

FOR SALE

POTENTIAL REDEVELOPMENT SITE, WESTON, TORONTO



2125 Weston Road, Toronto
(south of Highway 401)

ASKING PRICE: \$1,650,000

John Morrison, B.A. (Hons), PLE

Investment & Land Sales

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POTENTIAL REDEVELOPMENT SITE, WESTON, TORONTO

2125 WESTON ROAD

OPPORTUNITY

The subject property provides an opportunity to complete a residential/commercial redevelopment project on busy Weston Road with good access to Highway 401.

SITE DETAILS

The subject site totals 17,868 sq ft with 126.52 feet frontage on Weston Road. A vacant church and associated buildings are located on the property. The church is listed, but is not designated, as a heritage building by the City of Toronto.

NEIGHBOURHOOD

The site is located on the east side of Weston Road, between Church Street to the north and Fern Avenue to the south. Lawrence Avenue West is a few blocks south and Highway 401 is located to the north. The neighbourhood is a mixed one. A fourteen storey apartment is located across the street from the subject property and mid and high density projects line Weston Road to the north and south of the property. Retail plazas, Institutional, and Community use buildings are also located along Weston Road. Low density residential development is located beyond the Weston Road frontage.

ZONING/OFFICIAL PLAN

The subject property is designated Apartment Neighbourhoods in the Official Plan, and is located on a designated Avenue. The new Toronto Zoning By-law indicates that the site is subject to the former York Zoning By-law I-83 and the property is zoned MCR Main Street Commercial/Residential Zone with a site specific zone (not relating to the subject property).

LEGAL DESCRIPTION

Pin # 10322-0044 (LT). Pt Lt 20-22, Pl 48, Twp of York as in TW7278 except TW7279, as in TW7281, TW13321, TW7278 except TW7279, as in TW13321; Pt Lt A Pl 1443 Weston as in TW6465; Toronto (York), City of Toronto

TAXES

The Seller is a Place of Worship and is exempt from paying Property Taxes.

OFFERING PROCEDURE

Preference will be given to firm offers, or offers with limited conditionality. The Seller will not consider an offer that is conditional on a rezoning and will not hold a VTB mortgage. Offers are to be submitted prior to 4pm on Wednesday the 24th February and will be considered after that date.

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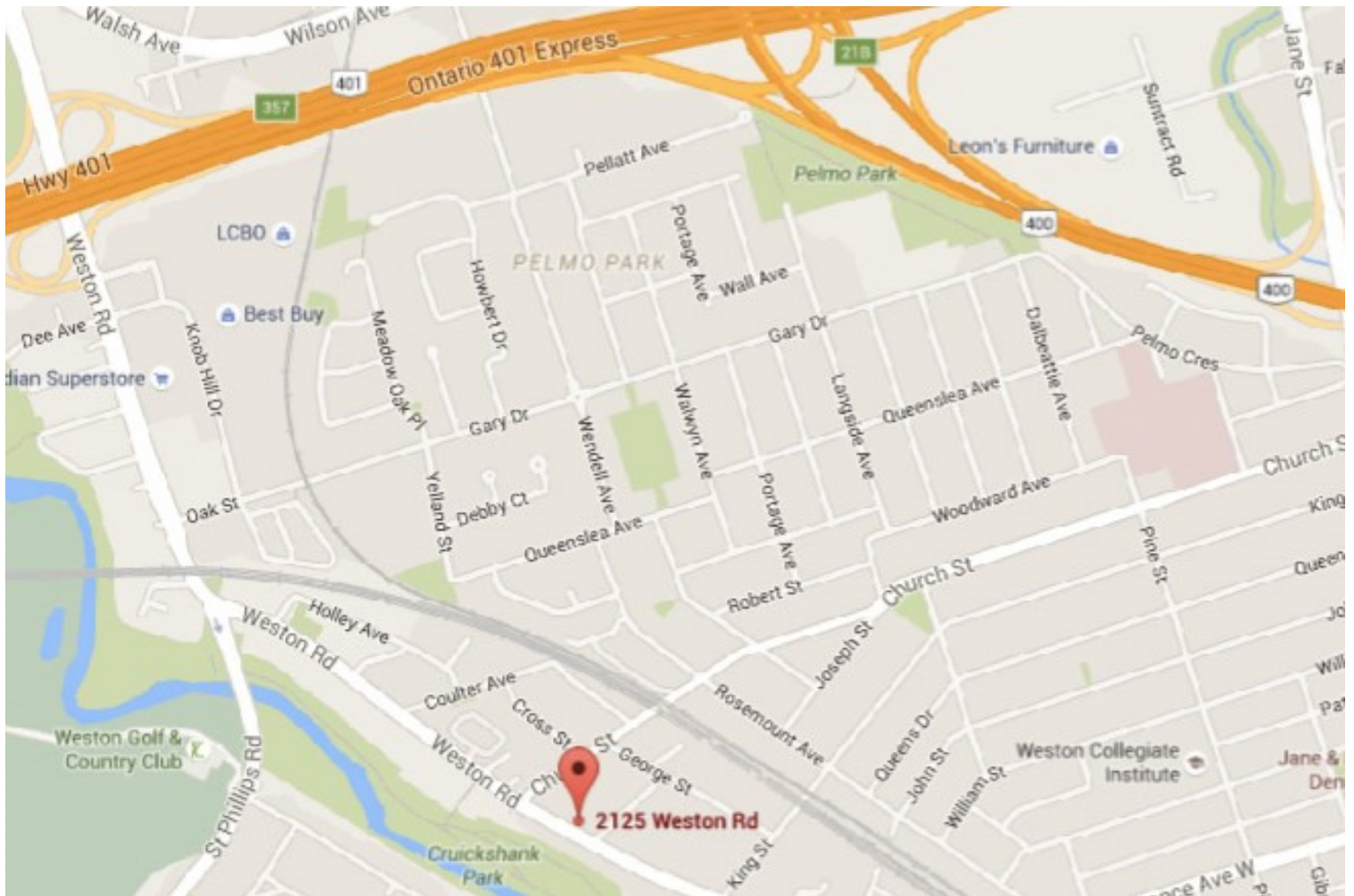
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These statements are based upon the information furnished by the principle and sources, which we deem reliable – for which we assume no responsibility. This submission is made subject to prior sale, change in price or terms, or without notice. Prospective purchasers or tenants should not construe this information as legal or tax advice. Legal counsel, accountants or other advisors should be consulted, if desired, on matters related to this presentation.

NEIGHBOURHOOD CHURCH, WESTON, TORONTO



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