

FOR SALE



0.6 AC

HIGH DENSITY
RESIDENTIAL
DEVELOPMENT
\$5,990,000

Keele St

Wilson Ave

HWY 401

1326-1328 WILSON AVE,
TORONTO



ROYAL LEPAGE®

COMMERCIAL™

LAND &
INVESTMENT
GROUP

OPPORTUNITY SUMMARY

Apartment Neighbourhood high-density vacant land located near Humber River Hospital, with over 200 feet of frontage.

Existing application for 10 stories and ~100,000 GFA, mixed-use with upside potential for increased height and density.

- The latest OPA allows 12-storey residential development;
- ESA 1, FSR, Geotech and hydrological reports, & updated survey available in the data room;
- Sites with similar characteristics, in Toronto, have been upzoned to 6.7x density;
- Major amenities within walking distance;
- Includes Humber River Hospital, Walmart, grocery, shopping, etc.
- Identified as a high-order transit route with future BRT proposed with the City of Toronto
- Easy HWY 401 & 400 access and short drive to Wilson subway station

Lot Size	0.6 AC
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Frontage	214.55 ft
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OP Designation	Apartment Neighbourhoods
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Zoning	RM
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PINs	102670202, 102670201 and 102670513
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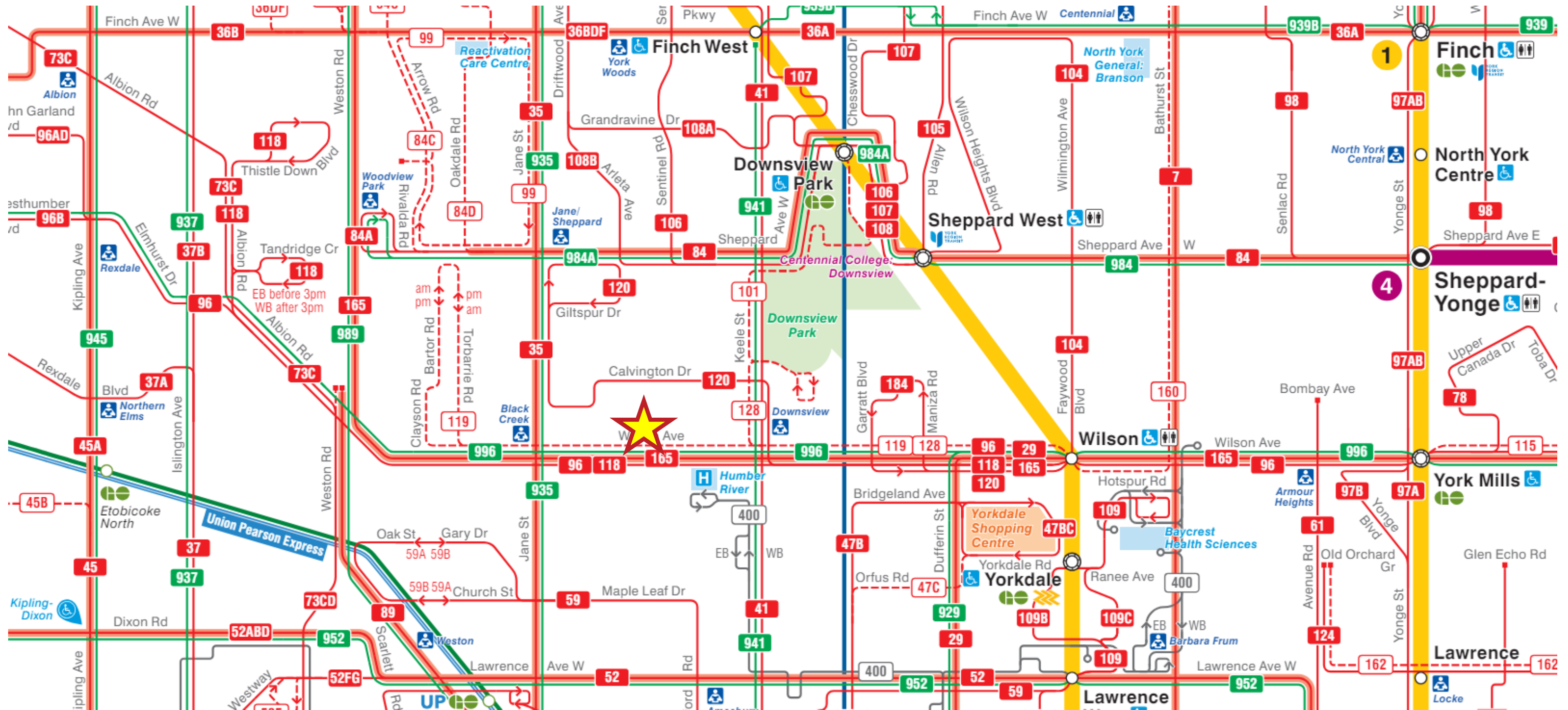
AMENITIES OVERVIEW



AREA DEVELOPERS



TRANSPORTATION



Property is adjacent to Bus Lines:

- 96** – Wilson
- 118** – Thistle Down
- 119** – Torbarrie
- 165** – Weston Rd. North
- 996** – Wilson Express

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 1326-1328 Wilson Ave in Toronto.

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

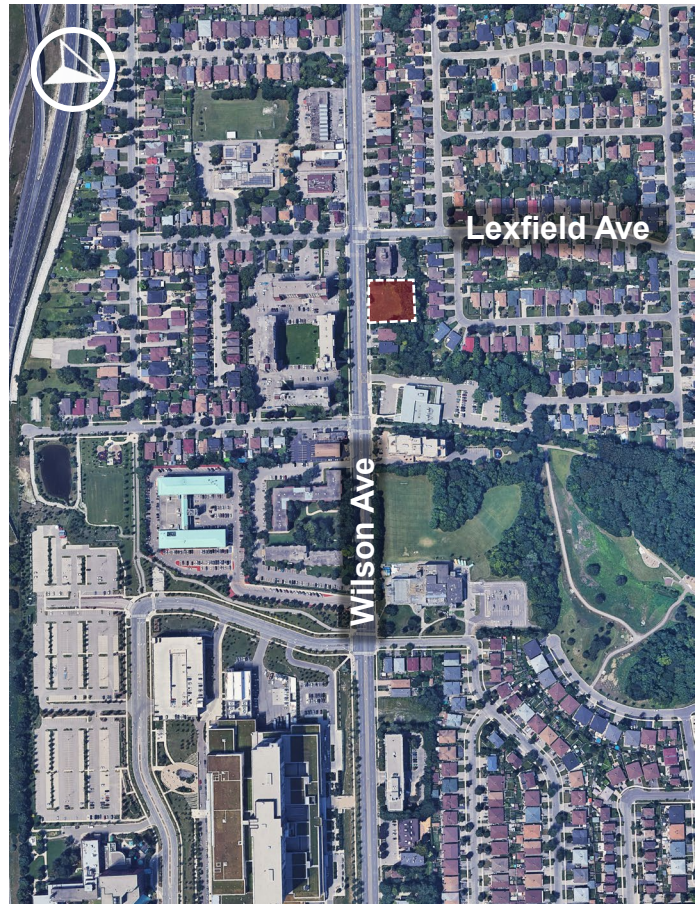
Seller seeks best price and terms, based on the development potential. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Tom Suleymanov or Arash Fatemi.

Royal LePage YCR, Brokerage

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LEAD ADVISORS

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