



136 MARKLAND STREET MARKHAM, ON

+ 2.5 ACRES TOTAL

Highway 404 & 16th Ave Interchange

Highway 404

New Highway 404 Overpass from Markland St



136 MARKLAND STREET

Rouge River

Markland St



TOWNHOUSE DEVELOPMENT • READY FOR SITE PLAN • ZONING APPROVED FOR 46 UNITS

THE OFFERING

CBRE Limited, alongside Sitelines Realty Inc. are pleased to offer for sale, 100% freehold interest in 136 Markland Street, located within the sought after Cachet Community of Markham, Ontario (the "Site" and/or "Property"). This Site has zoning in-place and is ready for Site Plan approval for a residential townhouse development situated on ± 2.5 acres of land. Substantial due diligence has been completed to date, including the planning milestone achievements of both Official Plan Amendments (OPA) and Zoning By-Law Amendments (ZBA), that have both recently been granted on February 25th 2026, which support this low rise residential development. The well-thought-out development plan consists of 46 townhouse units across 8 residential blocks. The units range from approximately 1,900-2,400 sq. ft. in size, and include ground-floor garages with access from the interior road. Additionally, the approved zoning and design allows for purpose built basement apartments. The Property is extremely well-located in an affluent suburb of the Greater Toronto Area (GTA), with excellent access to major highway networks, including Highway 404 at the 16th Avenue interchange (3 min from the Site) and Highway 407 (6 min from the Site). Additionally, there is a construction project underway that is building an overpass over Highway 404, connecting Markland St to the west-side of the Highway (less than 1 min from the Site). The Site also benefits from numerous top-rated schools in the area and commercial/retail amenities, including the new King Square Shopping Centre at Markland Street and Woodbine Ave. 136 Markland Street offers an excellent opportunity to acquire zoning approved, ground-oriented residential development land in an affluent suburb that is well-located & well-connected to the GTA.

SITE DETAILS

Total Area	± 2.511 acres
PIN	030471647
Location	Woodbine Avenue, 1 Block North of 16th Avenue
Official Plan Amendment	OPA Approved Feb 2026: Low Rise Residential and Greenway
Zoning Amendment	ZBA Approved Feb 2026: Low Rise Six*130 (RES-LR6*130) & Greenway One (GWY1)
Development Statistics	46 Traditional Townhouse Units
Entitlements	Zoning Approved: Ready for Site Plan



Zoning Approved
Ready for Site Plan



Approved for 46
Townhouse Units



Strategically Located
in Central Markham



Excellent Access to
Highway 404



New Overpass Underway
From Markland St over Hwy 404



Within Catchment Boundaries
For Top-Rated Schools:
St. Augustine High School
Bill Crothers Secondary School
Sir Alfred Laurier Public School
Pierre Elliot Trudeau High School



Lincoln Alexander Public School

Woodbine Avenue

St. Augustine High School

Milton Fierheller Park

King Square Shopping Centre

Ashton Meadows Public School & Park

Full Fresh Supermarket

136 MARKLAND STREET

Markland Street

Scenic Open Space Views Overlooking Rouge River & the former Markham Golf Club

Rouge River



DEVELOPMENT STATISTICS

On February 25, 2026, an OPA and ZBA were granted for the development of 46 residential townhouses on the Site with a total GFA of ± 100,230.95 sq. ft. These townhouses are divided among 8 residential blocks, with block 9 land conveyed to the City of Markham to accommodate TRCA setbacks. The unit type for the development are traditional row townhouses ranging in size from 1,922-2,401 sq. ft. Each unit includes a ground-floor 2-car garage, in addition to 12 surface visitor parking spaces. Additionally, the unit design and approved zoning allows for purpose built basement apartments. The ground-oriented development is well suited to the area, with a similar completed & occupied development directly adjacent to the Site.

PROJECT STATISTICS

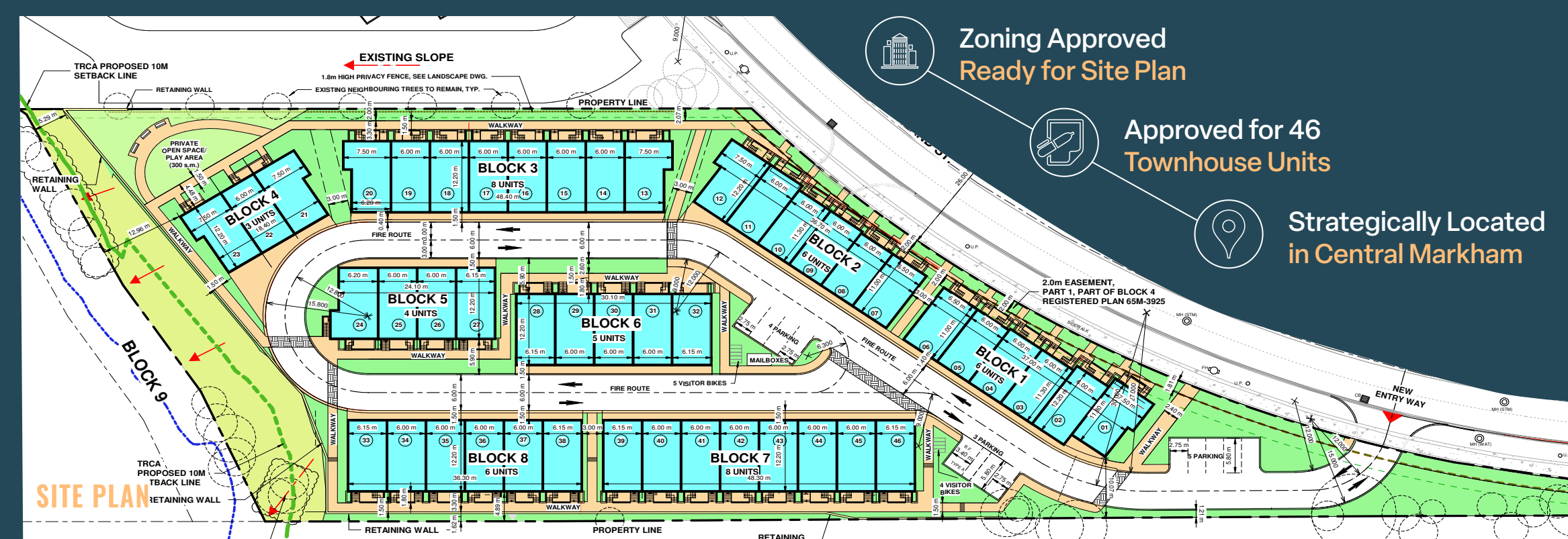
**ZONING BY-LAW APPROVAL GRANTED:
FEBRUARY 25TH 2026**

Total GFA	± 100,230.95 sq. ft.
Lot Coverage	33.4%
Total No. of Residential Blocks	8
Total No. of Units	46
Unit Size Range	1,922 - 2,401 sq. ft.
Townhouse Type	Traditional Row
Height	4-Storey Towns
Parking	At-Grade 2 Car Garage
Servicing	Full Municipal Servicing

**Zoning Approved
Ready for Site Plan**

**Approved for 46
Townhouse Units**

**Strategically Located
in Central Markham**



SITE PLAN



OVERLAY OF SITE PLAN ON AERIAL VIEW



CONCEPT RENDERING: VIEW FROM MARKLAND STREET



CONCEPT RENDERING: VIEW FROM INTERIOR STREET

LOCATION OVERVIEW

136 Markland is extremely well located within the most accessible area of Markham, also known as the Cachet Community. Situated between Major Mackenzie Drive and 16th Avenue, direct access to Highway 404 is seconds away via two full interchanges. This central location will continue to thrive within the strong Markham submarket.



POSITIVE DEMOGRAPHIC TRENDS

0-3KM RADIUS

TOTAL POPULATION

2025 estimated: 49,262
 2030 projected: 50,521
 2035 projected: 53,152

TOTAL HOUSEHOLDS

2025 estimated: 16,318
 2030 projected: 16,785
 2035 projected: 17,660

AVG. HOUSEHOLD INCOME

2025 estimated: \$195,803
 2030 projected: \$228,186
 2035 projected: \$270,054

MARKHAM, ON

TOTAL POPULATION

2025 estimated: 365,081
 2030 projected: 375,027
 2035 projected: 387,942

TOTAL HOUSEHOLDS

2025 estimated: 119,293
 2030 projected: 122,833
 2035 projected: 127,328

AVG. HOUSEHOLD INCOME

2025 estimated: \$160,708
 2030 projected: \$187,325
 2035 projected: \$220,664



DRIVE TIMES TO MAJOR TRANSIT NETWORKS

1.6 KM, 3 MINS
HIGHWAY 404

13.2 KM, 10 MINS
HIGHWAY 401

6.7 KM, 10 MINS
UNIONVILLE GO

4.8 KM, 6 MINS
HIGHWAY 407

14.2 KM, 11 MINS
DON VALLEY PARKWAY

15.2 KM, 20 MINS
TTC FINCH STATION

HIGHWAY 404 ROAD CROSSING IMPROVEMENT PROJECT

Construction is underway on the new road crossing over the Highway 404 and Rouge River that will connect **Markland St** (east of Hwy 404) to Orlando Ave (west of Hwy 404). The City of Markham and City of Richmond Hill, and in co-operation with the Ministry of Transportation Ontario, York Region is constructing the new road across Highway 404 to improve connectivity and accommodate growth. The project includes a new 4-lane road, sidewalks, multi-use pathways and landscaping less than 1-minute from the Site.

Click HERE to watch the Project Video & learn more information about this major infrastructure improvement.



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



Source: <https://www.markhampanamcentre.ca/>



Source: https://www.wikipedia.org/wiki/King_Square_Shopping_Mall



Source: <https://hcr-moves.com/project/markham-stouffville-hospital/>

CONTACT US FOR MORE INFO

136 MARKLAND STREET

DUE DILIGENCE & CONFIDENTIALITY AGREEMENT

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

CA SUBMISSION
BUTTON

AVAILABLE DUE DILIGENCE

- Site Plan (PDF & DWG files)
- Generic Floor Plans
- Architectural Drawings & Renderings
- Development Statistics
- Approved OPA & ZBA Documents
- Landscape Plan
- Tree inventory Report
- Transportation Report
- Geotechnical Report
- Surveys
- Easement Documents
- Environmental Reports

OFFERING PROCESS

Offers are to be submitted electronically to Ian Hunt at: ian.hunt@cbre.com
Offers will be reviewed upon receipt.

LISTING TEAM:

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

Daniel Satoor*

Associate Vice President
+1 416 495 6203
daniel.satoor@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

CO-LISTED WITH:

Steve Babor**

President
+1 416 822 9008
Steve@sitelinesrealty.com

CBRE

**LAND
SPECIALISTS**

sitelines
Realty Inc., Brokerage

**Broker *Sales Representative | All Outlines Are Approximate

CBRE Limited, Real Estate Brokerage | 2005 Sheppard Ave. E., #800, Toronto, ON M2J 5B4 | www.cbre.ca

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