

FOR SALE

INFILL RESIDENTIAL RE-DEVELOPMENT SITE, WEST TORONTO



**40 Pritchard Avenue, Toronto
(St. Clair Ave. W & Jane St.)**

OPPORTUNITY

The subject property provides a small residential builder/developer with the opportunity to build a residential project in a quiet, affordable west Toronto neighbourhood that is conveniently located to the Stockyards Mall, the Junction neighbourhood, and Bloor West Village to the south.

ASKING PRICE: \$1,550,000

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

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SITE DETAILS

The subject site totals 11,325.6 sq ft with 100 feet frontage on Pritchard Avenue and a depth of 112 feet. A vacant church and associated buildings are located on the property and a public lane runs along the northern boundary of the property. The church is not listed as a heritage building by the City of Toronto.

NEIGHBOURHOOD

The site is centrally located in a quiet residential neighbourhood in west Toronto mid-block between Jane Street and Castleton Avenue on Pritchard Avenue, the first street north of St Clair Avenue West. The neighbourhood is primarily comprised of detached and semi-detached homes. The David Appleton Community Recreational Centre is located on the south side of the street and George Syme Community School is located on Pritchard closer to Jane Street. St Clair Avenue is a 5 minute walk the Stockyard Shopping Mall, Bloor West Village, and the Junction Area are located near by.

ZONING/OFFICIAL PLAN

The property is zoned RM (f12.0; u2; d0.8) (x147), Residential Multiple Dwelling Zone. Permitted uses in this zone include: detached and semi-detached homes, and duplexes; and a wide range of institutional uses and a Place of Worship. The site is under the new Toronto Zoning By-law and provisions for the site are outlined in the By-law. The City of Toronto Official Plan designates the site *Neighbourhoods*

LEGAL DESCRIPTION

Pin # 10516-0150 (LT). Lt 41-44 Blk A Pl 877, Twp of York; Toronto; Toronto (York), City of Toronto

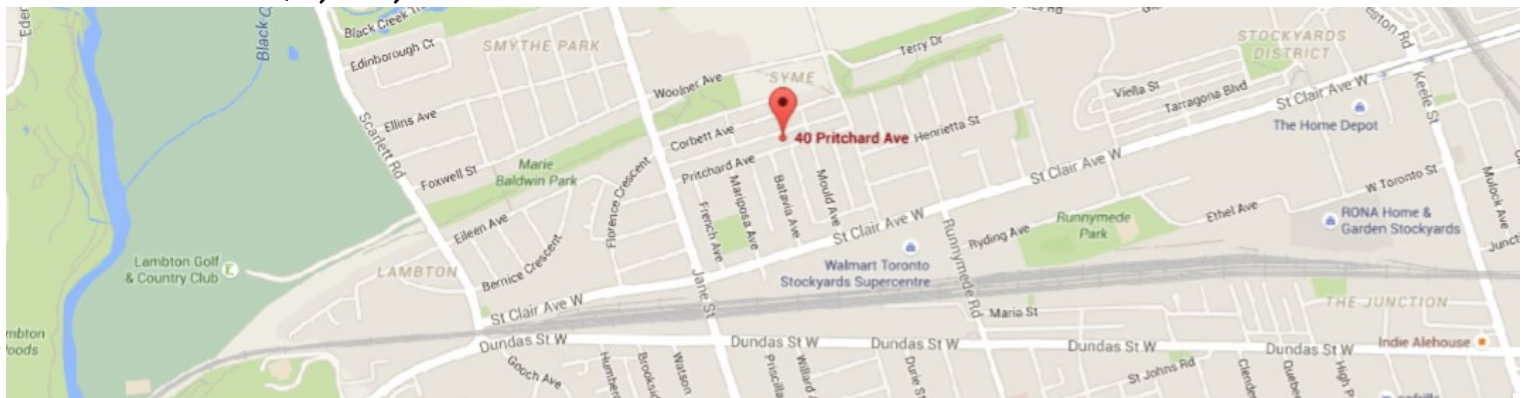
TAXES

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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