

Lake front Development Site, Etobicoke

2703-2711 Lake Shore Boulevard West, Etobicoke

FOR
SALE

John Morrison
Sales Representative

Ian Wilson
Sales Representative

Sue Cumming
Sales Representative

Kathrin Paek
Broker

 **ROYAL LEPAGE**
COMMERCIAL

THE OFFERING

Royal LePage Commercial is pleased to offer on an exclusive basis 2703-2711 Lake Shore Boulevard West in Etobicoke's Mimico neighbourhood.

This approximately 32,474 sq ft site with frontage on Lake Shore Boulevard, Sand Beach Road, and Lake Ontario provides a residential builder/developer with an excellent opportunity to develop this unique waterfront property located within 10 minutes to downtown Toronto. Currently these properties are occupied by single family homes and small residential apartments.

Given its proximity to the Lake and downtown, Mimico is rapidly becoming the neighbourhood of choice for many homeowners, retail and commercial operators and developers due to its central east location and excellent transit options.

PROPERTY DETAILS

Location

South East Quadrant of Sand Beach Road and Lake Shore Boulevard West, Etobicoke

Municipal Addresses

2703, 2705, 2707, 2709, and 2711 (also 3 Sand Beach Road) Lake Shore Boulevard West

Total Area

32,474 sq ft

Official Plan

Apartment Neighbourhoods

Zoning

RA - Residential Apartment (d1.5) (x778)

CONFIDENTIAL INFORMATION MEMORANDUM



The comprehensive Confidential Information Memorandum (CIM) will be released upon receipt of a signed and accepted Confidentiality Agreement.

Please contact:

Royal LePage Real Estate Services Ltd.
Sue Cumming

3031 Bloor Street West
Toronto ON M8X 1C5

416-236-1871
suecumming636@gmail.com

OFFERING PROCESS



The Properties are being offered for sale on a modified tender basis with no asking price. Interested parties may submit offers prior to **3pm on December 10th, 2019.**

Offers may be submitted electronically or in hard copy to:

Royal LePage Real Estate Services Ltd.
Sue Cumming

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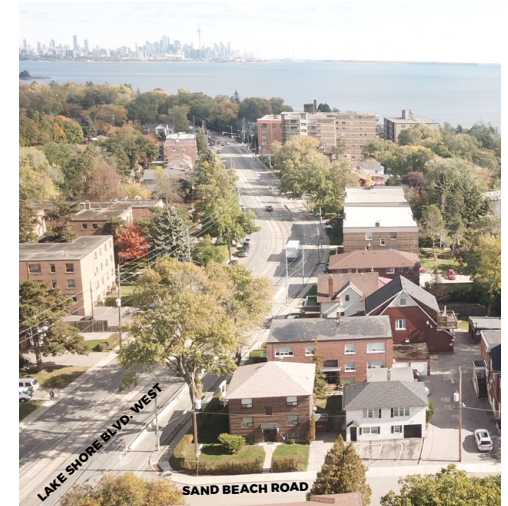
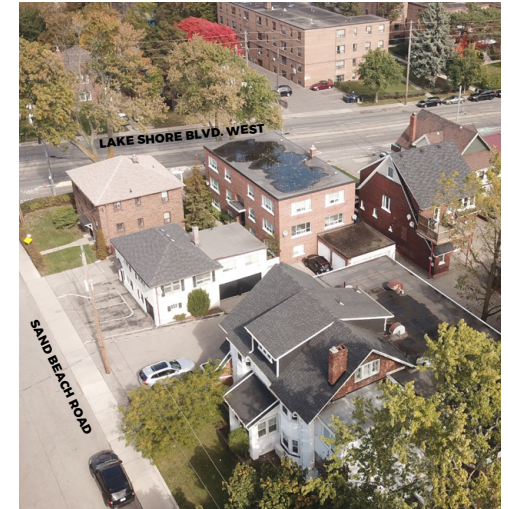
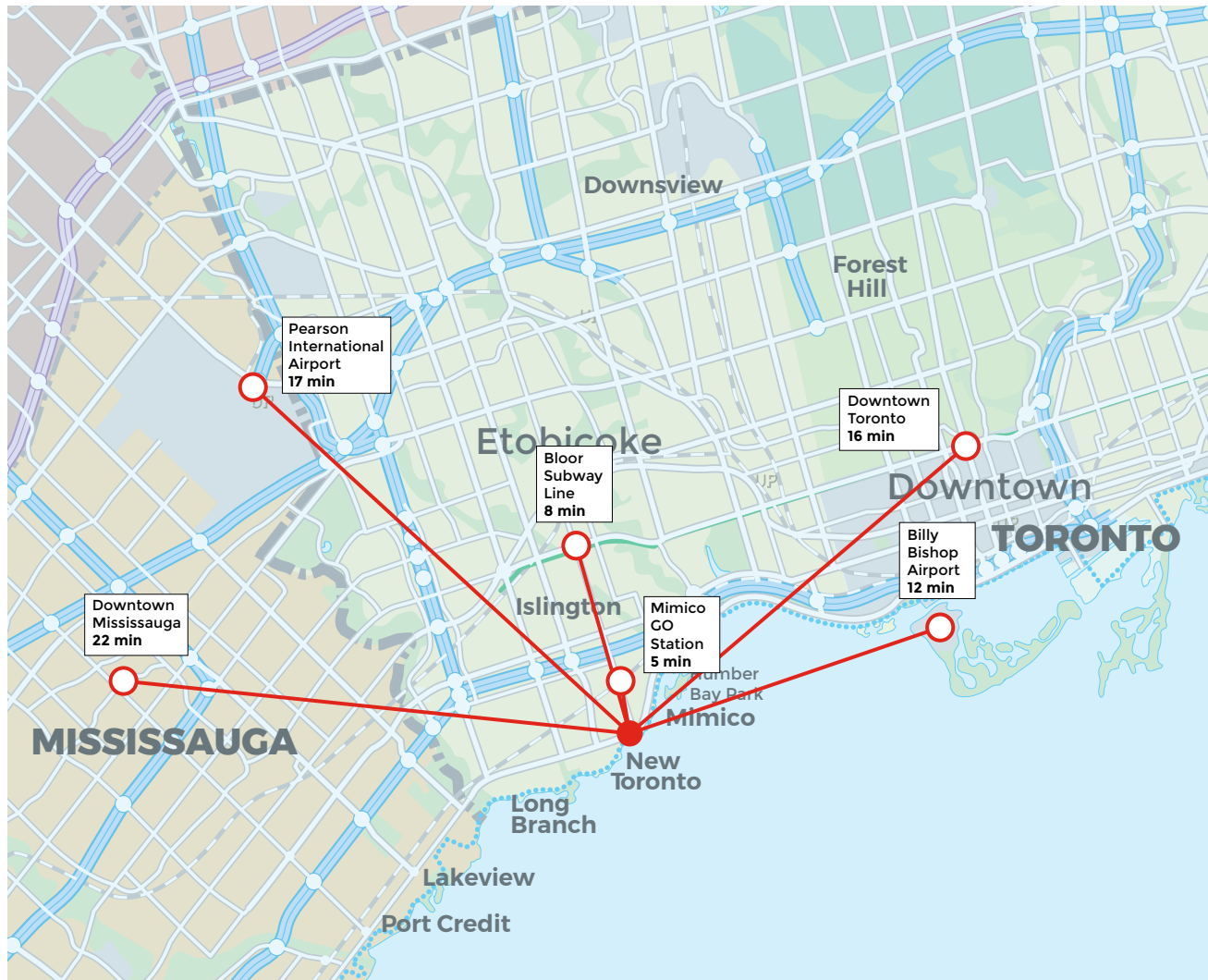
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INTERESTED PARTIES MUST REFRAIN FROM WALKING THE PREMISES WITHOUT OBTAINING PRIOR CONSENT FROM THE ADVISOR. FURTHER, INTERESTED PARTIES MUST NOT APPROACH ANY OF THE TENANTS.



LAKE SHORE BLVD. WEST

SAND BEACH ROAD



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