

**FOR SALE!**



**4125 LAWRENCE AVE E, TORONTO, ON**

**RE/MAX ATRIUM HOME REALTY**

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Sales Representative

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# Introduction



RE/MAX Atrium Home Realty is proud to present the exclusive sale of **4125 Lawrence Avenue East, Toronto, ON** — a remarkable medical and professional building strategically located along one of Toronto's busiest corridors.

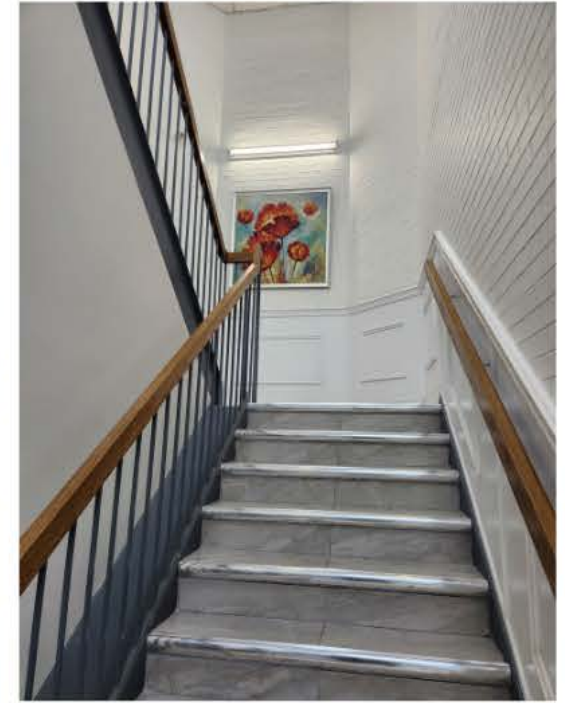
Surrounded by established residential communities, including both apartment complexes and single-family homes, this property is ideally positioned in a **high-demand healthcare district**. The **Scarborough General Hospital** and **Scarborough Centenary Hospital** are only a few minutes' drive away, further enhancing its attractiveness to medical and healthcare professionals.

The building enjoys **100% occupancy**, featuring a strong and diversified tenant mix of **clinics, laboratories, pharmacies, and specialized healthcare** providers serving the surrounding neighborhood. Recently renovated with modernized systems and updated interiors, it provides a comfortable, professional, and efficient environment for both tenants and patients.

Sitting on a nearly **one-acre lot** with exceptional frontage and visibility, this property not only generates **strong and stable cap rate** income but also presents a prime redevelopment opportunity. The surrounding area is undergoing significant revitalization, with multiple nearby sites already in various stages of redevelopment, positioning this property as an ideal candidate for future mixed-use or intensified medical-commercial projects. Its strong in-place income combined with substantial land value makes it a rare, dual-benefit investment — offering **both immediate returns and long-term growth potential** in one of Scarborough's most dynamic corridors.

# Property Details

<b>Location</b>	4125 Lawrence Ave E, Scarborough, ON M1E 2S2 Intersection: Lawrence Ave E & Kingston Rd
<b>Total GFA</b>	16,006 Square Foot
<b>Stories</b>	2
<b>Lot Size</b>	0.98 Acre
<b>Year Built</b>	1981
<b>Parking</b>	50 Surface Parking
<b>Zoning</b>	CR 0.4 --- Commercial and Residential Zone
<b>Tenants</b>	100% Occupancy
<b>Price</b>	Please reach out to Listing Agent



# CR 0.4 --- Commercial and Residential Zone

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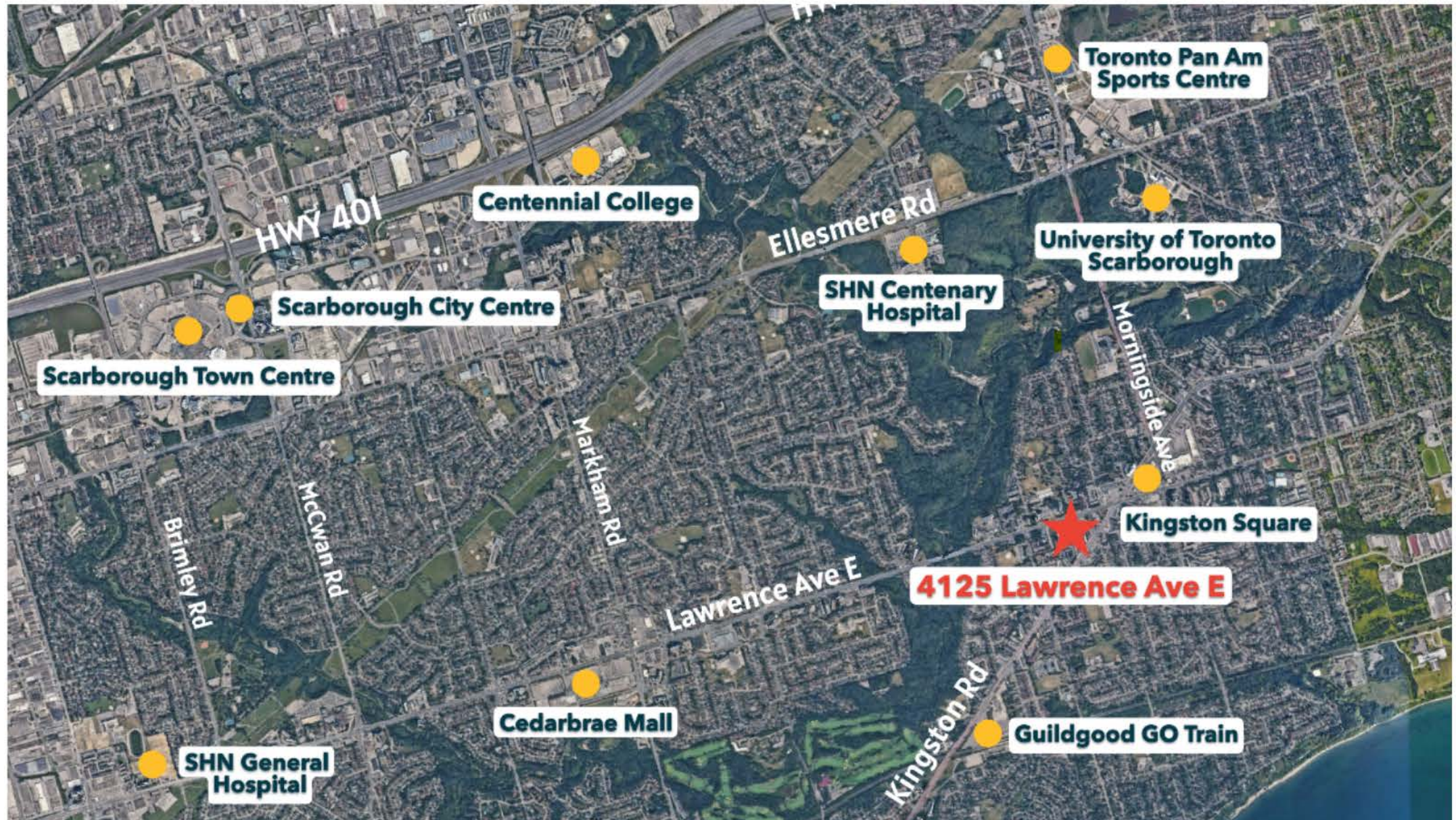
## Permitted Use

- Education Use
- Financial Institution
- Massage Therapy
- Medical Office (includes medical clinic)
- Office
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development & Processing
- Veterinary Hospital
- Wellness Centre
- Hospice Care Home
- Nursing Home
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence

## Uses Permitted with Conditions

- Cabaret / Club
- Custom Workshop
- Day Nursery
- Drive-Through Facility
- Eating Establishment
- Take-out Eating Establishment
- Entertainment Place of Assembly
- Hotel
- Laboratory
- Nightclub
- Outdoor Patio
- Outdoor Sales or Display
- Place of Assembly
- Place of Worship
- Private School
- Public Parking
- Public School
- Recreation Use
- Retail Service
- Retail Store
- Retail Store with Beverage Manufacturing (beer, cider, wine)
- Service Shop
- Sports Place of Assembly
- Vehicle Dealership
- Vehicle Fuel Station
- Vehicle Service Shop
- Group Home
- Home Occupation
- Multi-tenant House
- Private Home Daycare
- Secondary Suite
- Seniors Community House
- Short-term Rental
- Tourist Home

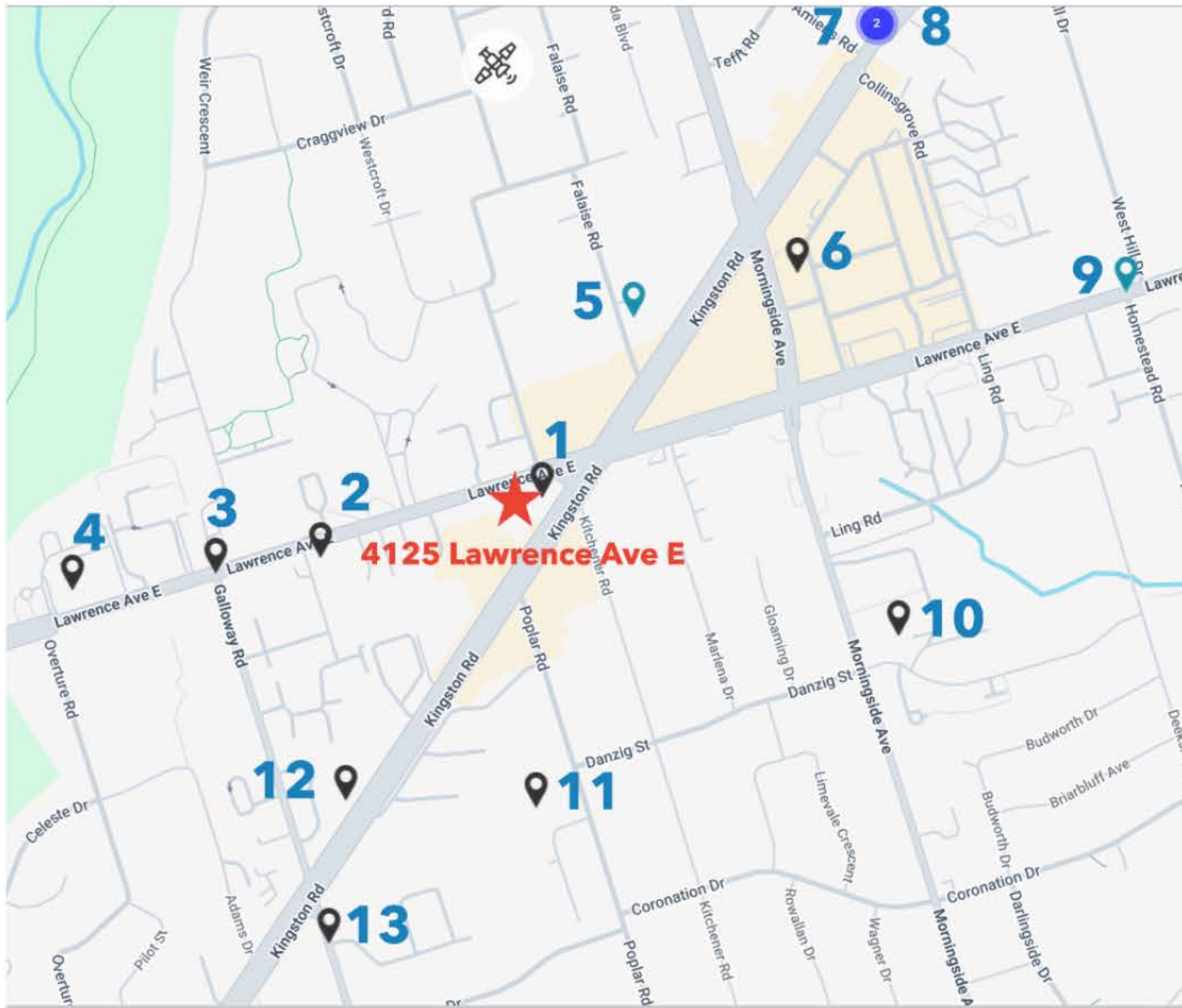
# Local Area Map



Destination	Distance	Driving Time
SHN Centenary Hospital	3.6 km	7 min
Scarborough Town Centre	7.5 km	11 min
Centennial College	5.9 km	10 min
Cedarbrae Mall	3.1 km	6 min

Destination	Distance	Driving Time
SHN General Hospital	4.6 km	8 min
University of Toronto Scar	3.1 km	7 min
Pan Am Sports Centre	2.8 km	5 min
Guildgood Go Train	1.7 km	4 min

# Nearby Development Sites



- 1) Shad Developments, 4384 Kingston Rd (Pre-Construction)
- 2) Baydo Place Toronto, 4111-4113 Lawrence Ave East (Pre-Construction)
- 3) Laurent Condos, 4097 Lawrence Ave East (Pre-Construction)
- 4) CreateTO, 4040 Lawrence Ave East (Pre-Construction)
- 5) SweetLife Condominiums, 4434 Kingston Rd (Complete)
- 6) First Capital, 255 Morningside Ave (Pre-Construction)
- 7) Honeycomb Living, 4566 Kingston Rd (Pre-Construction)
- 8) Mutual Development Corporation, 4569 Kingston Rd (Under construction)
- 9) Heron Park Baptist Church, 4260 Lawrence Ave East (Complete)
- 10) Starlight Investments, 205 Morningside Ave (Pre-Construction)
- 11) Toronto Lands Corporation, 200 Poplar Rd (Pre-Construction)
- 12) NJS Capital, 4280 Kingston Rd (Pre-Construction)
- 13) MondConsult Limited, 144 Galloway Rd (Pre-Construction)

# Scarborough Development Advantages

## Population & Demographics

- 630,000+ residents across 187 km<sup>2</sup> — one of Toronto's largest and fastest-growing districts.
- 52% working-age; senior population projected to reach 30% by 2041.
- 76% visible minority population — vibrant, multi-lingual, multicultural community.
- Over 50% foreign-born — strong immigration-driven growth and service demand.

## Connectivity & Infrastructure

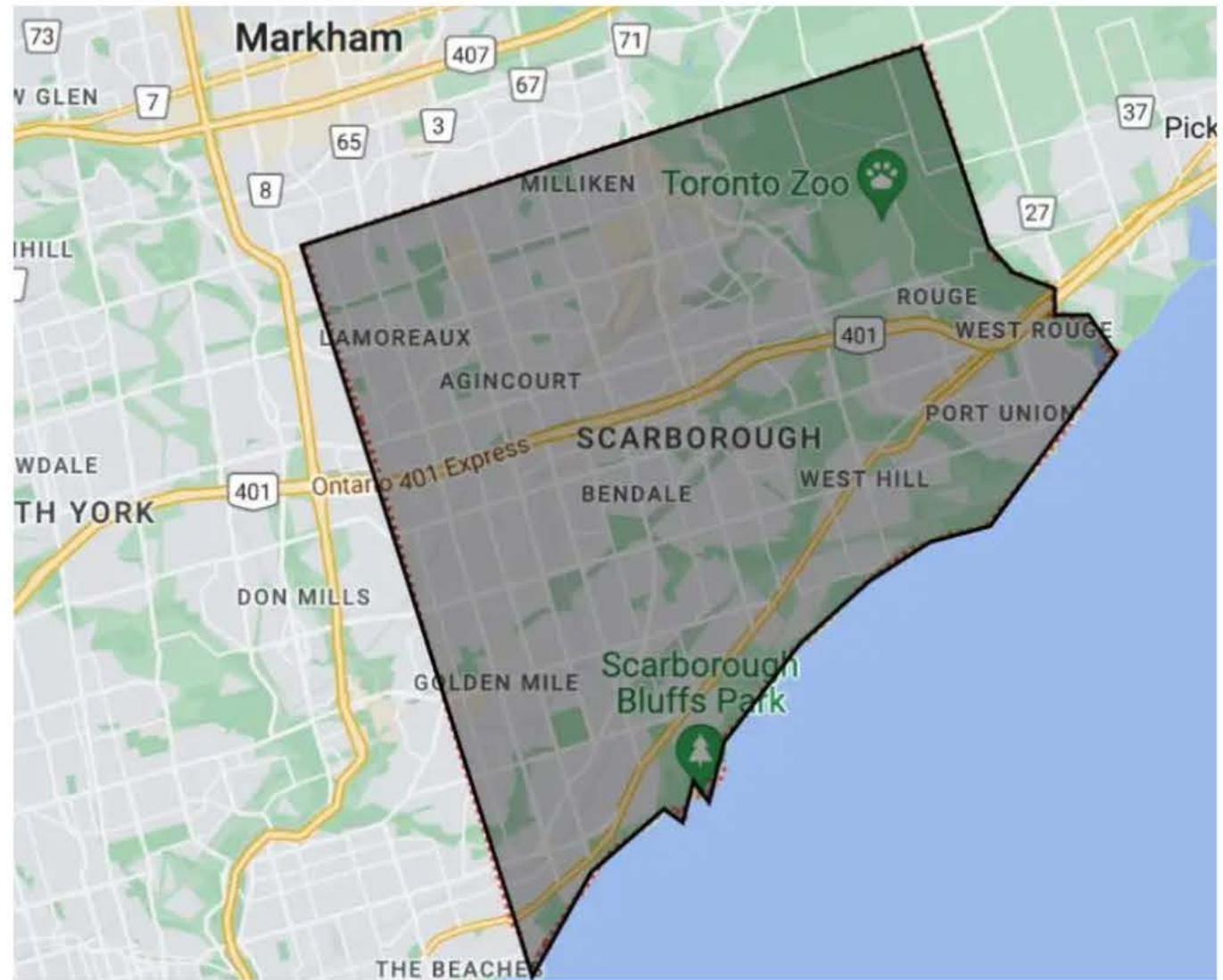
- Direct access via Highway 401, GO Transit, and expanding Subway & LRT corridors.
- City and Metrolinx investing billions into transit-oriented growth (Scarborough Subway Extension, Eglinton East LRT).
- Close to University of Toronto Scarborough and major hospitals (Centenary, Birchmount).

## Development Trends

- Scarborough Centre designated as Toronto's next major growth node.
- \$750 M+ in new mixed-use and residential projects under construction.
- Affordable land compared to downtown Toronto, yet rising values and densification potential.

## Advantages for Investors

- High population density and rapid urban renewal.
- Increased residential and employment base supports strong demand for healthcare, retail, and office space.
- Transit-oriented planning ensures long-term asset appreciation.



# Investment Advantages for a Medical Building in Scarborough

## Strong Demand

- Aging and diverse population = steady demand for family doctors, specialists, and diagnostics.
- Under-supplied modern medical facilities in several sub-markets.

## Location Advantages

- Close to hospitals, transit hubs, and dense residential areas.
- Excellent road visibility and accessibility — key for patient traffic.

## Investment Standpoint

- Lower land acquisition cost vs downtown; higher rental yield potential.
- Medical tenants offer long-term, low-turnover leases (5-10 years).
- Ancillary income from parking, pharmacy, labs, and cafés.

## Development & Exit Opportunities

- Purpose-built medical office buildings (MOBs) appeal to institutional buyers (REITs, healthcare funds).
- Integration opportunities with wellness, education, and community services.
- Strong capital-gain potential as Scarborough intensifies around transit nodes.

*Scarborough offers the perfect mix of population growth, healthcare demand, and transit-development — making it one of Toronto's most promising locations for a modern medical building investment.*



# Offer Date: May 15, 2026



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