

For Sale: Residential Development Land

Elgin Mills Road E & Warden Avenue

Markham, ON



Lennard:

Robert Scott*
Executive Vice President
647.400.4845
robert.scott@lennard.com

Pamela Liegler*
Executive Vice President
416.930.5060
pamela.liegler@lennard.com

Mackenzie Scott*
Associate Vice President
416.843.4879
mac.scott@lennard.com

Table of Contents

- 1 Property Highlights
- 2 Property Overview
- 3 Nearby Developer Ownership Map
- 4 Markham Residential Developments
- 5 About the City of Markham
- 6 Planning Overview
- 7 Amenities Map



Property Highlights



Prime Markham Location with strong access to Highway 404



Medium-Density Residential Designation allowing for increased development density



Future Development Potential as the property sits within the approved Berczy Glen Secondary Plan area



Major Corridor Exposure on a corner lot with access to both Elgin Mills Road E and Warden Avenue



Nearby Amenities & Greenspace
– Close to shopping, recreation, and natural open spaces.



*Boundary outlines are approximate

Property Overview

Land Area 1.56 acres

Property PIN 030533398

Zoning A1 + RR2 under the City of Markham By-law 304-87

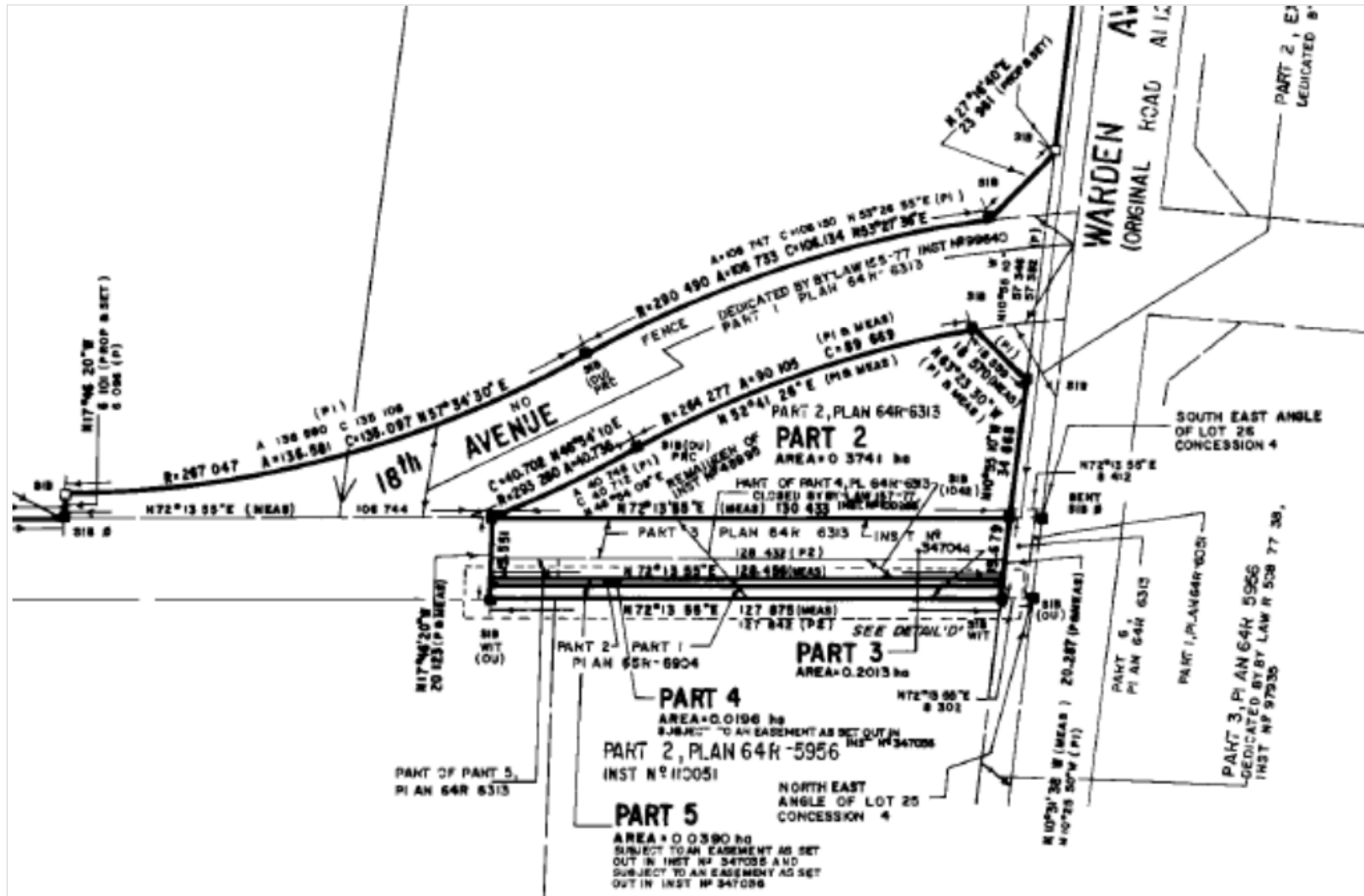
Planning Status Potential for future mid-rise residential development

Asking Price \$4,250,000



Property Overview

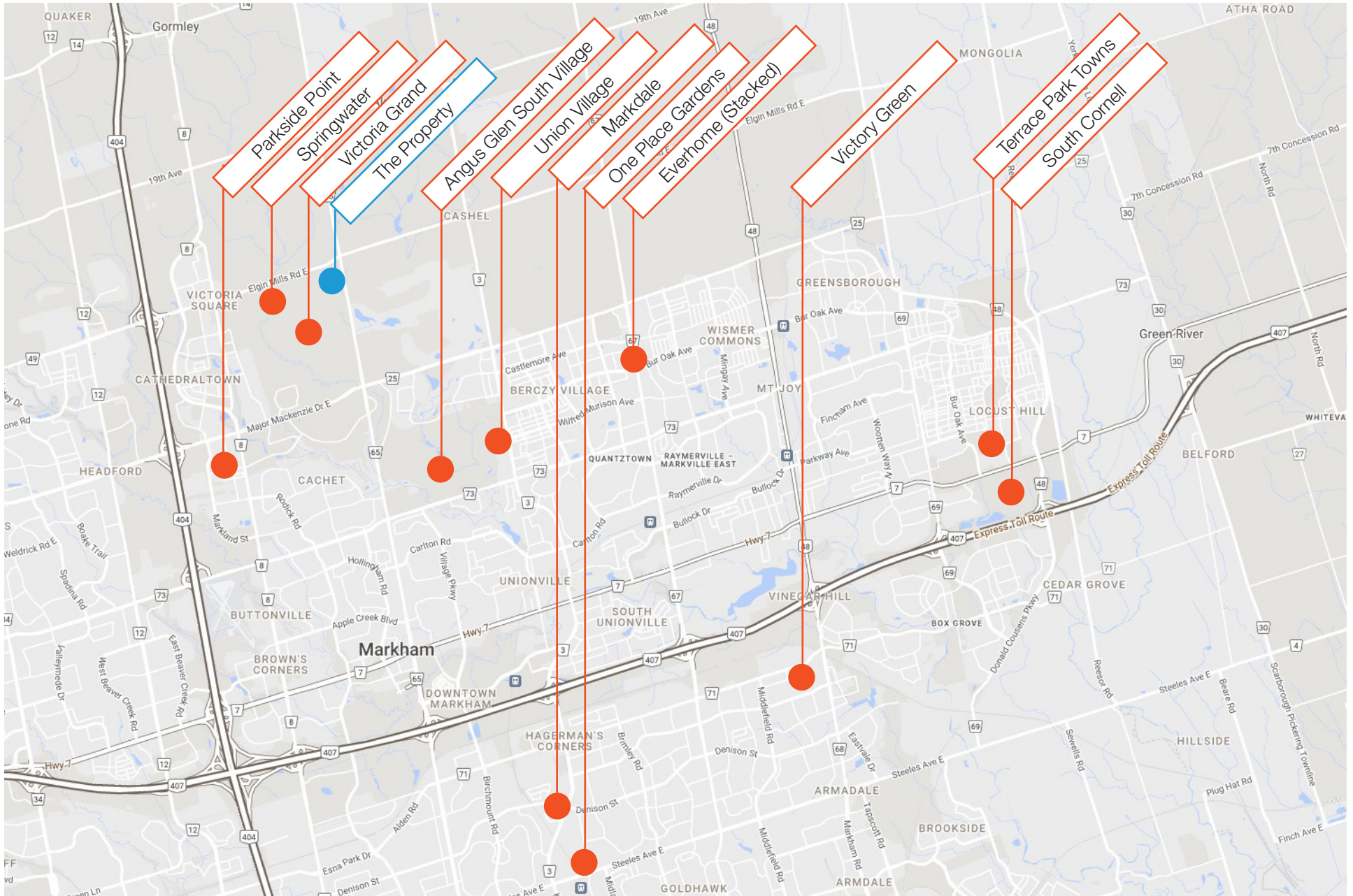
Site Survey



Nearby Developer Ownership Map



Markham Residential Developments



About the City of Markham



Founded in the 1790s, Markham, Ontario is Canada's most diverse community, with a rich cultural heritage, outstanding community planning services, and vibrant local economy.






More than 350,000 people call Markham home, as do hundreds of corporate head offices and more than 1,000 high-tech and life science companies. The economic activity not only provides job opportunities for residents but also contributes to the overall growth of the region.



People are drawn to Markham for:

- Rich history and cultural heritage
- Award-winning community planning and services
- Strong local economy

Mayor: Frank Scarpitti

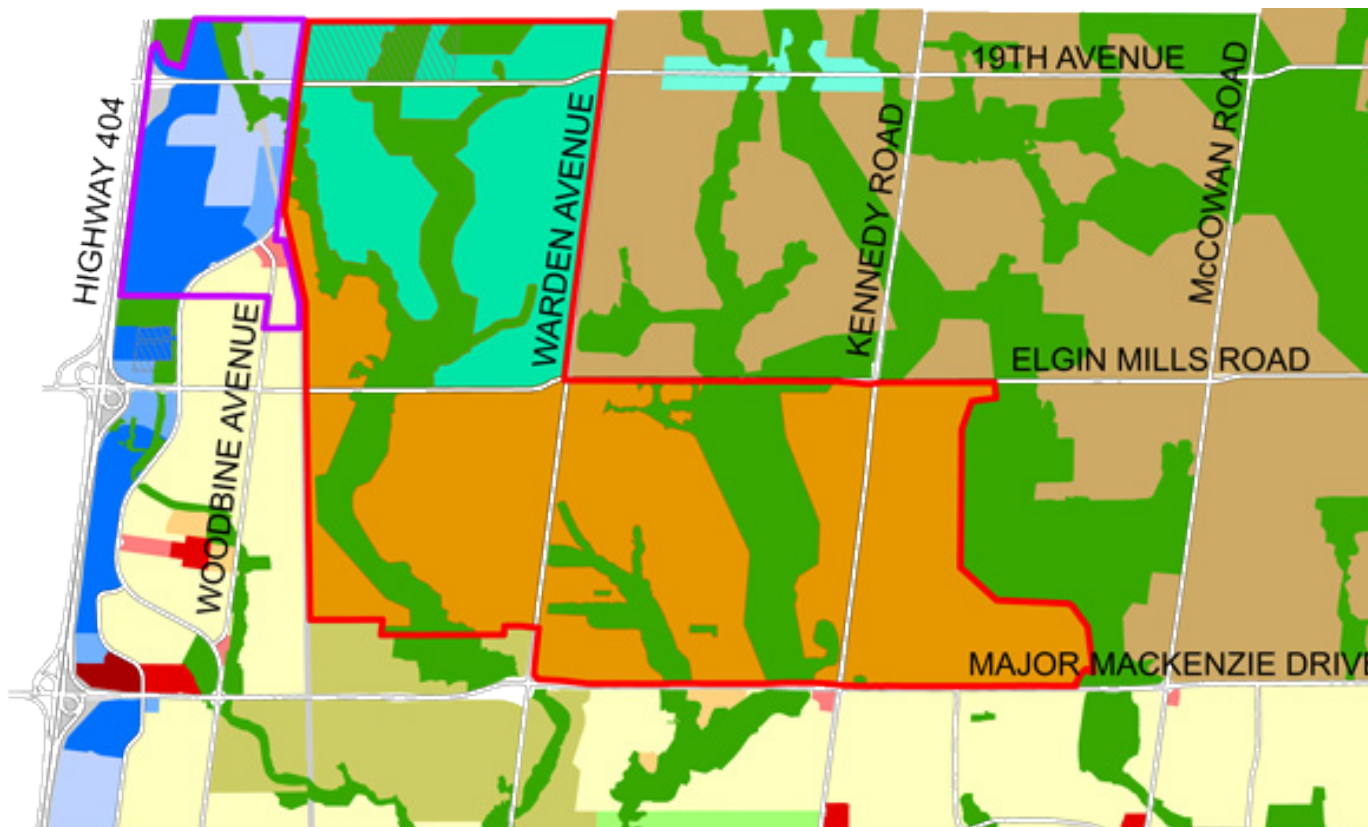
Demographics	5 KM Radius	30 KM Radius
 Current Population	74,880	3,880,957
 Total Households	22,992	1,469,381
 Average Household Income	\$152,416	\$126,679
 Average Age	40.4	41.3
 Unemployment Rate	12.4%	13.9%



Planning Overview

Markham's Future Urban Area

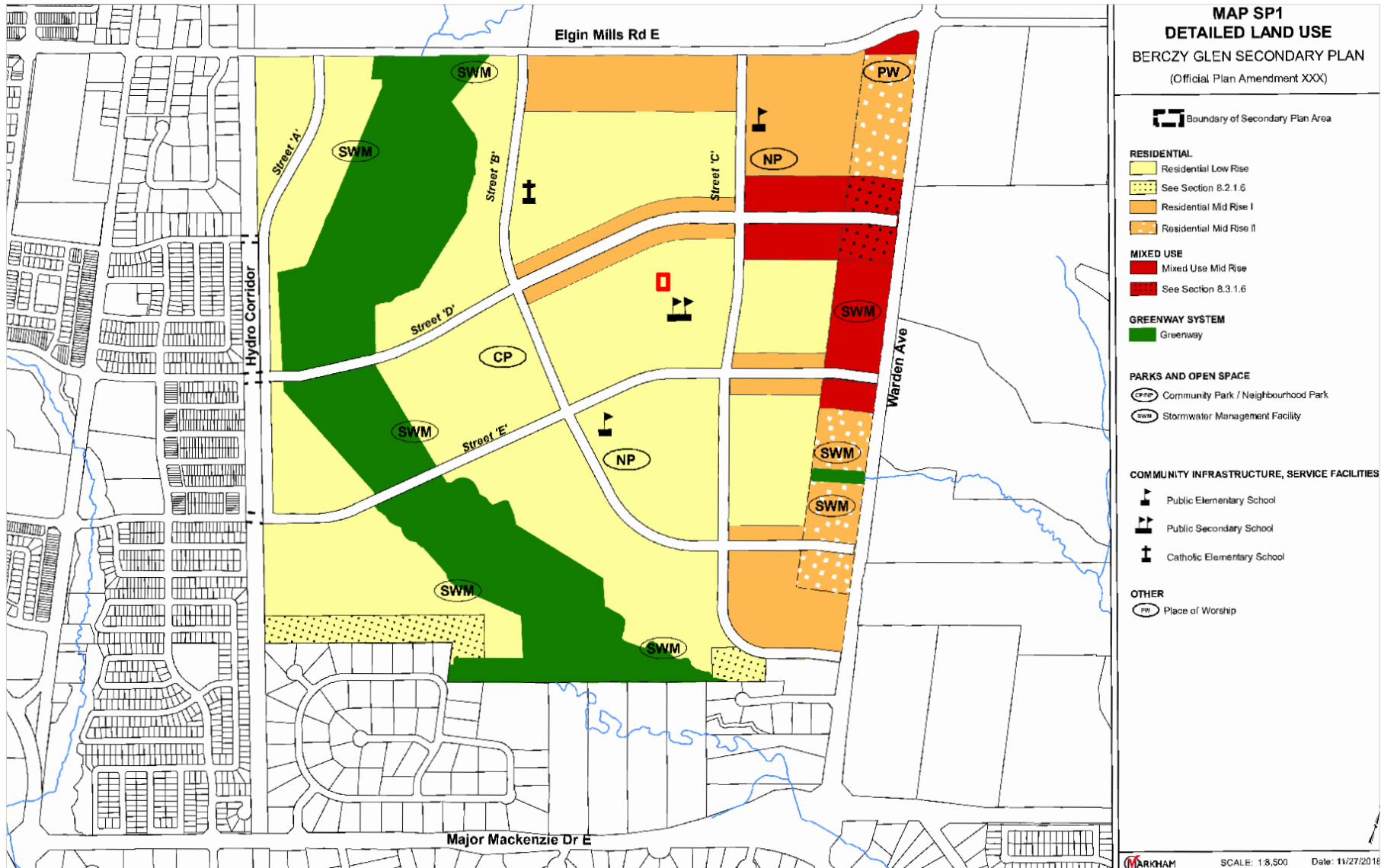
Markham's Official Plan provides for new neighbourhood and employment lands in north Markham. The identification of these lands for inclusion within the City's urban area is one of the components of Markham's strategy to accommodate assigned population and employment growth to 2031. The neighbourhood and employment lands encompass approximately 1,300 hectares (3,200 acres), north of Major Mackenzie Drive and east of the Hydro Corridor and Woodbine Avenue.



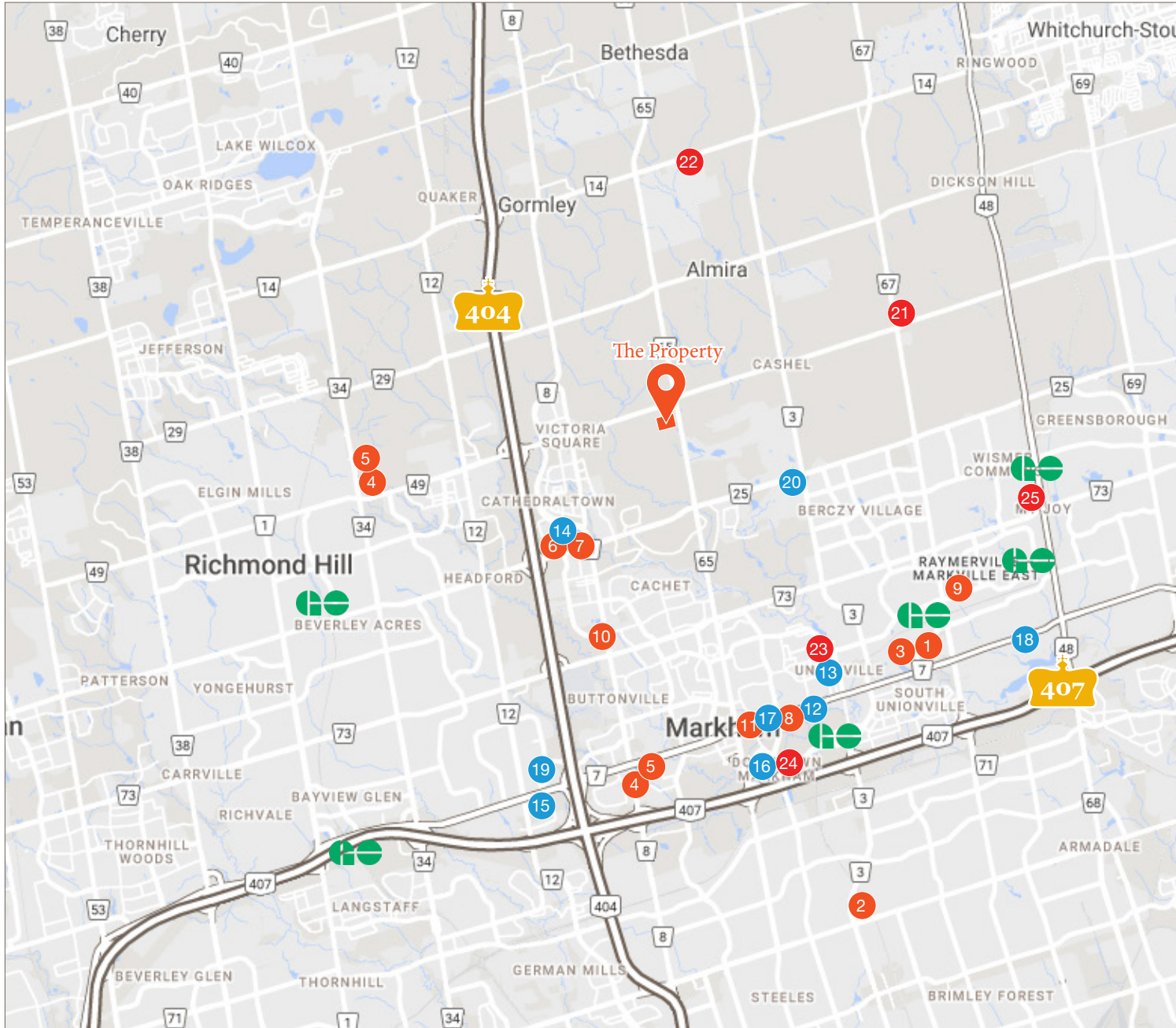
 Future Neighbourhood Area  Future Employment Area  Boundary of the Future Urban Area

Planning Overview

Berczy Glen Secondary Plan



Retail Amenities Map



Legend:

Retail Shopping

1. Markville Mall
2. Pacific Mall
3. Walmart
4. Costco
5. The Home Depot
6. Canadian Tire
7. Shoppers Drug Mart
8. Whole Foods
9. Loblaws
10. King Square Shopping Centre
11. Uptown Market Shopping Centre

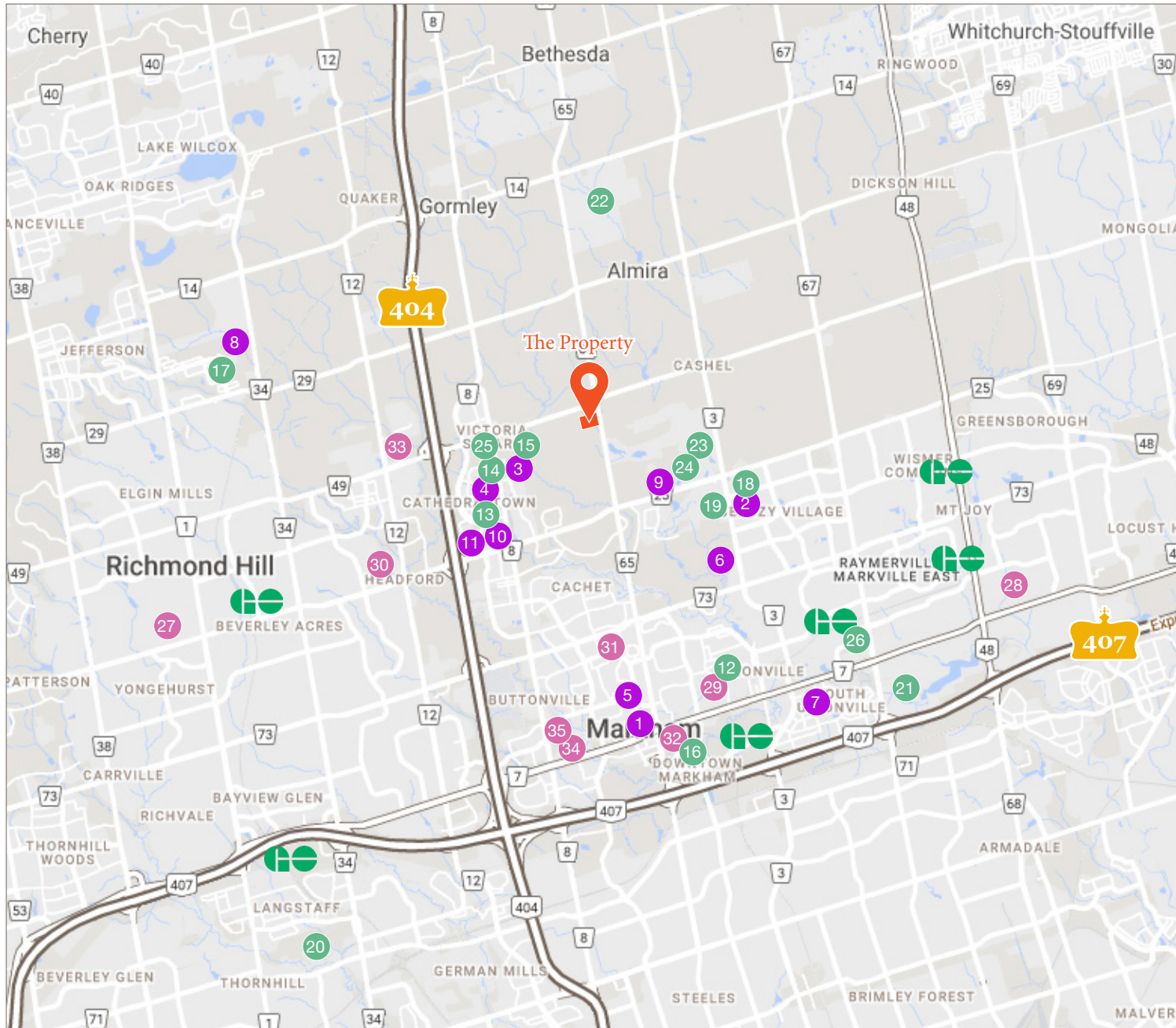
Restaurants

12. Smash Kitchen
13. Il Positino, Watercolour, Unionville Arms, Jake's, Starbucks
14. Starbucks, Montana's Swiss Chalet, Subway, Kingsfield Chinese Cuisine
15. Baton Rouge Steakhouse & Bar
16. Kiu Japanese Restaurant, Milestones, Ruth's Chris Steakhouse
17. Sansotei Ramen
18. Peter's Fine Dining
19. The Keg, Scaddabush, Moxies, Jack Astor's
20. Tim Horton's, Wild Wing

Attractions

21. Markham Fairgrounds
22. Treetop Trekking
23. Varley Art Gallery
24. Cineplex
25. Markham Museum

Service Amenities Map



Legend:

Schools & Services

1. Markham Civic Centre
2. Pierre Elliott Trudeau High
3. Sir Wilfred Laurier Public School
4. Nokiidaa Public School
5. Unionville Highschool
6. Unionville Montessori
7. Bill Crothers Secondary School
8. Richmond Green Secondary
9. Angus Glen Library
10. Markham Fire Station 93
11. CIBC

Parks & Recreations

12. Toogood Pond
13. Frisby Park
14. Panorama
15. Victoria Square
16. Rouge Valley Square
17. Richmond Green Skate Park
18. Mattamy Pond
19. Angus Glen Village Green
20. Pomona Mills Park
21. Milne Dam Conservation Park
22. Meadowbrook Golf Course
23. Angus Glen Golf Course
24. Angus Glen Community Centre
25. Victoria Park Community Centre
26. Centennial Community Centre

Health & Wellness

27. Mackenzie Health
28. Markham Stouffville Hospital
29. Unionville Health Centre
30. Snap Fitness
31. Cowboy Fitness Markham
32. Unionville Athletic Club
33. Orange Theory
34. F45
35. LA Fitness

Lennard:

Robert Scott*, Executive Vice President

647.400.4845

robert.scott@lennard.com

Pamela Liegler*, Executive Vice President

416.930.5060

pamela.liegler@lennard.com

Mackenzie Scott*, Associate Vice President

416.843.4879

mac.scott@lennard.com

201-60 Columbia Way, Markham, ON L34 0C9

905.752.2220

lennard.com

*Sales Representative

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.