

**AVISON
YOUNG**

**For Sale | Prime 0.366-Acre Vacant Land for
Development in Desirable Leaside Neighbourhood**

North West Corner of Bayview Avenue & Nesbitt Drive, Toronto, ON

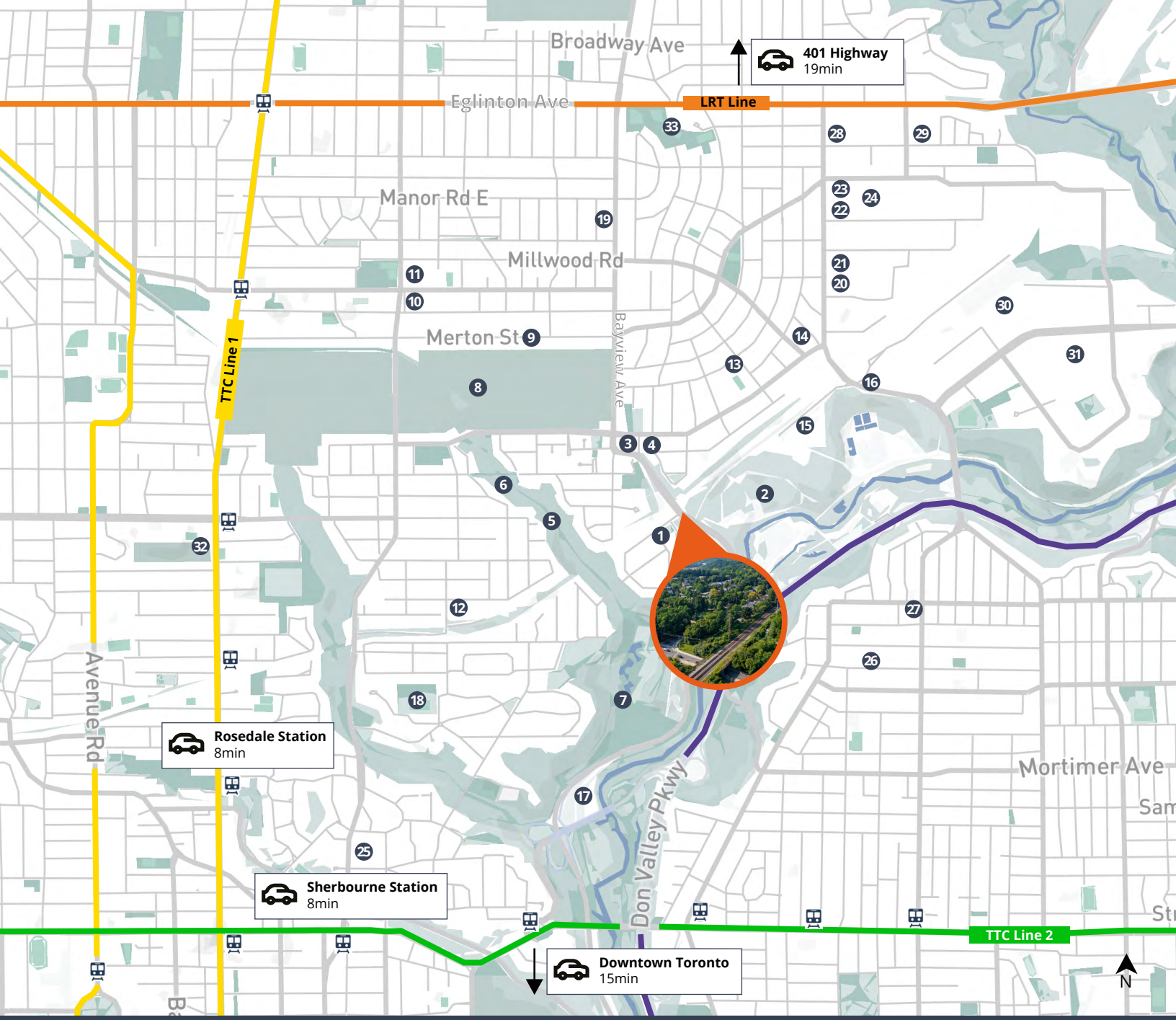


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Platinum member










The Opportunity

Avison Young Capital Markets Group has been exclusively retained by Metrolinx to offer for sale 0.366 acres of prime land at the northwest corner of Bayview Avenue and Nesbitt Drive, Toronto, Ontario. This is a rare opportunity to acquire a prime residential development site in the sought-after Leaside area, just west of the Don Valley Parkway and north of Rosedale. The site is highly transit-accessible, providing seamless connections to downtown Toronto. The neighbourhood offers the perfect blend of convenience and tranquility for individuals and families who wish to enjoy the attractions of Toronto while escaping the city's hustle. The site is just a 15-minute drive from downtown.

This property offers exceptional frontage along both Bayview Avenue and Nesbitt Drive, ensuring strong visibility and easy accessibility. Situated in the highly desirable Leaside neighbourhood, one of Toronto's most affluent and safest communities, this location offers exceptional appeal. Within a 1 km radius of the property, the average household income is \$394,629—nearly 200% higher than the Toronto average of \$131,630. Additionally, 60.62% of the population hold a post-secondary degree, compared to the citywide average of 41.81%. The area is rich in amenities, with a variety of schooling options, proximity to the Loblaws grocery store on Moore Avenue, and walking access to parks, community centers, libraries, and recreational facilities. Connectivity is another major advantage, with the Don Valley Parkway just 5 minutes south and public transit available at your doorstep. Leaside and its surroundings continue to thrive as one of Toronto's most successful neighbourhoods, blending vibrant city life with the tranquility of suburban living, making it a prime development investment opportunity.

Demographics (2023, 1km radius)

-  Population **61,649**
-  Projected population (2027) **63,766**
-  Average Age **42.7**
-  Average Household Income* **~\$400K**
-  Labour Participation Rate **92%**
-  With Post-secondary Degree** **61%**
-  Average Household Size **2.5**

*nearly 200% greater than the city average
 **nearly 45% greater than the city average

Amenities

- | | |
|---|--|
| 1. Bennington Heights Elementary School | 16. Esso |
| 2. Sun Valley Park | 17. Rosedale Height School of the Arts |
| 3. Loblaws | 18. Rosedale Park |
| 4. Rexall | 19. BMO |
| 5. Moore Park Ravine | 20. Longo's |
| 6. Beltline Trail | 21. Petsmart |
| 7. Don Valley Brick Work Park | 22. Winners |
| 8. Mount Pleasant Cemetery | 23. SmartCentres Leaside |
| 9. Sunnybrook School | 24. The Home Depot |
| 10. Greenwood College School | 25. Branksome Hall |
| 11. Toronto Prep School | 26. Chester Elementary School |
| 12. Whitney Junior Public School | 27. East York Community Centre |
| 13. Rolph Road Public School | 28. Canadian Tire |
| 14. Circle K | 29. HomeSense |
| 15. Starbucks | 30. Costco Wholesale |
| | 31. LCBO |
| | 32. Brown Community Centre |
| | 33. Leaside High School |

Prime Development Opportunity

- Exceptional frontage along both Bayview Avenue and Nesbitt Drive, offering strong visibility and accessibility.

Highly Desirable Neighbourhood

- Nestled in one of Toronto's most affluent, well-educated, and safest communities, within the prestigious Leaside Neighbourhood, just north of Rosedale.

Abundance of Amenities

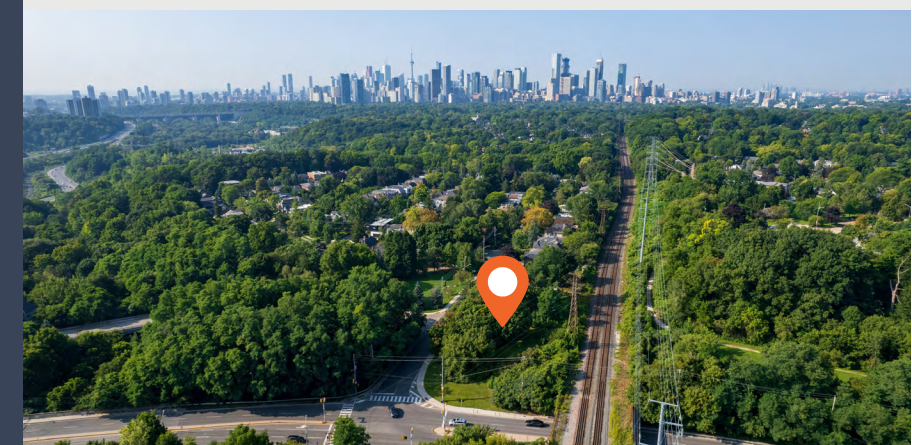
- A wide variety of schooling options are available in the immediate area.
- Walking distance to grocery, necessity based retail, hiking trails, parks, community centers, libraries, and recreational facilities, providing a well-rounded lifestyle.

Excellent Connectivity

- The Don Valley Parkway is just 5 minutes south of the site, offering convenient access across the Greater Toronto Area.
- Public transit options are available right at your doorstep, providing multiple commuting choices.

Property Details

- Lot Area
0.366 acres
- Frontage/depth
110.00 and 135.00 +/- feet
- Zoning
Residential Detached Zone





Offers to Purchase

Offers to purchase will be entertained on a first-come, first-served basis. Access to the data room is available upon execution of the Listing Broker's NDA. For pricing information, please contact the listing team

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E. & O.E.: The information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Avison Young Commercial Real Estate Services, LP. Avison Young Commercial Real Estate Services, LP, Brokerage
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