

RESIDENTIAL & COMMERCIAL DEVELOPMENT OPPORTUNITY

POWER OF SALE

1339

Danforth Road

SCARBOROUGH, ON

ASKING PRICE: \$2,500,000



CBRE

Property Overview

THE OFFERING

CBRE is pleased to present 1339 Danforth Rd in Scarborough, ON (the "Site"), offered under Power of Sale. The Site encompasses 0.373 acres and is located just north of the intersection of Danforth Road and Eglinton Avenue East. With strong visibility and convenient access, the Site is ideally positioned on a high-traffic road within a residential neighbourhood. Adjacent to local retail plazas, this Site provides exceptional opportunity for the development of a gas bar or residential housing.

PROPERTY DETAILS

Intersection	Danforth Road / Savarin Street
Site Area	16,253 sq. ft. (0.373 acres)
Frontage (Approx.)	154.22 ft (Danforth Road)
Depth (Approx.)	110.72 ft (Savarin Street)
Toronto OP Land Use	Neighbourhoods
Zoning	Commercial Local - CL 0.33 (x173)
Water	Municipal
Utilities	Available
Taxes (2025)	\$25,929
Asking Price	\$2,500,000

INVESTMENT HIGHLIGHTS



Residential & Commercial Development Potential: Designated Neighbourhoods in the Official Plan & SPA submitted for a gas bar



Zoned Commercial Local permitting a wide variety of uses



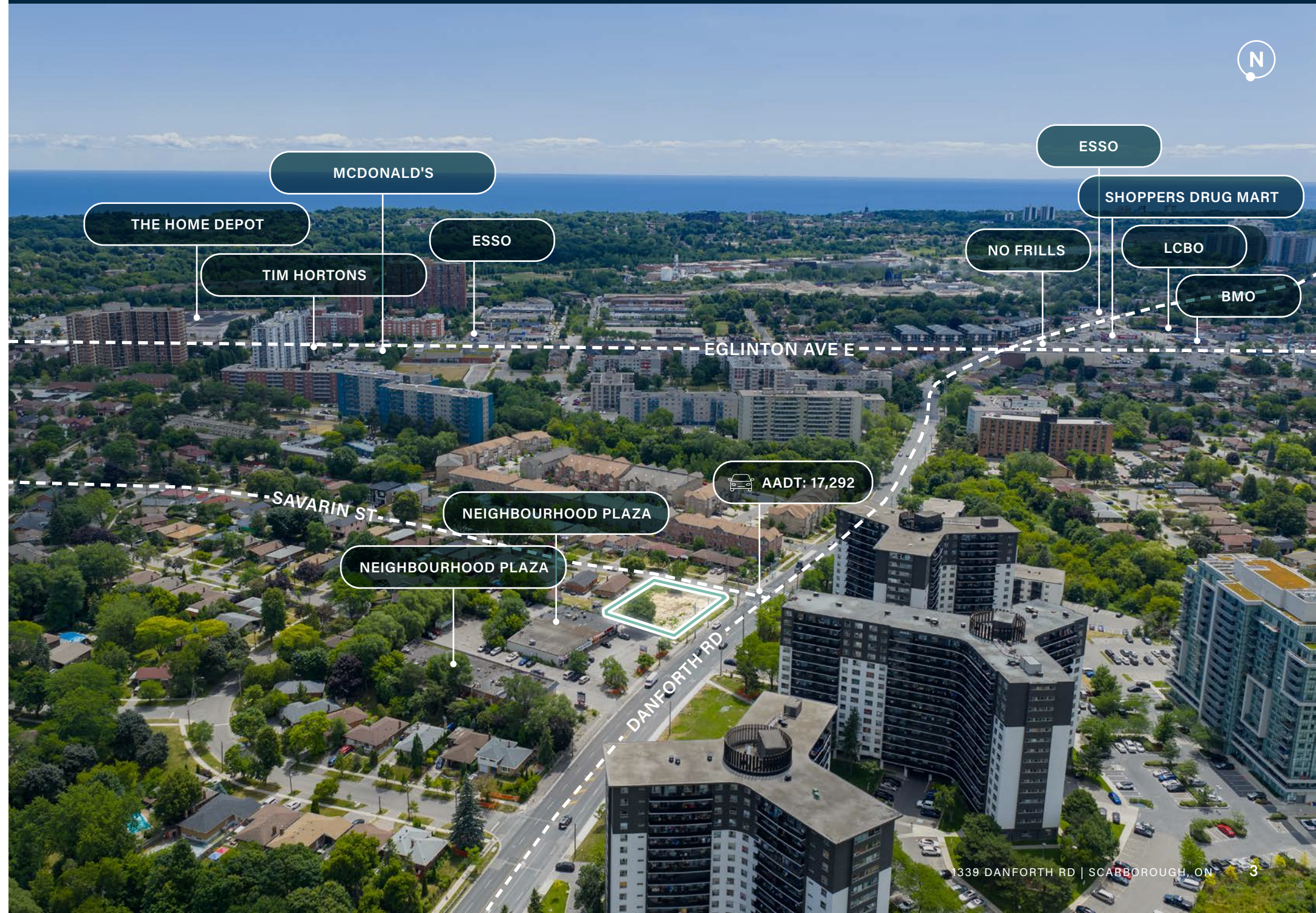
High-traffic road



TTC Transit nearby



GO Station nearby



COMMERCIAL LOCAL ZONE

► Permitted Uses

- Ambulance Depot
- Community Centre
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage Therapy
- Medical Office
- Municipal Shelter
- Office
- Park
- Personal Service Shop
- Pet Services
- Police Station
- Retail Service
- Service Shop
- Veterinary Hospital
- Wellness Centre

► Permitted Uses - With Conditions

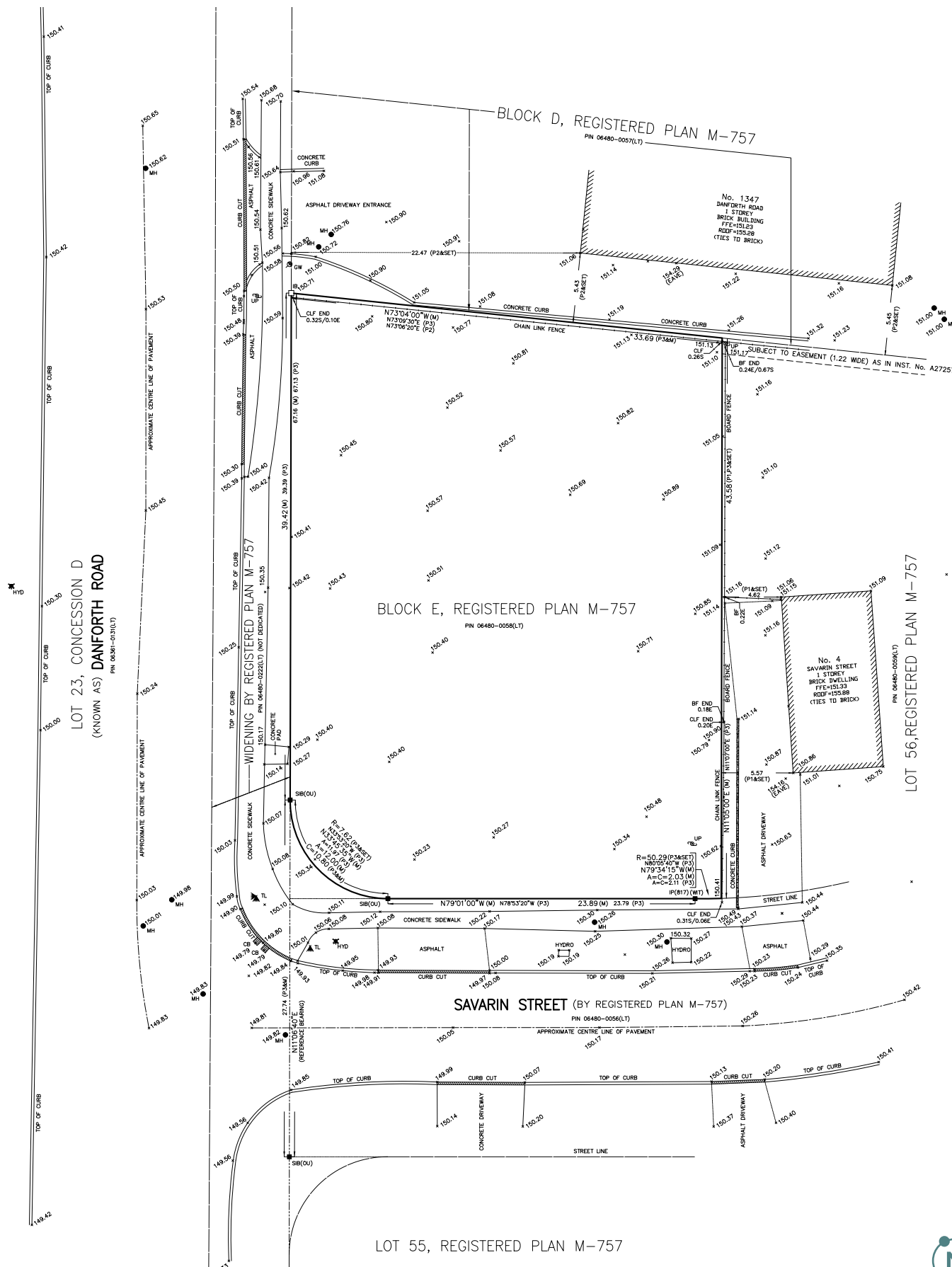
- Automated Banking Machine (14)
- Cogeneration Energy (17)
- Day Nursery (7)
- Eating Establishment (2, 10)
- Outdoor Patio (20)
- Outdoor Sales or Display (6)
- Place of Worship (8)
- Public Utility (15, 18)
- Recreation Use (1)
- Renewable Energy (17)
- Retail Store (5)
- Secondary Suite (19)
- Take-out Eating Establishment (2)
- Transportation Use (16)
- Vehicle Fuel Station (3, 12)
- Vehicle Service Shop (3, 13)

► Exception CL 173

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) The permitted maximum gross floor area is the greater of:
 - (i) 33% of the lot area; or
 - (ii) the gross floor area that lawfully existed on the date of enactment of this By-law;
- (B) The minimum building setback from a lot line that abuts a street is:
 - (i) the greater of 16.5 metres from the original centre line of Danforth Rd., or 3.0 metres from a lot line abutting Danforth Rd.; and
 - (ii) 3.0 metres from a lot line abutting any other street; and
- (C) The minimum building setback from a rear lot line is 7.5 metres.



Demographic Snapshot

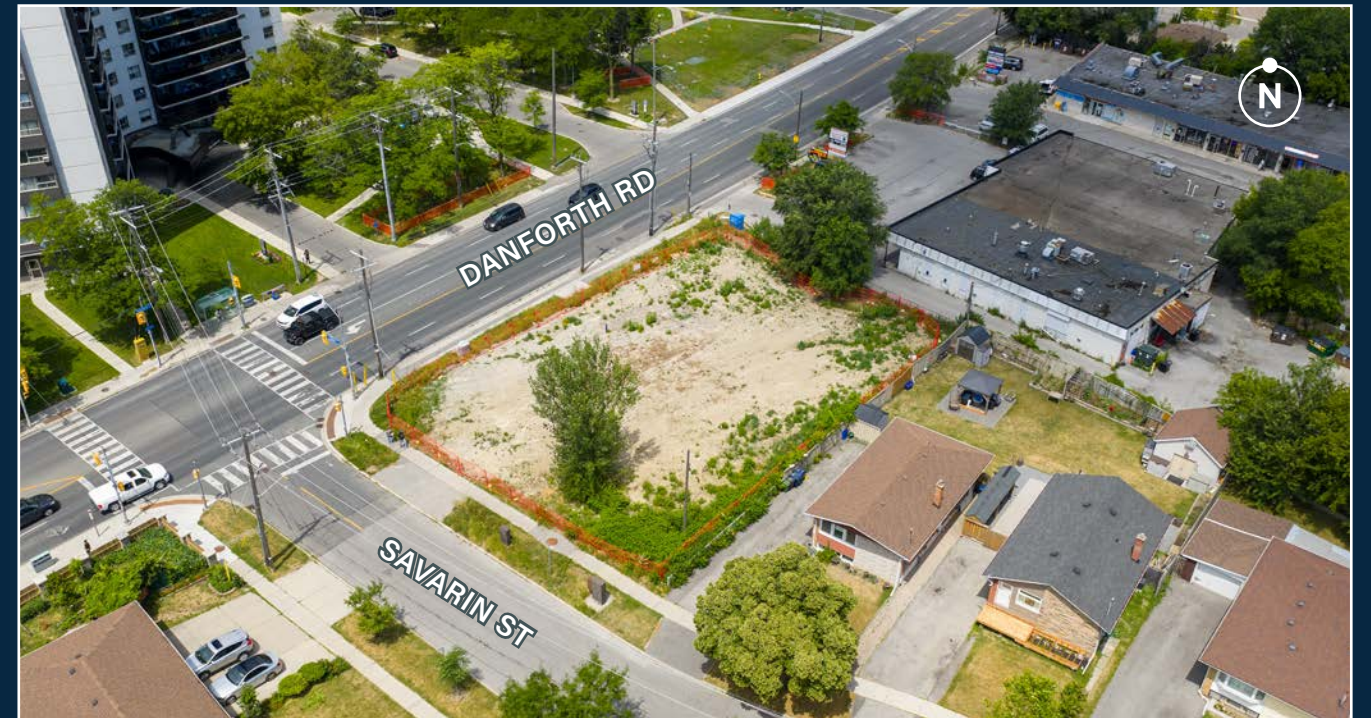


10 Minute Drive Time (2024)

414,229	144,339	37.5	\$102,260
POPULATION	# OF HOUSEHOLDS	MEDIAN AGE	AVG. HOUSEHOLD INCOME

5.0%	\$376,924,771	\$2,611
EXPECTED POPULATION GROWTH (2024 - 2029)	TOTAL SPEND - GAS AND OTHER FUELS	AVG. HOUSEHOLD SPEND - GAS AND OTHER FUELS

Property Outline



Context Map



Location Overview

RESTAURANTS

- | | | |
|-----------------|-----------------|-----------------|
| 1. McDonald's | 7. Subway | 13. Pizza Hut |
| 2. Subway | 8. McDonald's | 14. Taco Bell |
| 3. Circle K | 9. Pizza Pizza | 15. Burger King |
| 4. Swiss Chalet | 10. Burger King | 16. Wendy's |
| 5. Tim Hortons | 11. Tim Hortons | 17. McDonald's |
| 6. A&W | 12. McDonald's | 18. Harvey's |

RETAIL & ENTERTAINMENT

- | | | |
|------------------------|--------------------|------------------------|
| 1. The Home Depot | 7. LCBO | 12. Shoppers Drug Mart |
| 2. Walmart Supercentre | 8. Dollarama | 13. LCBO |
| 3. Metro | 9. No Frills | 14. Canadian Tire |
| 4. Dollarama | Shoppers Drug Mart | Dollarama |
| 5. No Frills | 10. No Frills | Mark's |
| 6. Shoppers Drug Mart | 11. Circle K | 15. Giant Tiger |

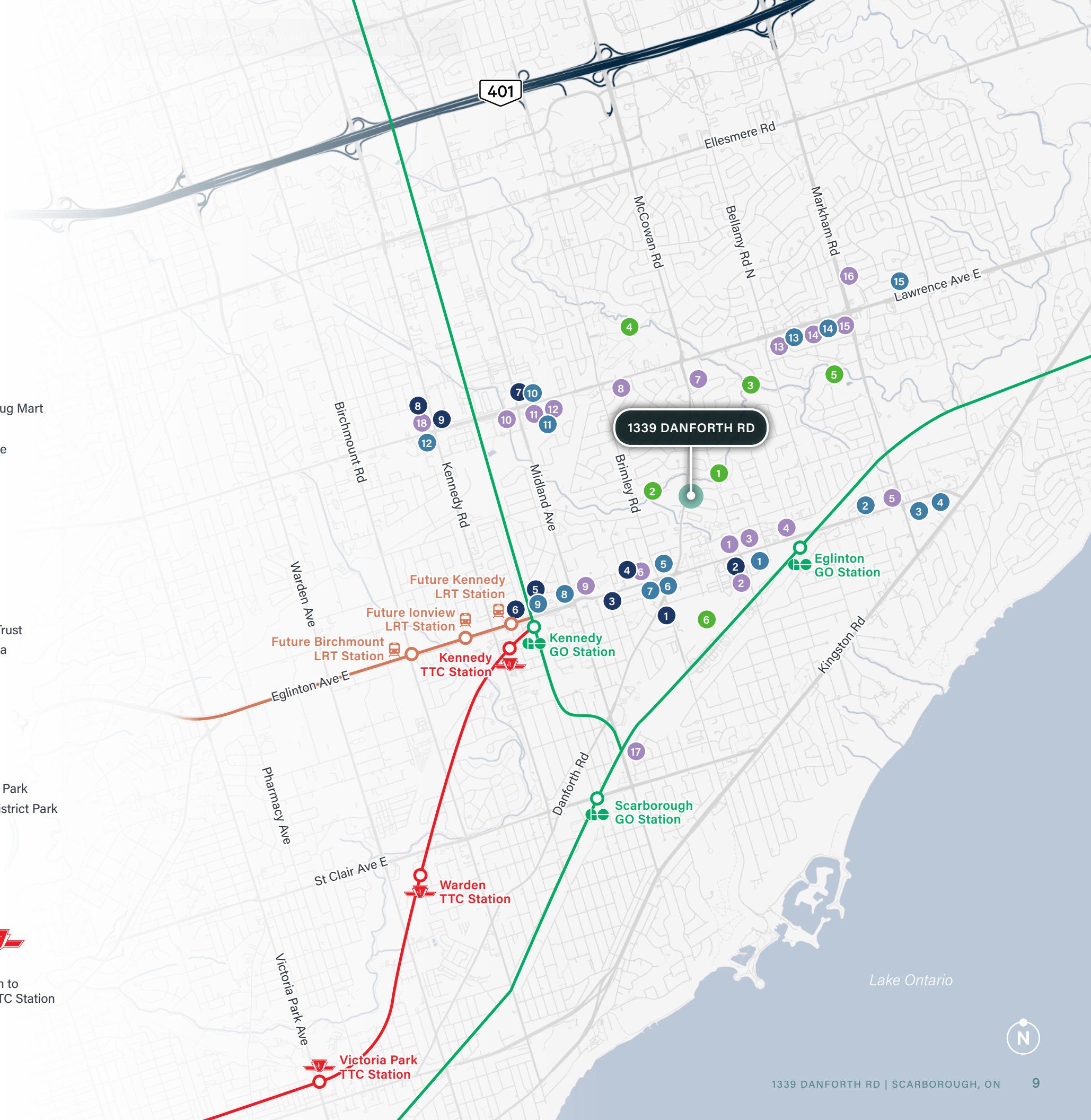
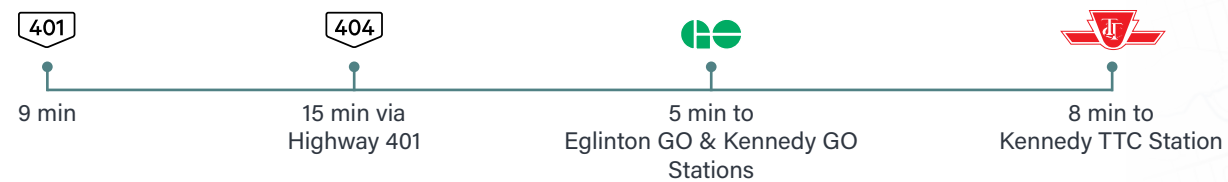
SERVICES

- | | | |
|-----------------------|--------------------|--------------------|
| 1. Esso | 4. Scotiabank | 7. TD Canada Trust |
| 2. Esso | 5. TD Canada Trust | 8. Petro-Canada |
| 3. Canadian Tire Gas+ | 6. Shell | 9. Esso |

LEISURE & PARKS

- | | | |
|-------------------|--------------------------|--------------------------|
| 1. McCowan Park | 3. Hague Park | 5. Cedar Brook Park |
| 2. Knob Hill Park | 4. Thomson Memorial Park | 6. McCowan District Park |

DRIVE TIMES & TRANSIT



RESIDENTIAL & COMMERCIAL DEVELOPMENT OPPORTUNITY**POWER OF SALE****1339****Danforth Road****SCARBOROUGH, ON****OFFERING PROCESS**

Offers to be reviewed as received.

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