

FOR SALE

**INFILL RE-DEVELOPMENT OPPORTUNITY
2840 WESTON ROAD, TORONTO (NORTH YORK)**



OPPORTUNITY

An opportunity to purchase a residential re-development opportunity within an established residential neighbourhood in North York, situated immediately north of Hwy 401. The property is designated “neighbourhoods” in the Official Plan, and is zoned R4. A golf course and parks are located to the west. The site benefits from three road frontages on Weston Road, Flindon Road, and Jasmine Road. In addition the City owns the small vacant lot (28.1' x 107.79') immediately to the north which they have considered selling in the past. The property is currently improved with a church and a residence.

ASKING PRICE: \$1,725,000



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PROPERTY DETAILS

Site Area:	31,495 sq ft
Frontage - Weston Road:	206.25 feet
Frontage - Flindon Road:	107.77 feet
Frontage - Jasmine Road:	85.03 feet
Entrances (2):	Weston Road, and Jasmine Road
Official Plan:	Neighbourhoods
Zoning:	R4
Legal Description:	Lot 16 and Part of Lot 15, Reg'd Plan 3466, Borough of North York

Additional Land: The lot (28.1' x 107.79') fronting on Jasmine Road located immediately to the north of the subject property is owned by the City and they had indicated previously that they wished to sell the property to either of the neighbouring land owners.

Existing buildings: A church (approx 3,850 sq ft) and a 4 bedroom residence at 5 Jasmine Road.

*these are estimates and are subject to verification

TERMS OF SALE

The property is being offered for sale on an "as-is, where is" basis. Offers are to be submitted to the Listing Broker's Office (55 St Clair Avenue West, Toronto, M4V 2Y7) by 4pm on Thursday the 15th September, 2011 and will be reviewed after that date. Preference will be given to offers with limited conditionality. The seller does not wish to hold a VTB mortgage and wishes to sell the property as a single parcel.

ASKING PRICE: \$1,725,000

For further information, please contact the listing agent.

LISTING AGENT:

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