

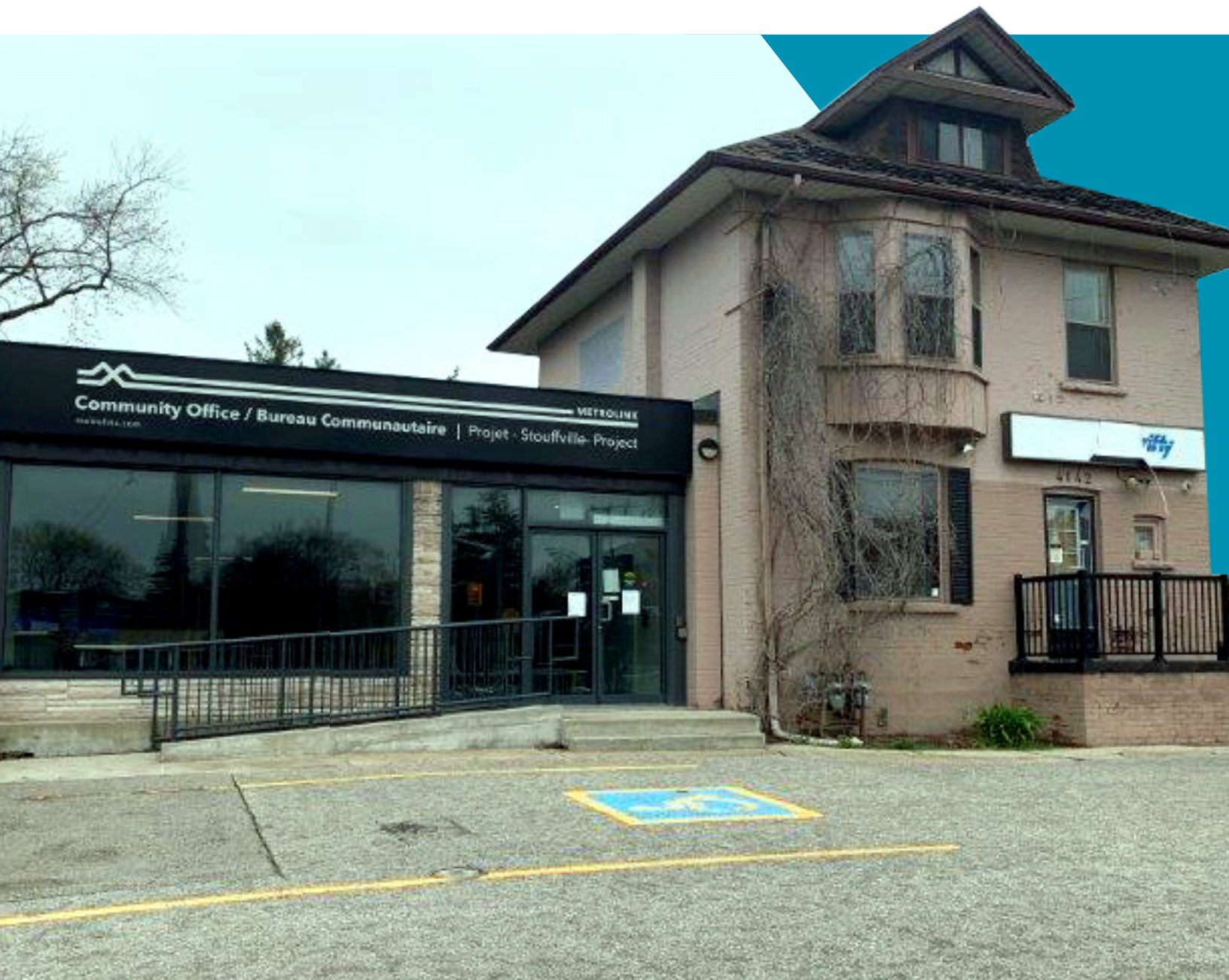


FOR SALE

4142 SHEPPARD AVENUE EAST

TORONTO, ON M1S 1T3

3,074 SF SF | RETAIL/OFFICE BUILDING



PROPERTY OVERVIEW

Located within walking distance to Agincourt GO station therefore falling within 800 metres of the proposed MTSA. This site is a rare 0.27 Acre corner lot with 72.21 Feet on Sheppard Ave East frontage. The site has two existing structures referenced throughout as Building A and Building B with a site coverage of 26%. Building A has undergone recent upgrades and improvements. The entire site is paved with ample parking and two access points from Sheppard Ave and Agincourt Dr. The properties flexible zoning allows for a variety of uses making this asset a great user/investor site. There is an existing easement on the east side of the property for the purpose of a mutual driveway with adjacent owner.

Location	Located at the northeast corner of Sheppard Avenue East and Agincourt Drive
Property Type	Retail/Office Building
Zoning	CR 0.4 (c0.4; r0.0) SS3 (x329) Commercial Residential with an Exception
Site Acreage	0.27
Site Area	11,797 SF
Building Size	3,074 SF
Parking	Ample outside surface parking
Possession	Immediate
Listing Price	Negotiable
Frontage	72.21 Feet on Sheppard Ave

 Approximate Property Line
 Property Easement



PROPERTY PHOTOS



FRONT VIEW



WEST ALONG SHEPPARD AVENUE EAST



EAST ALONG SHEPPARD AVENUE EAST



REAR VIEW

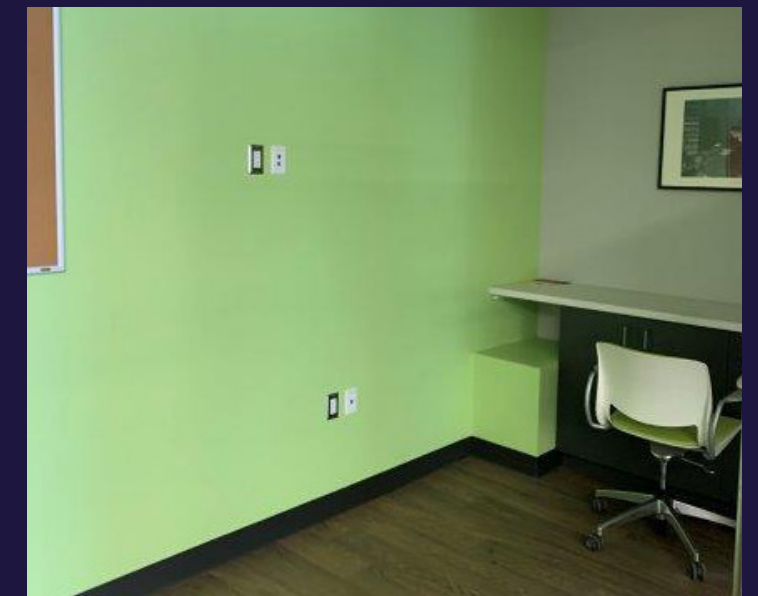


SIGNAGE



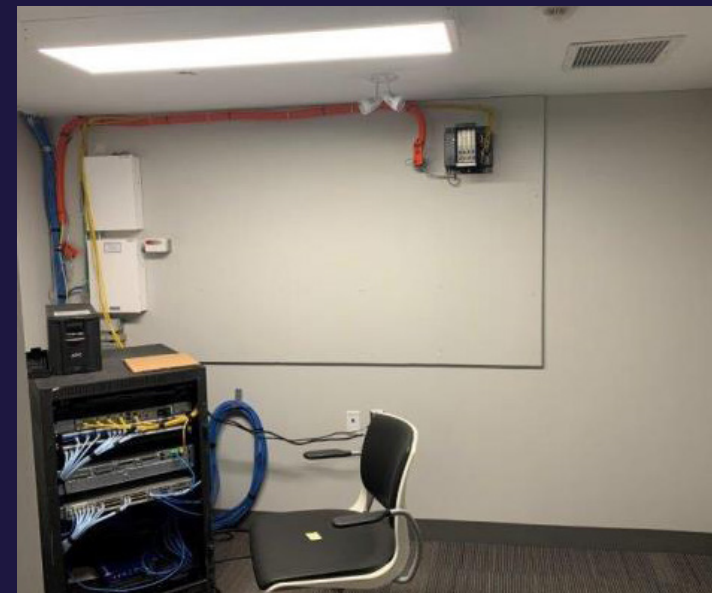
PARKING LOT

BUILDING A



The building underwent renovation in the past five years converting it from Retail to Office space. The layout, design and quality of the finishes remain in good condition. The main floor consists of an open-concept layout with a two-piece washroom, along with a kitchenette, private office, and storage area. The lower level is finished and features a general office area, storage room, two two-piece washrooms, server room, and furnace/ mechanical room. During the renovation the building was brought up to current standards and codes making it fully wheelchair accessible. Although this space operates functionally as office it could easily be converted back to retail.

Type	Retail/Office Building	Zoning	CR 0.4 (c0.4; r0.0) SS3 (x329)
Storey(s)	1	Year Built	2008
Building size	1,622 SF		

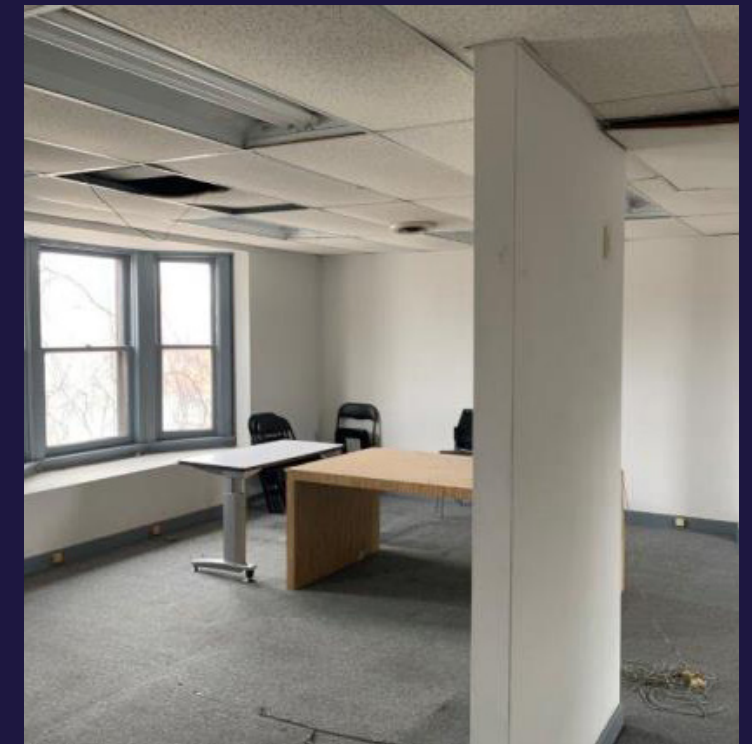
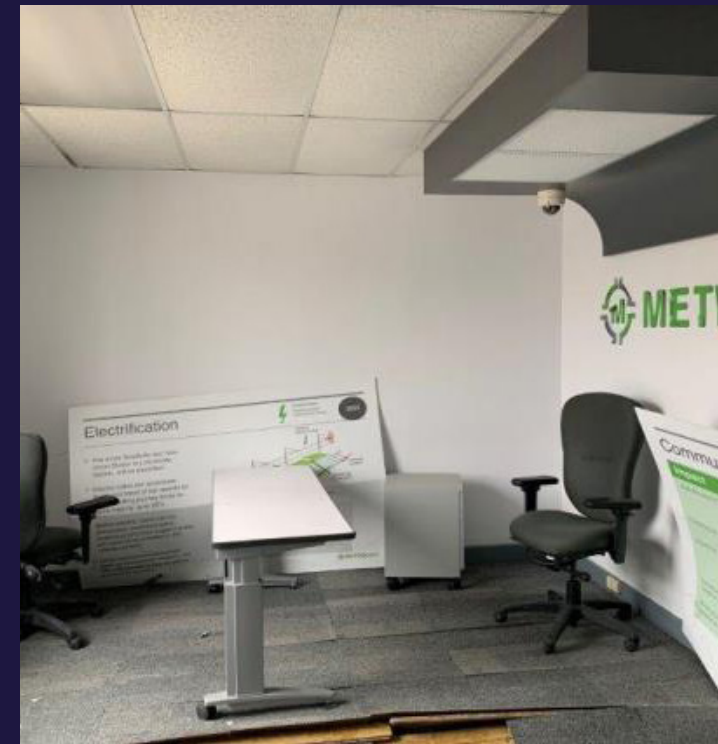


BUILDING B



The structure was originally a single-family dwelling but has been utilized as office space in recent years. The main floor features a reception area, a general office space, two potential private offices, and a kitchenette. The second floor comprises an open-concept office area with a four-piece bathroom. The basement is finished and includes an additional two-piece washroom.

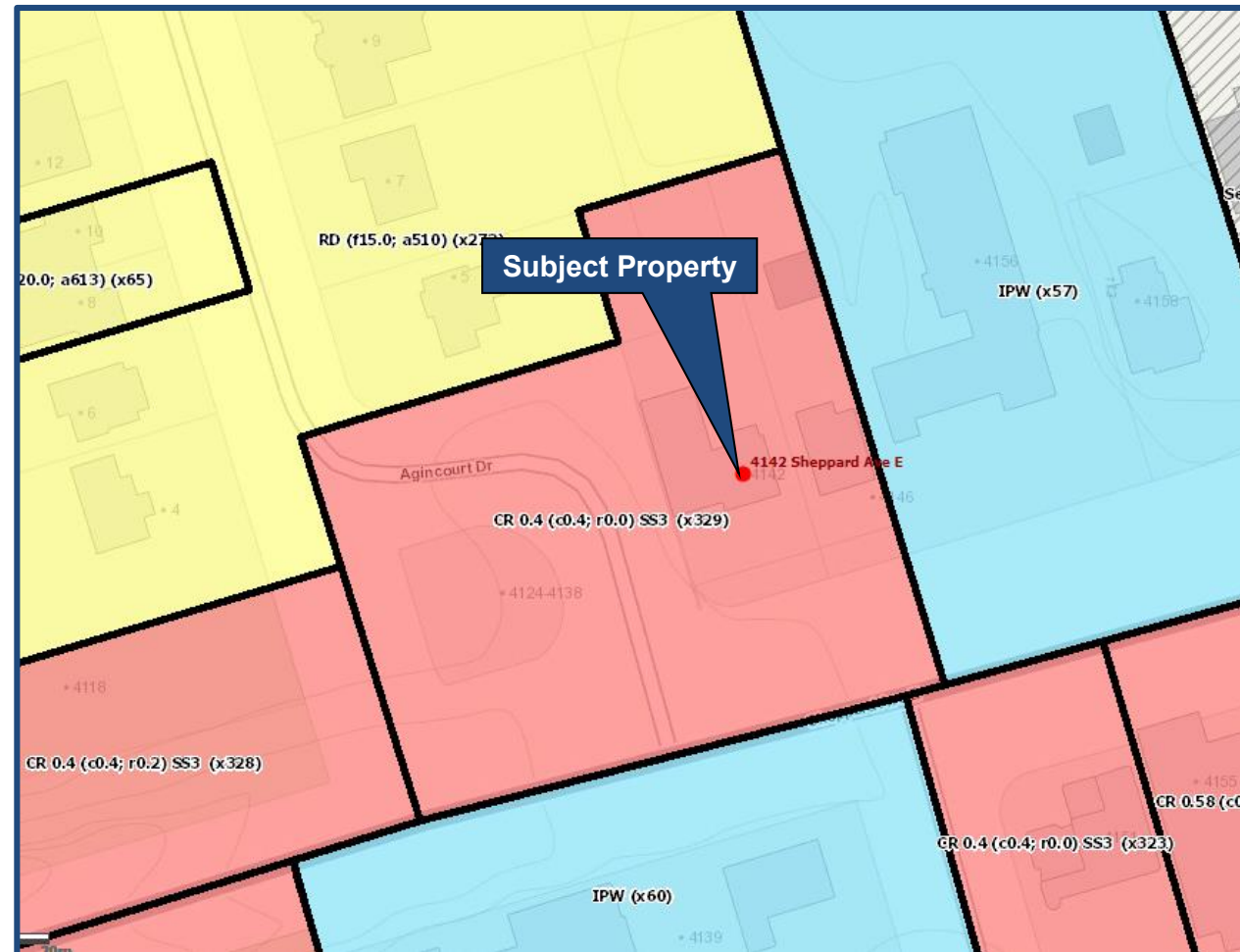
Type	Retail/Office Building	Zoning	CR 0.4 (c0.4; r0.0) SS3 (x329)
Storey(s)	2	Year Built	1913
Building size	1,452 SF Above Grade		



LAND USE POLICY

ZONING CLASSIFICATION

According to the City of Toronto's Zoning By-Law 569-2013, the subject property is zoned "21". This classification permits a wide variety of uses as outlined on the following pages. The current use and improvements appear to be legal and conforming under this zoning classification.



LAND USE POLICY

PERMITTED USES

(1) Use - CR Zone

(A) In the CR zone, the following uses are permitted under the letter "c" in the zone label referred to in regulation 40.5.10(3)(A)(i):

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Fire Hall
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Production Studio
- Religious Education Use
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre [By-law: 1198-2019]

(B) In the CR zone, the following uses are permitted under the letter "r" in the zone label referred to in regulation 40.5.10(3)(A)(ii):

- Dwelling Unit in a permitted building type in Clause 40.10.20.40
- Hospice Care Home
- Municipal Shelter
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence [By-law: 545-2019]

LAND USE POLICY

PERMITTED USES

(1) Use with Conditions - CR Zone

(A) In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

- Amusement Arcade (23, 47)
- Cabaret (1)
- Club (1)
- Cogeneration Energy (56)
- Custom Workshop (16)
- Day Nursery (27)
- Drive Through Facility (37)
- Eating Establishment (1,33)
- Entertainment Place of Assembly (1,46)
- Funeral Home (24)
- Hotel (4)
- Laboratory (15)
- Nightclub (2)
- Outdoor Patio (21)
- Vehicle Service Shop (13,39)
- Vehicle Washing Establishment (25)
- [By-law 607-2015] [By-law: 1198 2019] [By-law: 451-2022]
- Sports Place of Assembly (46)
- Outdoor Sales or Display (20)
- Place of Assembly (1, 29)
- Place of Worship (40)
- Private School (28)
- Public Parking (7,8,9,10,11)
- Public School (28)
- Public Utility (54,57)
- Recreation Use (1, 46)
- Renewable Energy (56)
- Retail Service (17)
- Retail Store (5)
- Service Shop (6)
- Take-out Eating Establishment (1)
- Transportation Use (55)
- Vehicle Dealership (26)
- Vehicle Fuel Station (13,38)

(B) In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

- Crisis Care Shelter (43)
- Group Home (30)
- Private Home Daycare (44)
- Rooming House (48)
- Home Occupation (45)
- Short-term Rental (3) [By-law 1453-2017]
- Tourist Home (22) [By-law: 545-2019]
- Secondary Suite (58) [By-law: 607-2015]
- Seniors Community House (42)



SUBMISSION GUIDELINES

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 4142 Sheppard Ave East, Toronto, Ontario. Interested purchasers will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed through an online data room. Submission of offers will be reviewed on an as received basis.

PRICE

The Property is unpriced.

SUBMISSIONS

Offers are to be submitted on the Vendors standard APS and submitted directly to the listing. Currently there is no bid date and offers will be reviewed on an as received basis. Should this change all parties will be notified.

STEPHANIE EDMISON

Commercial Leasing and Sales
Senior Associate
T +1 416 756 5438
C +1 647 929 8316
F +1 416 494 9444

stephanie.edmison@cushwake.com

Cushman & Wakefield Canada, ULC.
161 Bay Street, Suite 1500,
Toronto, Ontario M5J 2S1