

# FOR SALE

## 2220 WARDEN AVENUE TORONTO, ON



# 0.9 AC

## TRANSIT DEVELOPMENT SITE



ROYAL LEPAGE®  
**COMMERCIAL**™

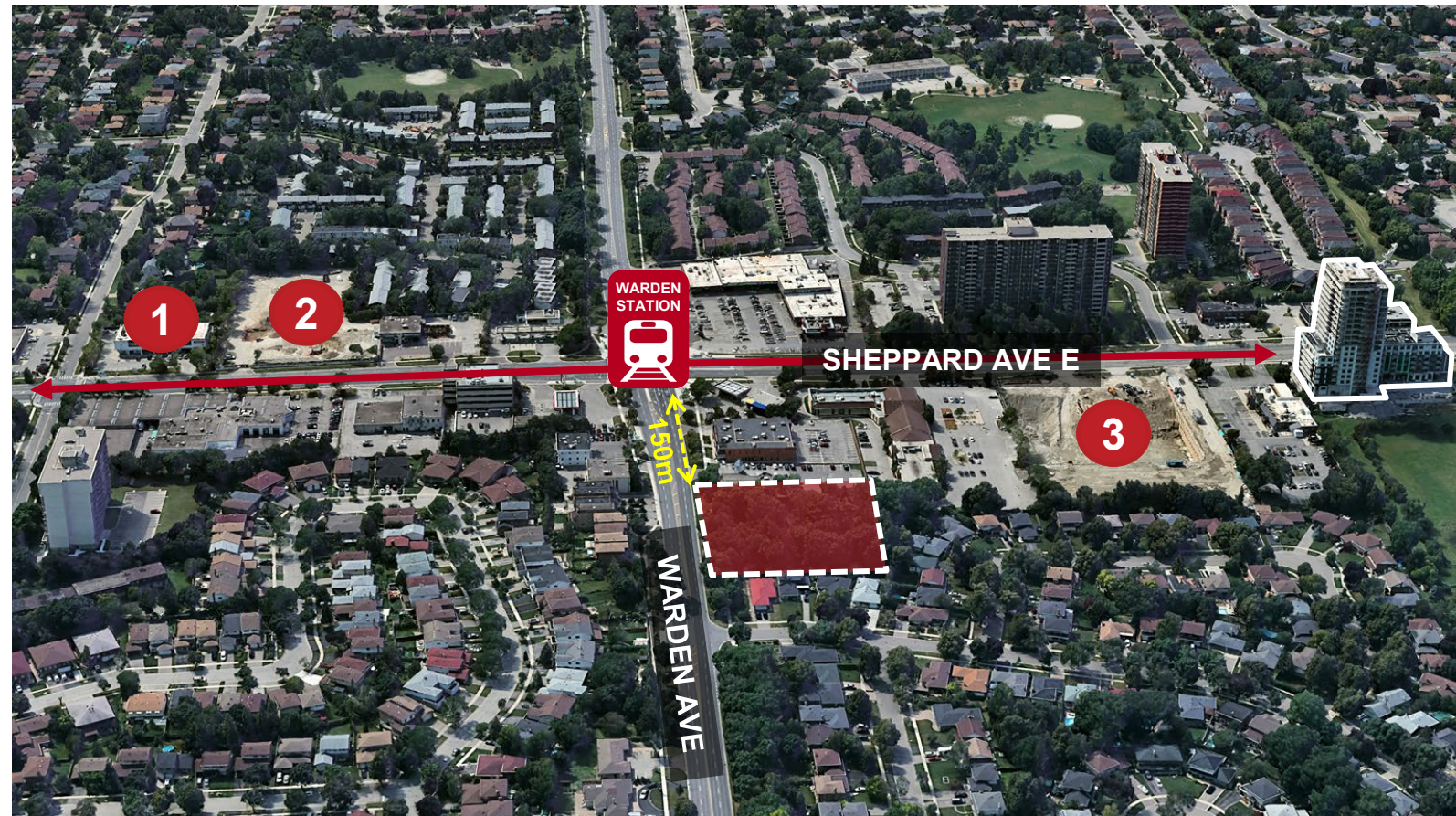
LAND &  
INVESTMENT  
GROUP



# OPPORTUNITY SUMMARY

High-Density Residential Development site located in Warden Sheppard MTSA.

- Part of the planned Sheppard Subway Extension announced 2024
- Is within 150m of the future Warden Subway Station
- Is included in a new expanded Avenue Study for the City of Toronto, under EHON
- Warden AVE is a 36m right of way
- Opportunity for increased height with reduced parking
- Sites with similar characteristics, in Toronto, have been upzoned to 6.7x density
- The area is going through significant revitalization
- Terms available



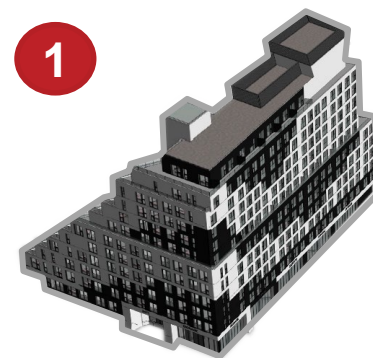
<b>Lot Size</b>	<b>0.9 AC</b>
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<b>Frontage</b>	165 ft
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<b>OP Designation</b>	Neighborhoods
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<b>Zoning</b>	Residential - Detached
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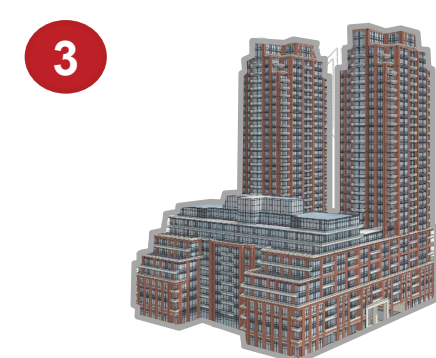
## AREA DEVELOPMENT



Lorenzo Developments



95 Developments



Pinnacle International



# AERIAL OVERVIEW



## AREA DEVELOPERS



PINNACLE INTERNATIONAL  
VANCOUVER • SAN DIEGO • TORONTO • MISSISSAUGA

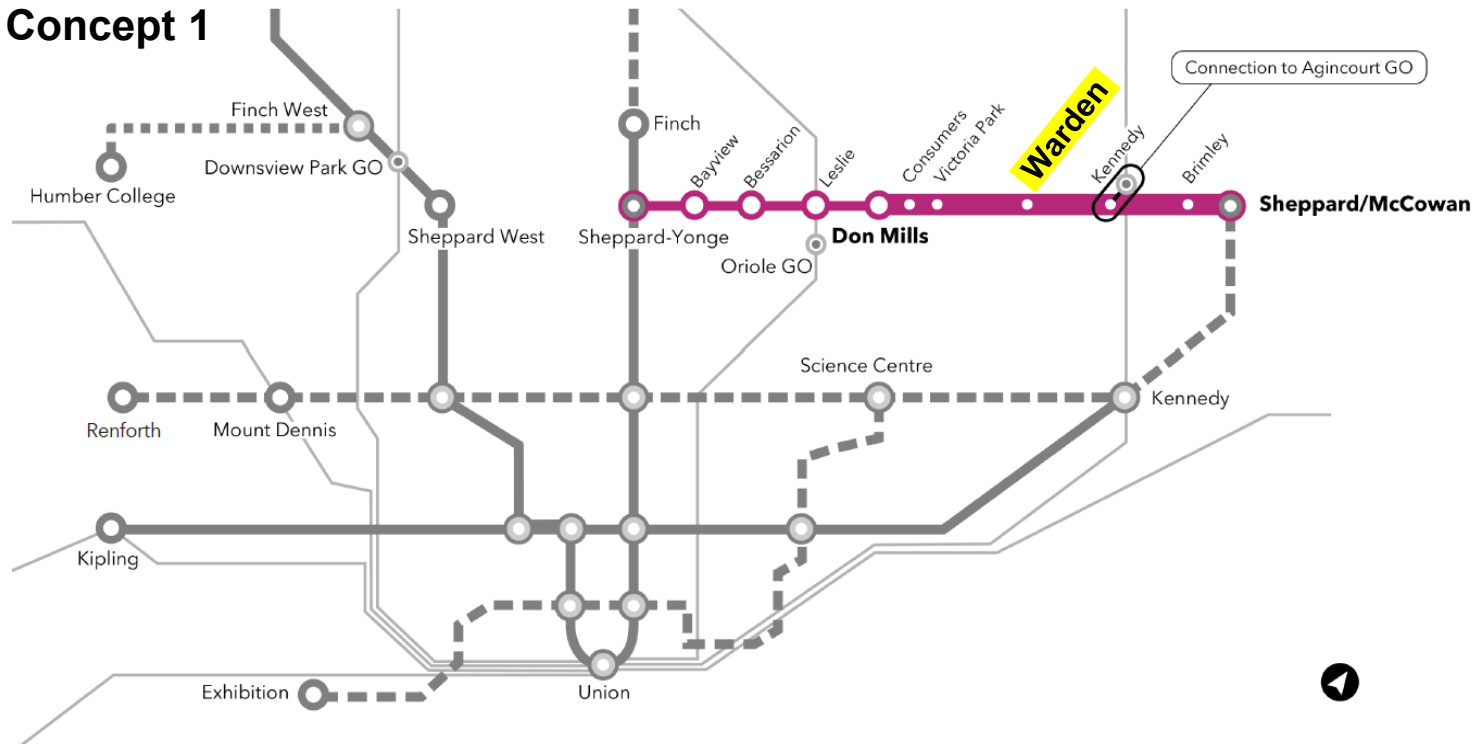




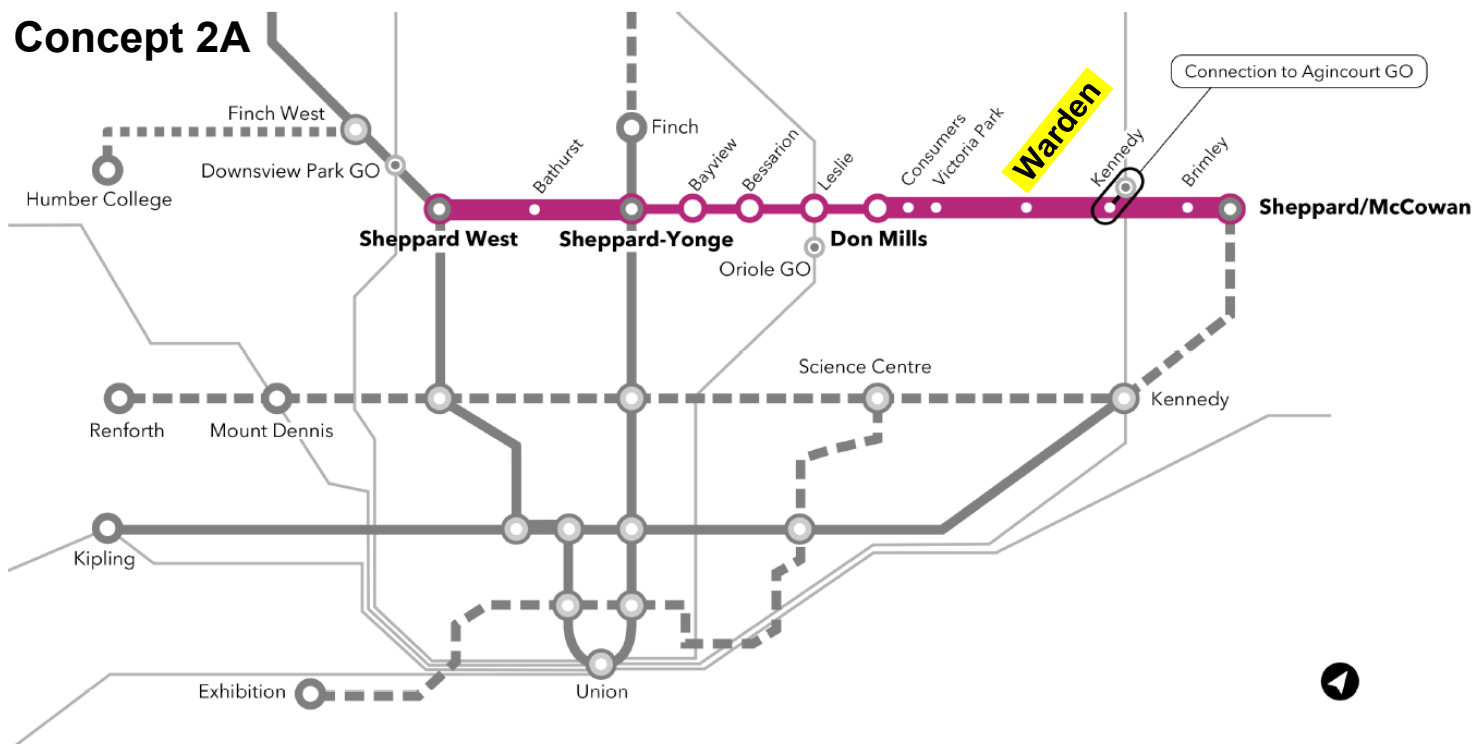
# TRANSPORTATION

## PROPOSED SHEPPARD SUBWAY EXTENSION

### Concept 1



### Concept 2A



### Concepts from June 25, 2024

- Mixed-grade Subway Extension
- FREQUENT RAPID TRANSIT NETWORK**
  - Existing Transit Line
  - In Delivery Transit Line
  - Existing/Planned Interchange
- REGIONAL GO RAIL NETWORK**
  - Existing GO Rail Line

In all four proposals by Metrolinx, Warden was identified as a main station.



# THE OFFERING PROCESS

## ADDITIONAL INFORMATION

The Land & Investment Group has been retained by the vendor as the exclusive advisor to seek offers for the disposition of 2220 Warden Ave in Scarborough.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

## OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on the development potential. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Arash Fatemi or Renato Vile.

### Royal LePage YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5

8854 Yonge St, Richmond Hill, ON L4C 0T4



## LEAD ADVISORS

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