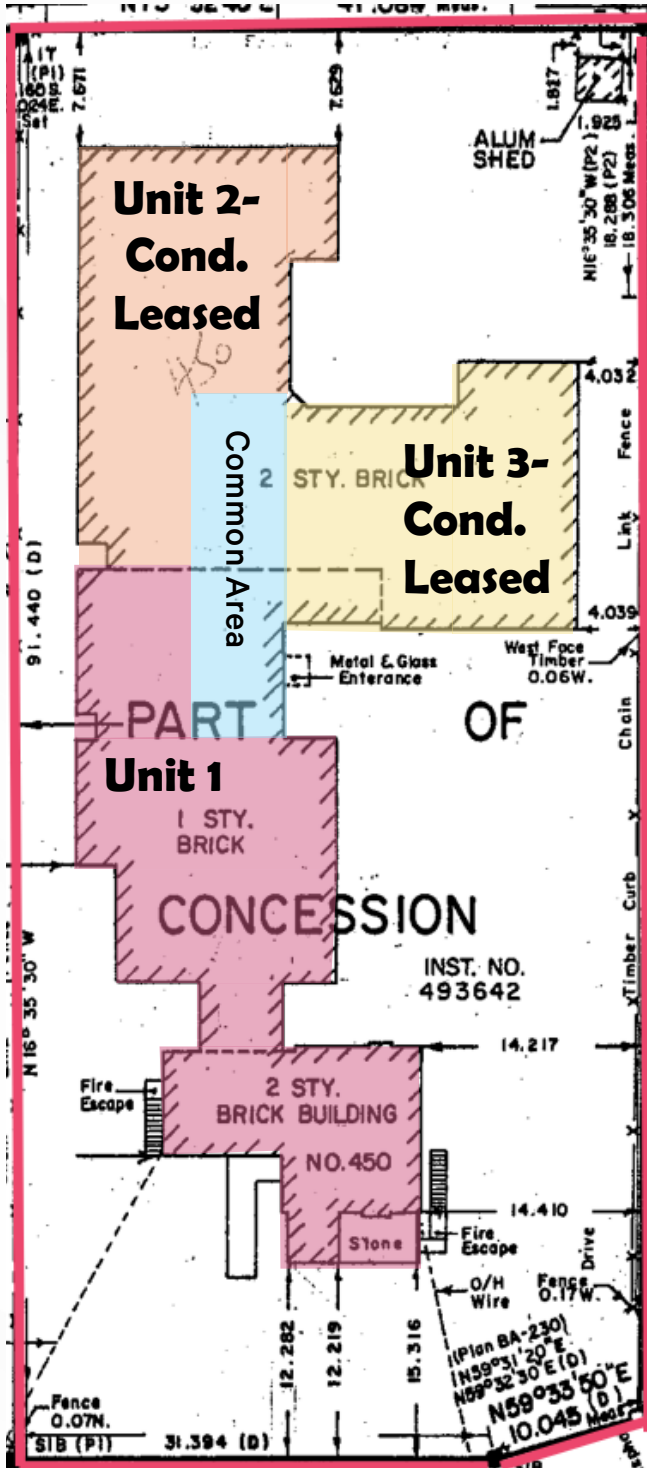
## Comments

- Individual wings have a main level and an upper level – available together or separate
- Includes utilities & partial sprinkler system, and freight & public elevator
- Site Includes laundry facilities, commercial kitchen, bathrooms & public/private areas
- Ample surface parking available
- Lease option available for minimum 4 yrs to max of 10 yrs
- Portion of site is heritage
- Close proximity to Hwy 401 & Keele Street



Main Level

Upper Level



## Permits...

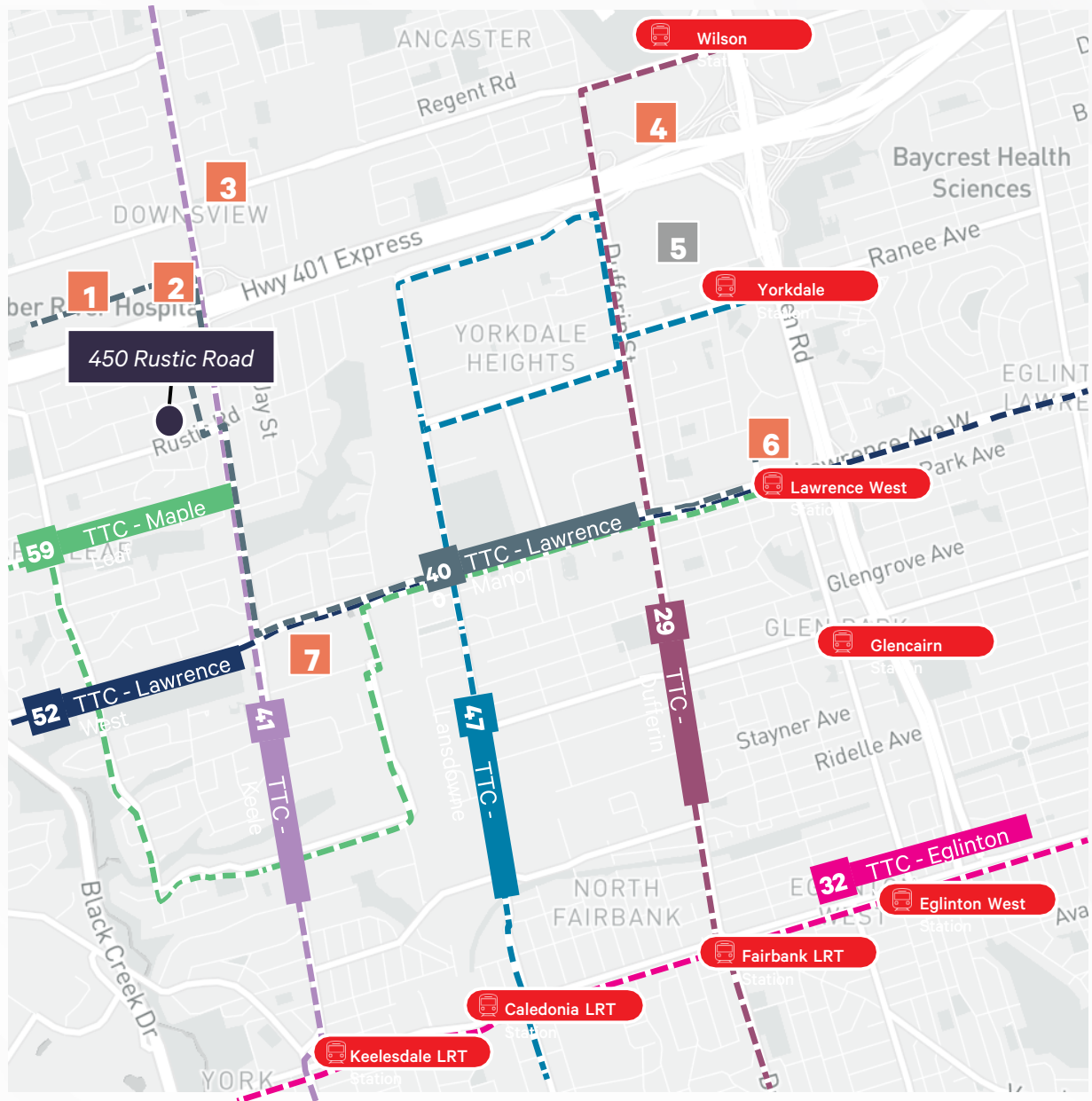
- Community Centre
- Day Nursery
- Garden Suite
- Group Home
- Home Occupation
- Laneway Suite
- Library
- Multi-tenant House
- Place of Worship
- Private Home Daycare
- Secondary Suite
- Seniors Community House
- Short-term Rental



... and other public service uses!



# Transit & Amenities



1	Humber River Hospital
2	Ontario Provincial Police Headquarters
3	Metro, Shoppers Drug Mart, Pizza Pizza, Pet Valu, TD Bank, A&W, Popeyes
4	Costco, Best Buy, LCBO, The Home Depot, Michaels, Subway, Second Cup
5	Yorkdale Shopping Centre
6	Canadian Tire, Fortinos, PetSmart, KFC, Home Sense, Booster Juice, Tim Hortons
7	Walmart, LCBO, Metro, KFC, Scotiabank, Subway, Pizza Pizza, McDonald's

## TRANSIT ROUTES

Eglinton Station  
 118, 119, 165, 186, 96B - Wilson Avenue  
 41A, 41E - Keele Avenue

## DRIVE TIMES

Highway 401: 1.0 KM | 3 Mins  
 Highway 400: 4.7 KM | 6 Mins  
 Highway 407: 12.0 KM | 10 Mins  
 Highway 427: 12.6 KM | 14 Mins  
 Pearson Airport: 12.9 KM | 12 Mins  
 Downtown Toronto: 16.1 KM | 35 Mins

# CBRE URBAN INFILL

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