

**Further
Price
Reduction!**



For Sale: As-Of-Right Development with Potential High-Rise Assembly

750-752 Vaughan Road Toronto, ON

Midtown Development Opportunity

Noah Schwartz*
Senior Vice President
D. 416.649.5943
noah@lennard.com

Raffi Kouyoumdjian*
Vice President
D. 905.917.2055
raffi@lennard.com

Andrew Meanchoff*
Partner
D. 905.917.2030
ameanchoff@lennard.com

Lennard:

*Sales Representative

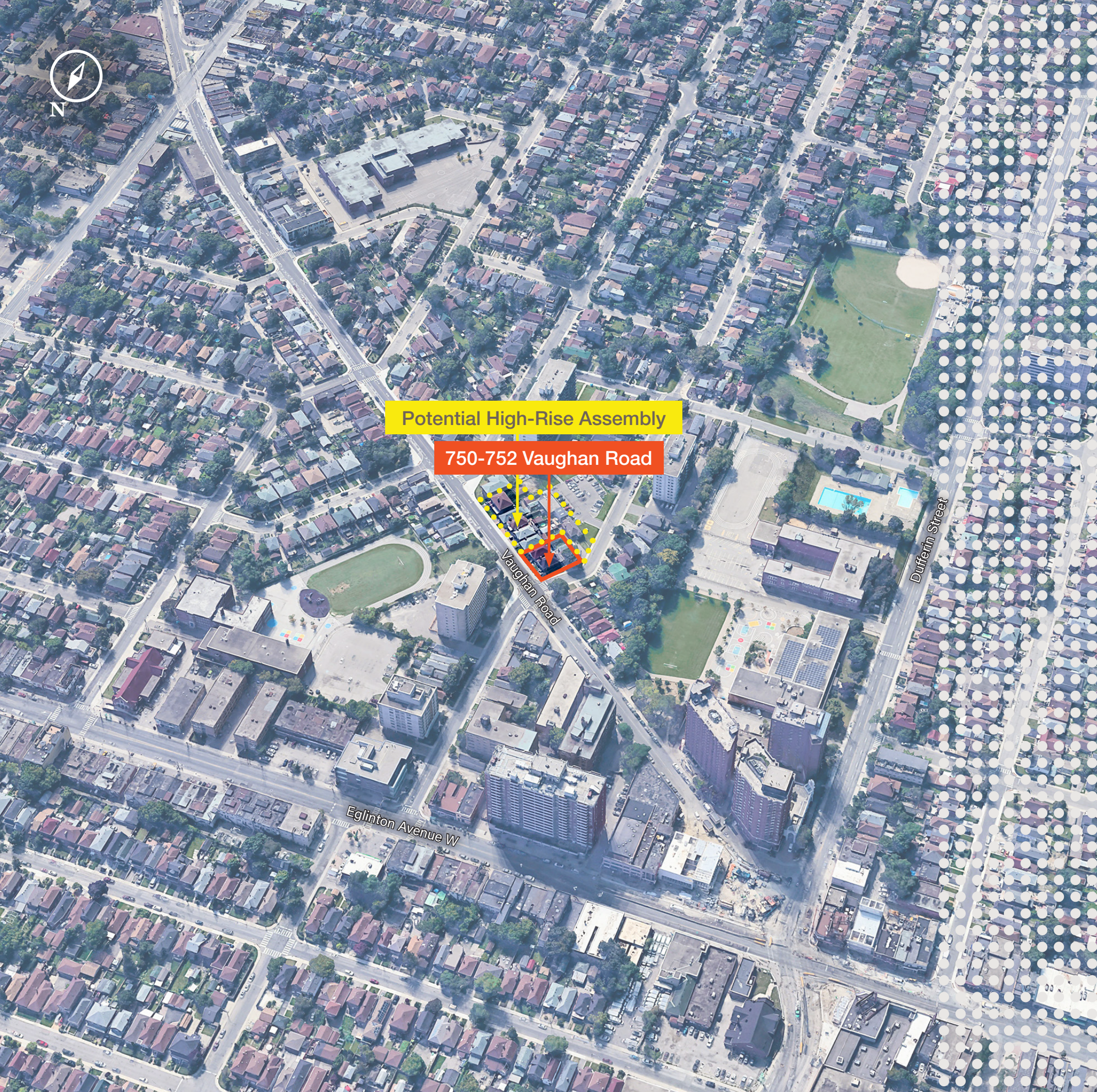


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Property Overview

750 Vaughan Road

- Site Area
3,000 SF - 1-Storey
- Frontage
30.0 ft
- Depth
100.0 ft
- Property Tax (2025)
\$4,238

752 Vaughan Road

- Site Area
2,927 SF - 1 Storey
- Frontage
30.0 ft
- Depth
100.0 ft
- Property Tax (2025)
\$3,989

- Sale Price **Further Price Reduction!**
~~\$3,300,000~~ ~~\$2,699,000~~ **\$2,500,000**
- Zoning
RA - Residential Apartment Zone

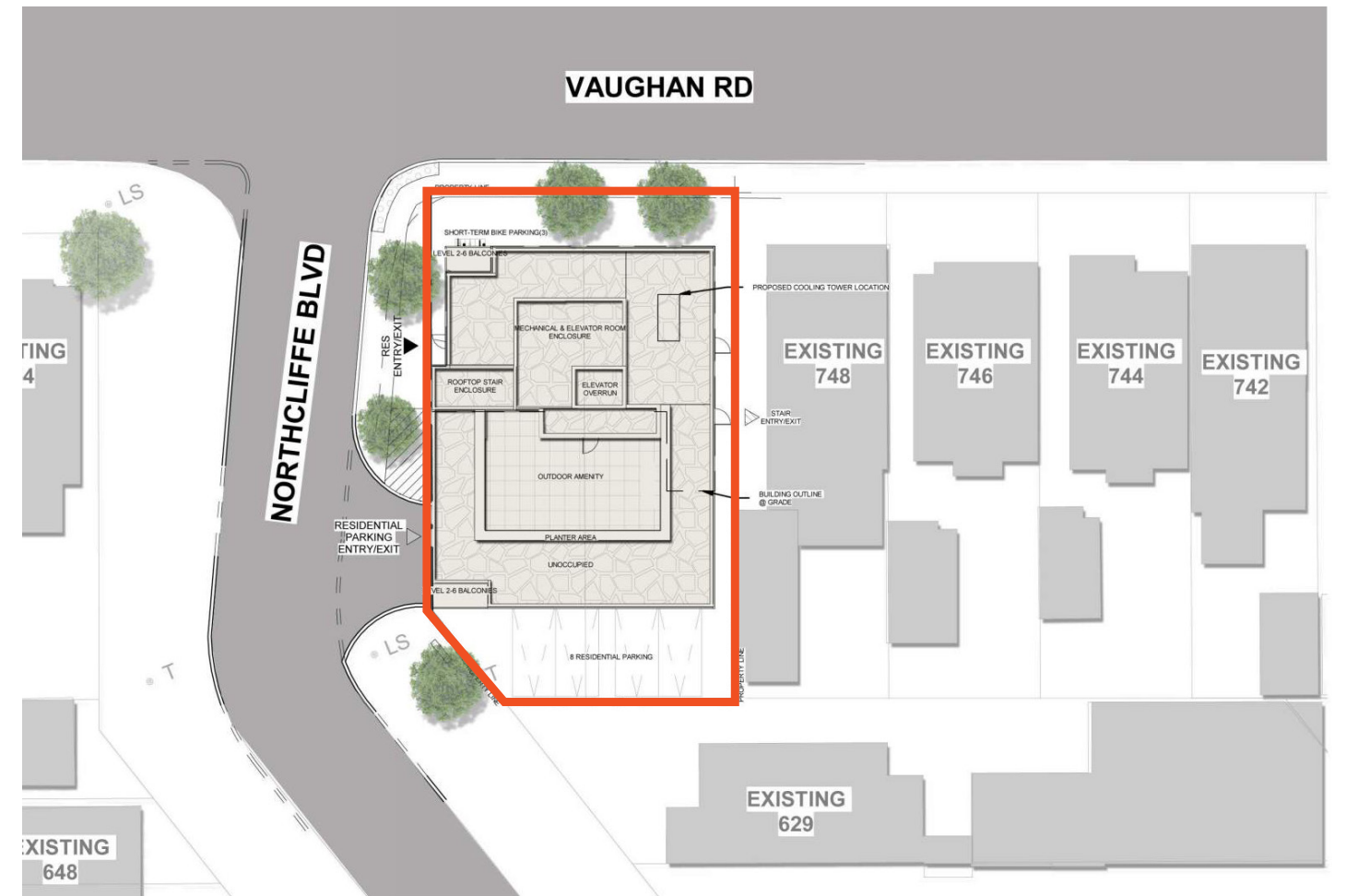
- Property Highlights
- Two vacant properties
 - As-of-right ~25K GFA, 6-8 storeys
 - Potential to assemble for high-rise
 - Clean ESA I, 2021

Listing Agents
Noah Schwartz*
Senior Vice President
Investment Sales
D. 416.649.5943
noah@lennard.com

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ameanchoff@lennard.com

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Potential High-Rise Assembly: Additional Parcels Available

738-752 Vaughan Road



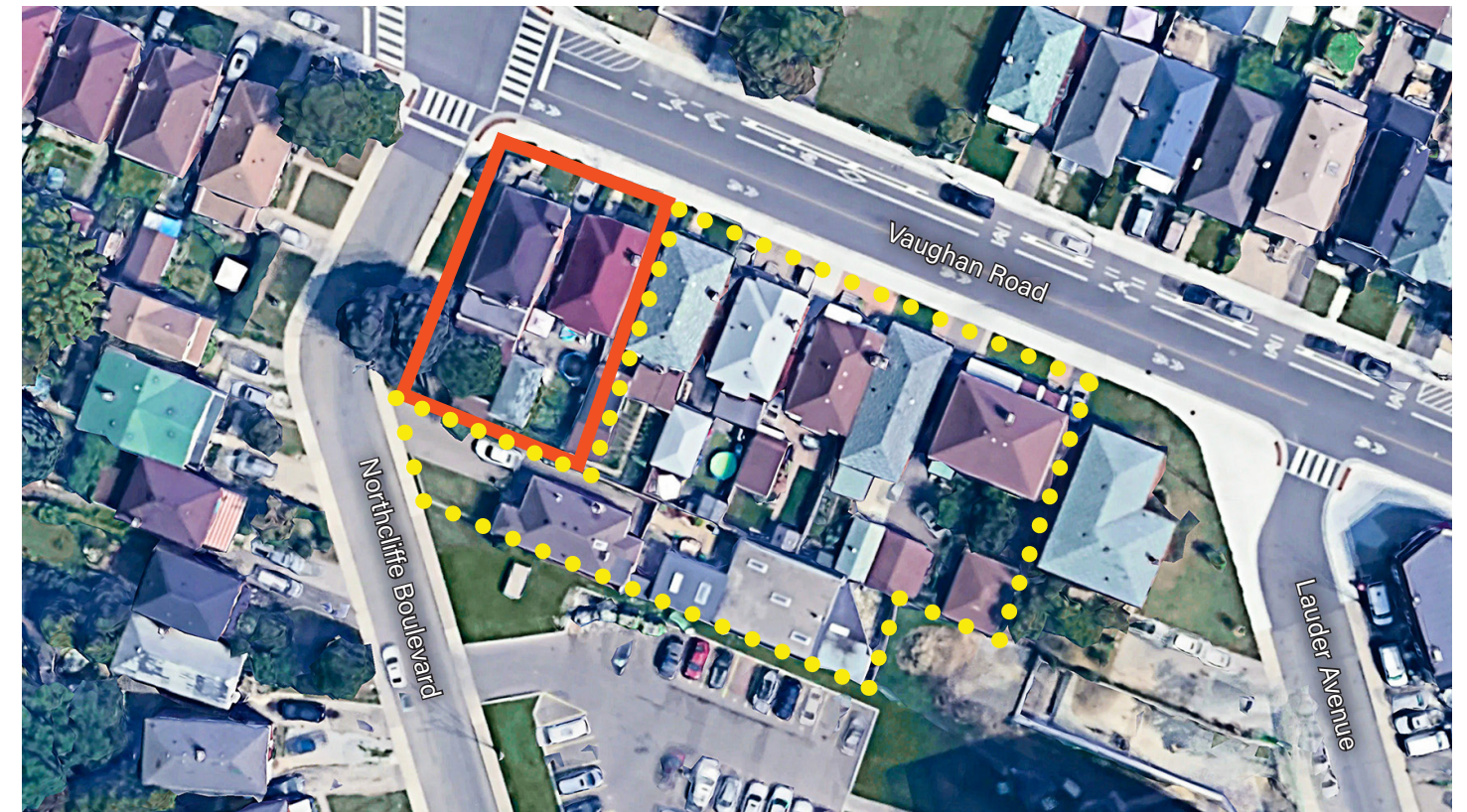
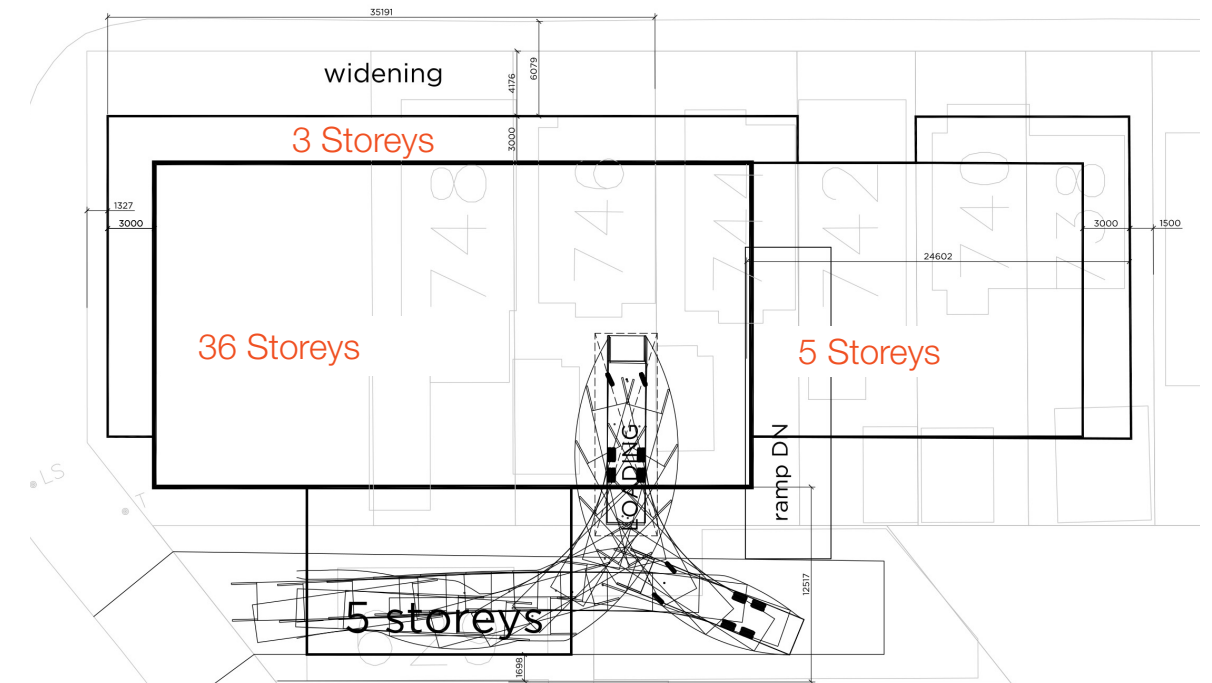
Land Size
25,500 SF
 Estimated GFA
340,000 SF
 Estimated Storeys
36
 Planning By
Raw Architects

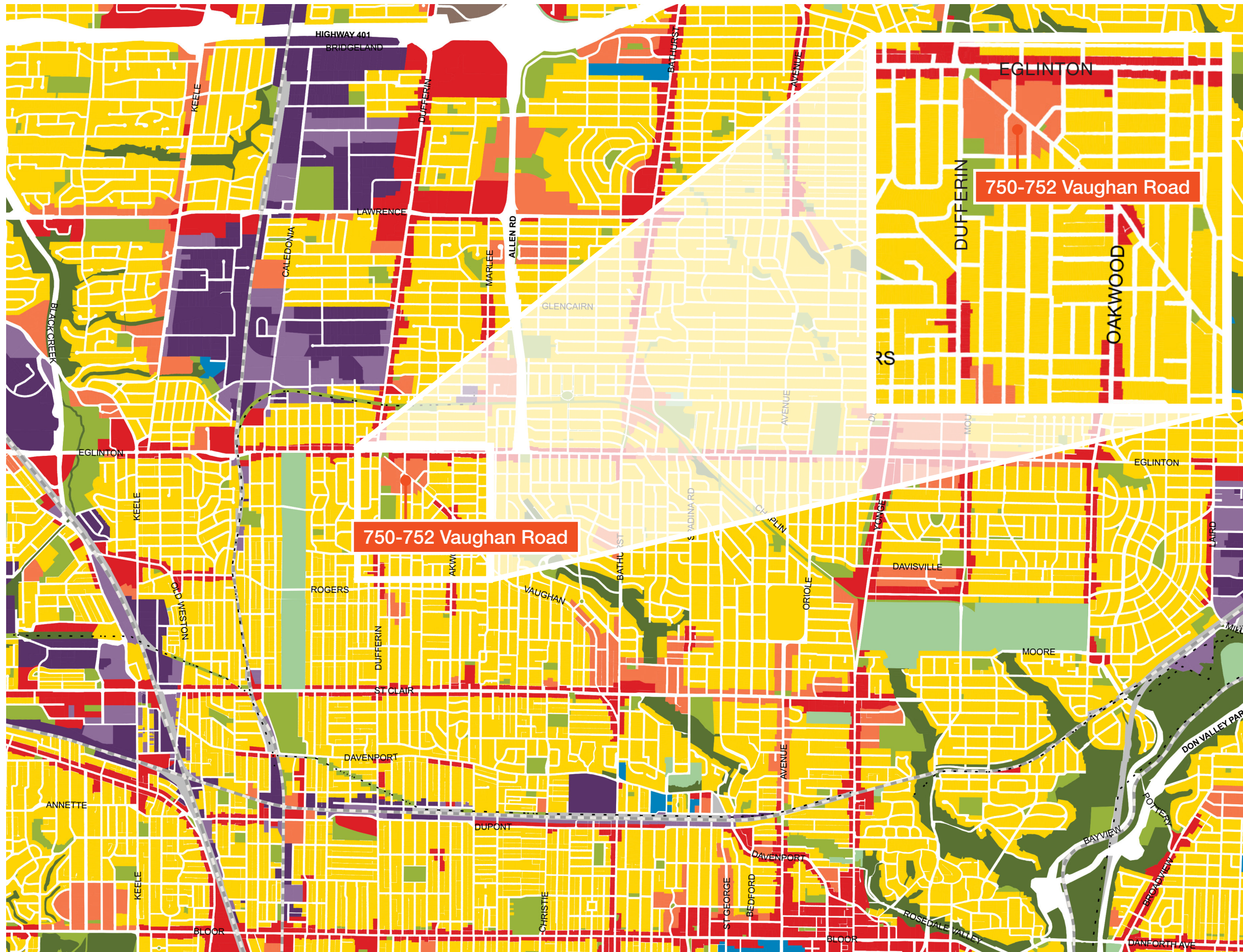


8 Properties
2 Owned & 6 Available

Planning Policies

- MTSA
- Eglinton Connects Study
- Initial consultation with city planning indicates positive support





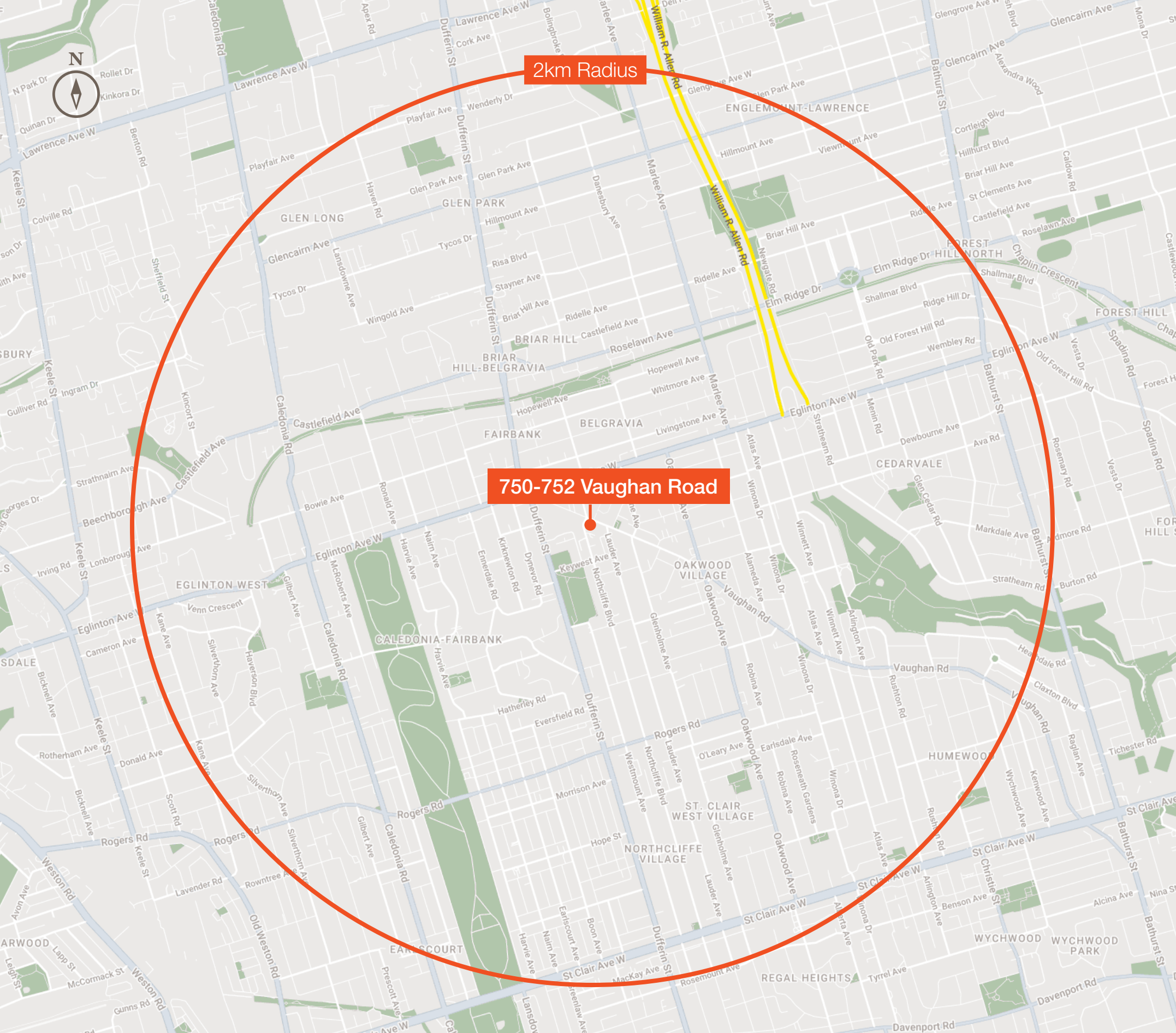
Official Plan

Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

- Streets and Highways
- Rail Corridors
- Hydro Corridors





Location Overview

Demographics Within a 2km Radius



Total Population
82,063



Daytime Population
69,922



Average Age
42



Median Household Income
\$92,519



Population with Bachelor's Degree
12,255



Employment Rate
57%

Walk & Transit Scores



Walk Score
96
Very Walkable

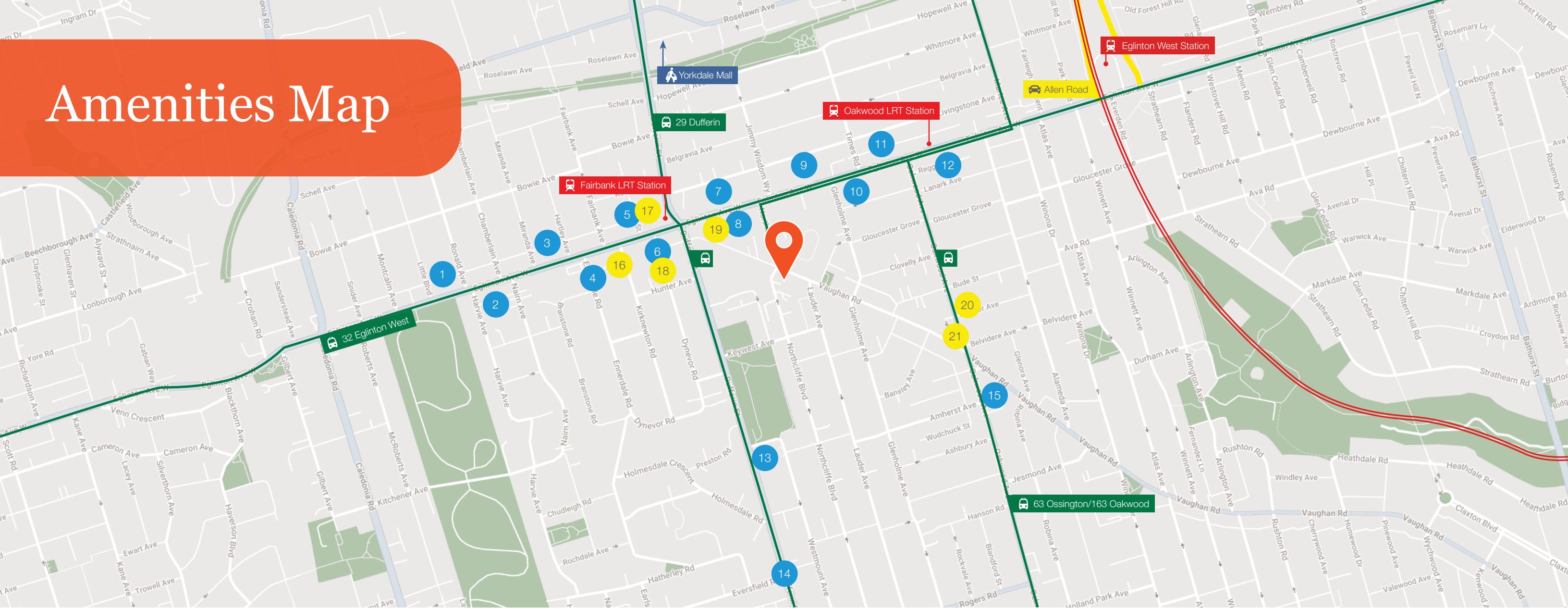


Transit Score
80
Excellent Transit



Bike Score
70
Very Bikeable

Amenities Map



Food & Restaurant

- | | | | |
|---|---|--|---|
| 1 Brazilian's Choice Restaurant | 6 Chito's Pizza
Landmark Restaurant
Fil Euro Bakery
Frenzline Sports Bar & Grill
Popeyes Louisiana Kitchen
Mulu Bakery & Pastry
Pizza Hut | 9 KingPin Wings
Church's Texas Chicken
Roti King West Indian Restaurant
Tacontoco
Sake Sushi
Ringo's Bubble Tea | 12 Randy's Take Out
The Entertainment Kitchen
All Seasons Food Market
Hot Pot
Spence's Bakery
RAP'S Jamaican Food
The Golden Platter Chef |
| 2 Jimmyz Sports Bar & Grill | 7 Mexology Kitchen
El Botanito
Toronto Latino
Veracruz Mexican Food
Churros 92
Kingston 12 Patty Shop | 10 Wing Machine
Natural Flava's Juice Bar
Ephiphany Foods & Catering
Pepper Shack Jamaican Restaurant
Pizza Pizza | 13 Doce Minho Pastry & Bakery |
| 3 Sefano's Sports Bar
Auguri Cafe
Yummy Tummy Restaurant | 8 Subway
Tim Hortons
Lezzet12 Shawarma | 11 Massawa Restaurant
El Bochinche
Maju Grill
Caribbean Fresh Farm | 14 7 Ventos Restaurant
Barnzy's Chill N Grill
Sol Nascente |
| 4 Gino's No Frills | | | 15 Taco Fuego
New Casa Abril Restaurant
Restaurant Canadian Caribbean |
| 5 Supreme Juice Bar
Taqueria El Huarachon
Los Tres Panaderos
The Taste of Sushi
KFC | | | |

Convenience

- 16 TD Canada Trust
- 17 Canada Post
Shoppers Drug Mart
Dollarama
Zipcar
- 18 BMO
- 19 IDA Pharmacy
Alibaba Convenience
- 20 The Beer Store
- 21 Ultramar Gas Station
Express Mart

Travel



32 Eglinton West Stop	2 Minute Walk
29 Dufferin Stop	3 Minute Walk
63 Ossington Stop	6 Minute Walk
Fairbank LRT Station	4 Minute Walk
Oakwood LRT Station	4 Minute Walk
Eglinton West Station	15 Minute Walk 5 Minute Drive
Allen Road	5 Minute Drive
Highway 401	10 Minute Drive
Yorkdale Mall	10 Minute Drive

Nearby Planning Applications



Map Pin	Address	Storeys
1	1801 Eglinton Avenue W	41
2	775-783 Vaughan Road	45
3	1711 Eglinton Avenue W	39
4	1747-1751 Eglinton Avenue W – 694 Northcliffe Boulevard	31
5	632-652 Northcliffe Boulevard	36

Proposed Development

4 1747-1751 Eglinton Avenue W – 694 Northcliffe Boulevard



 Land Area
12,443 SF (0.286 Acres)

 Gross Floor Area (GFA)
275,000 SF

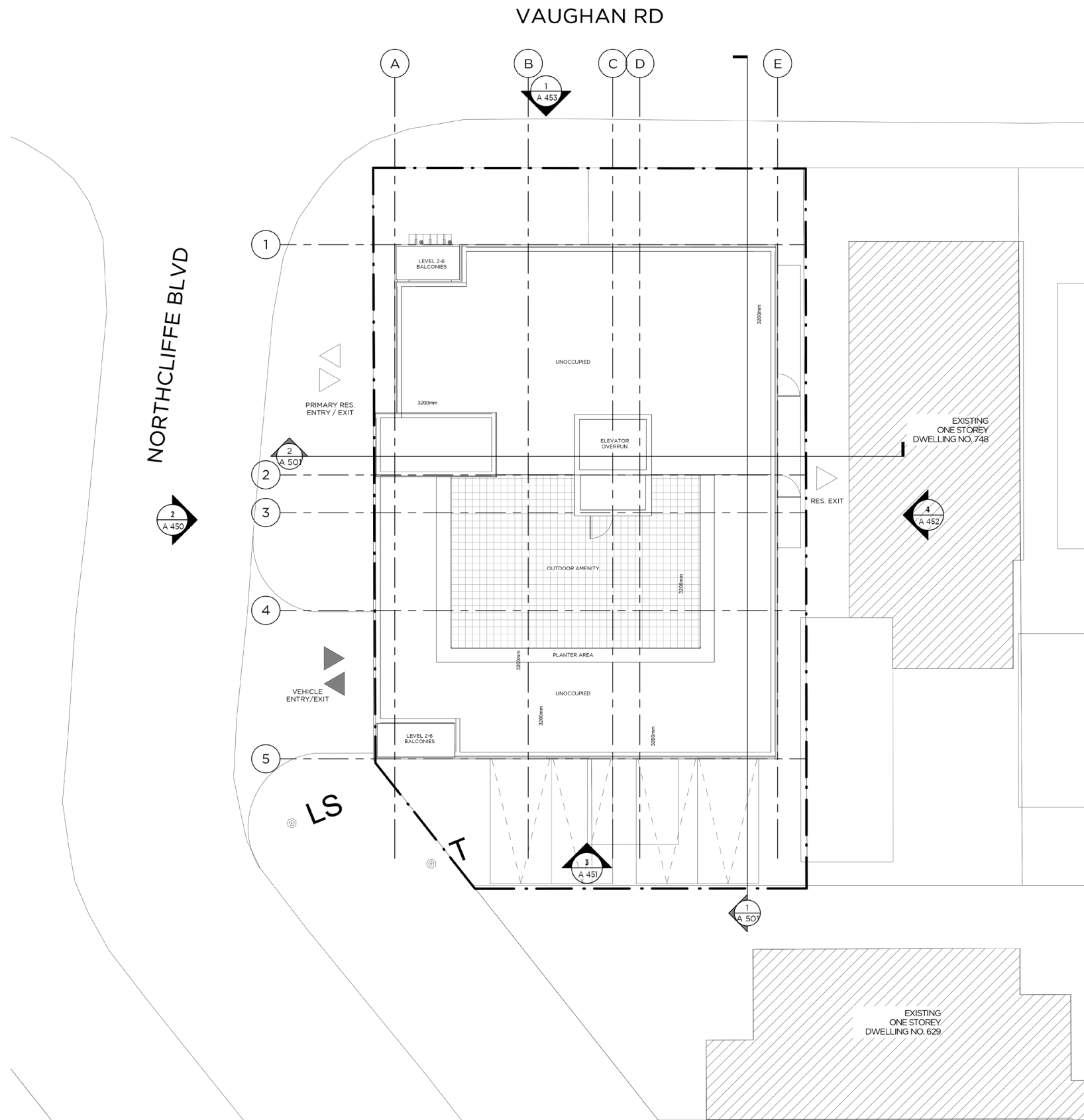
Number of Units
360

Number of Storeys
31

 Expected Project Term
24 Months

Site Plan

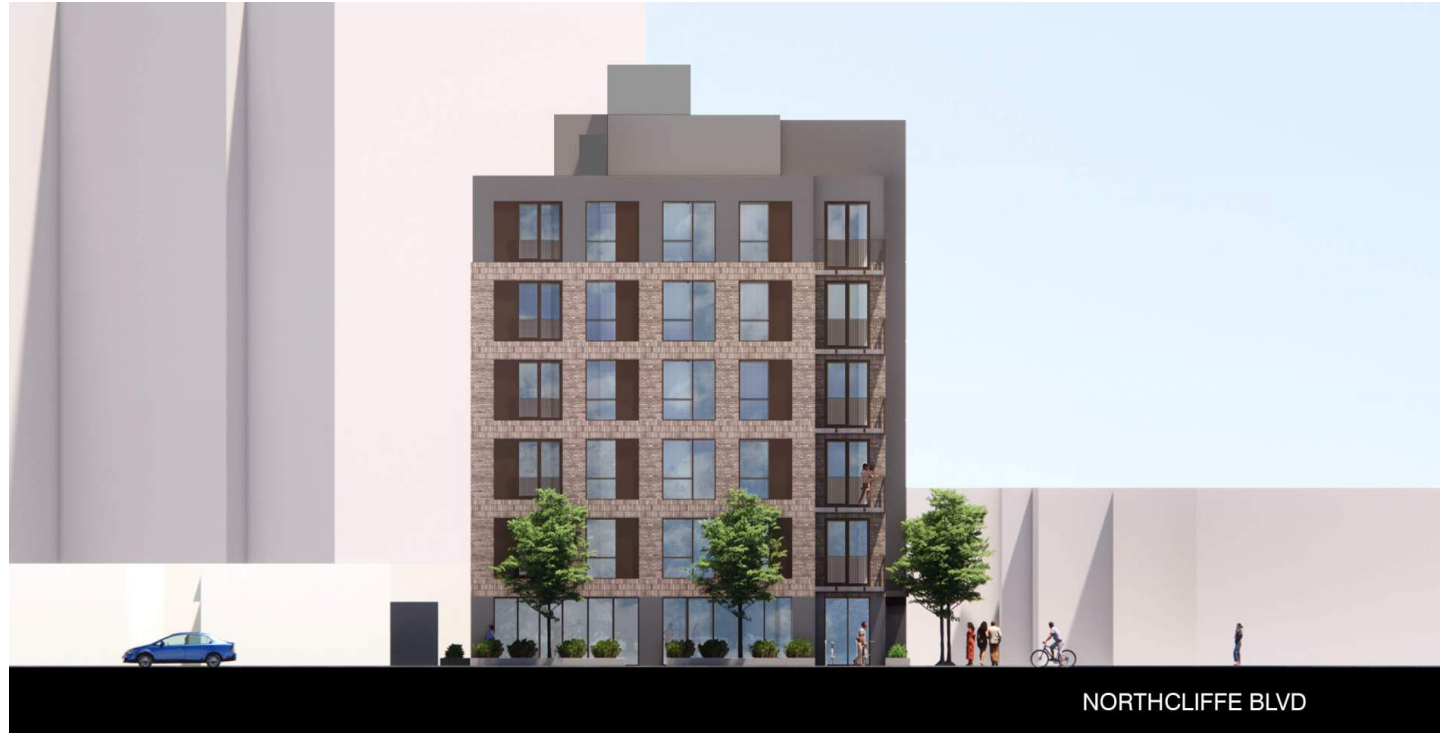
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Elevations



North Elevation



South Elevation



West Elevation



East Elevation



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Partner

D. 905.917.2030

ameanchoff@lennard.com

Toronto - Downtown

200-55 University Avenue, Toronto

416.649.5920

Markham

201-60 Columbia Way, Markham

905.752.2220

lennard.com

*Sales Representative

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