



For Sale

2135-2139

Lawrence Avenue E Scarborough

Long-Term Redevelopment Opportunity
With Potential Holding Income

Executive Summary

Lennard Commercial Realty, Brokerage (the “Advisors”) has been engaged to facilitate the sale of a 100% freehold interest in 2135-2139 Lawrence Avenue E, Toronto, Ontario (the “Property”). Located on the south side of Lawrence Avenue E, immediately east of Underwriters Road, the Property comprises two vacant industrial buildings totalling 51,006 square feet on an assembled 2.28-acre site. The Property provides substantial potential holding income with long-term mixed-use redevelopment potential.

Investment Highlights

- Large 2.28-acre assembled site with 298 feet of frontage along Lawrence Avenue E and 333 feet of depth along Underwriters Road.
- Two vacant industrial buildings totalling 51,006 square feet, including a single-tenant building at 2135 Lawrence Avenue E and a multi-tenant building at 2139 Lawrence Avenue E.
- Both buildings are currently vacant, allowing new ownership to lease the premise at market rates, creating significant holding income while they explore the long term redevelopment opportunity.
- Mixed Use Areas Official Plan designation supports potential intensification and mixed-use redevelopment, subject to rezoning and municipal approvals.
- Amenity-rich Scarborough location with convenient access to public transit, Kennedy GO Station and major arterial roads.

The Property is being offered to the market on an unpriced basis, and proponents are invited to submit their offers by email to the Advisors by **3:00 p.m. on Friday, November 6th, 2026.**

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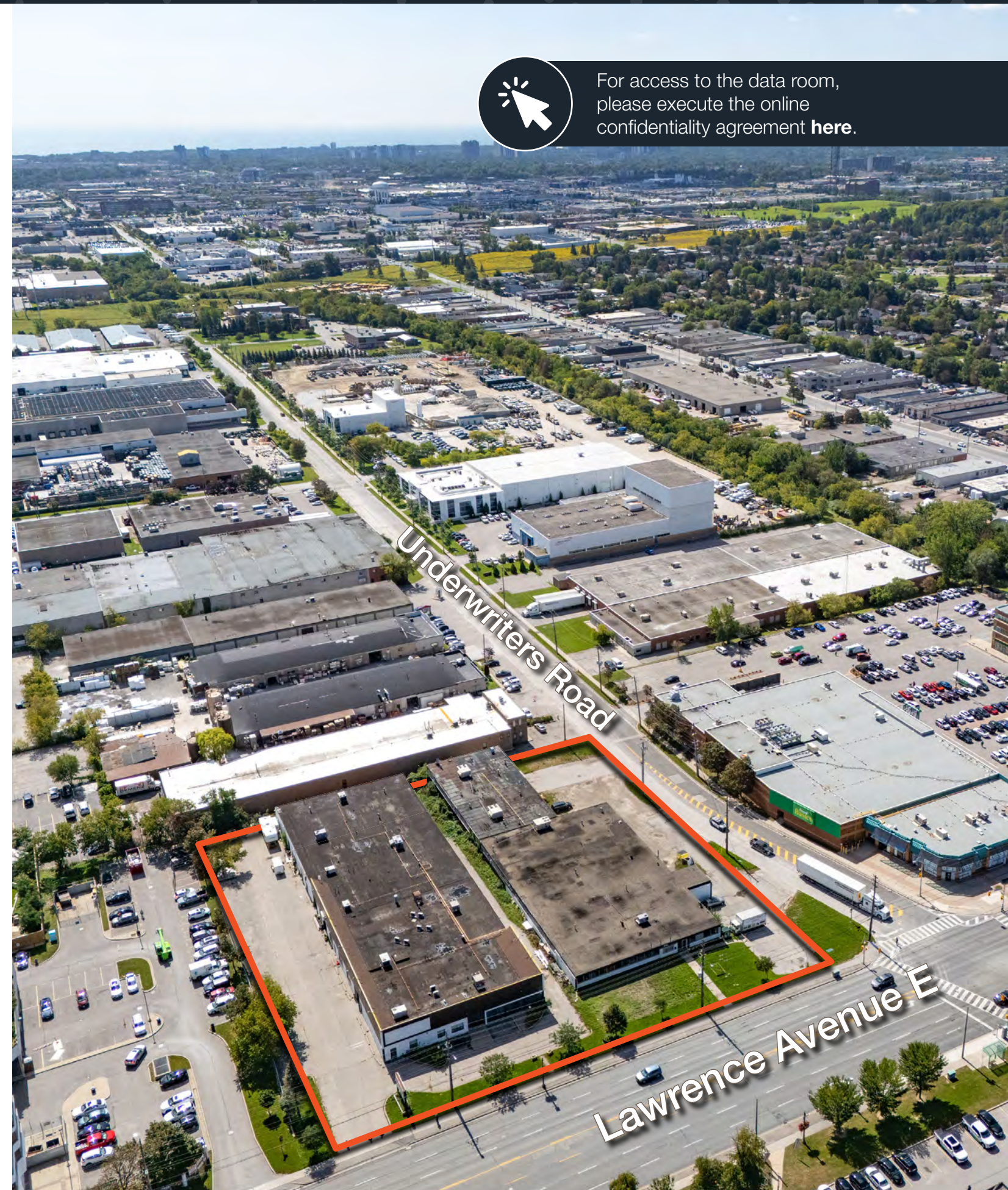
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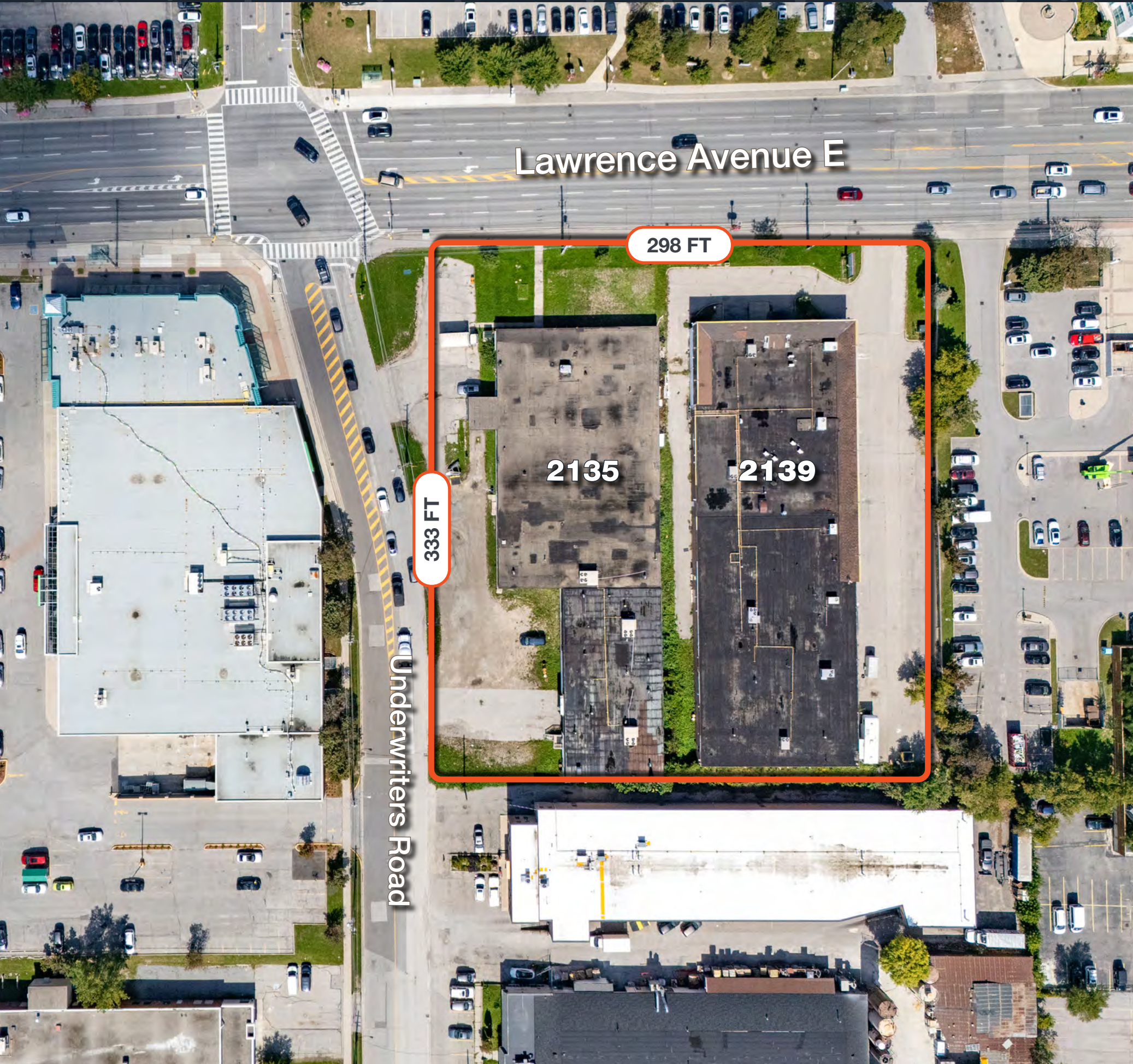
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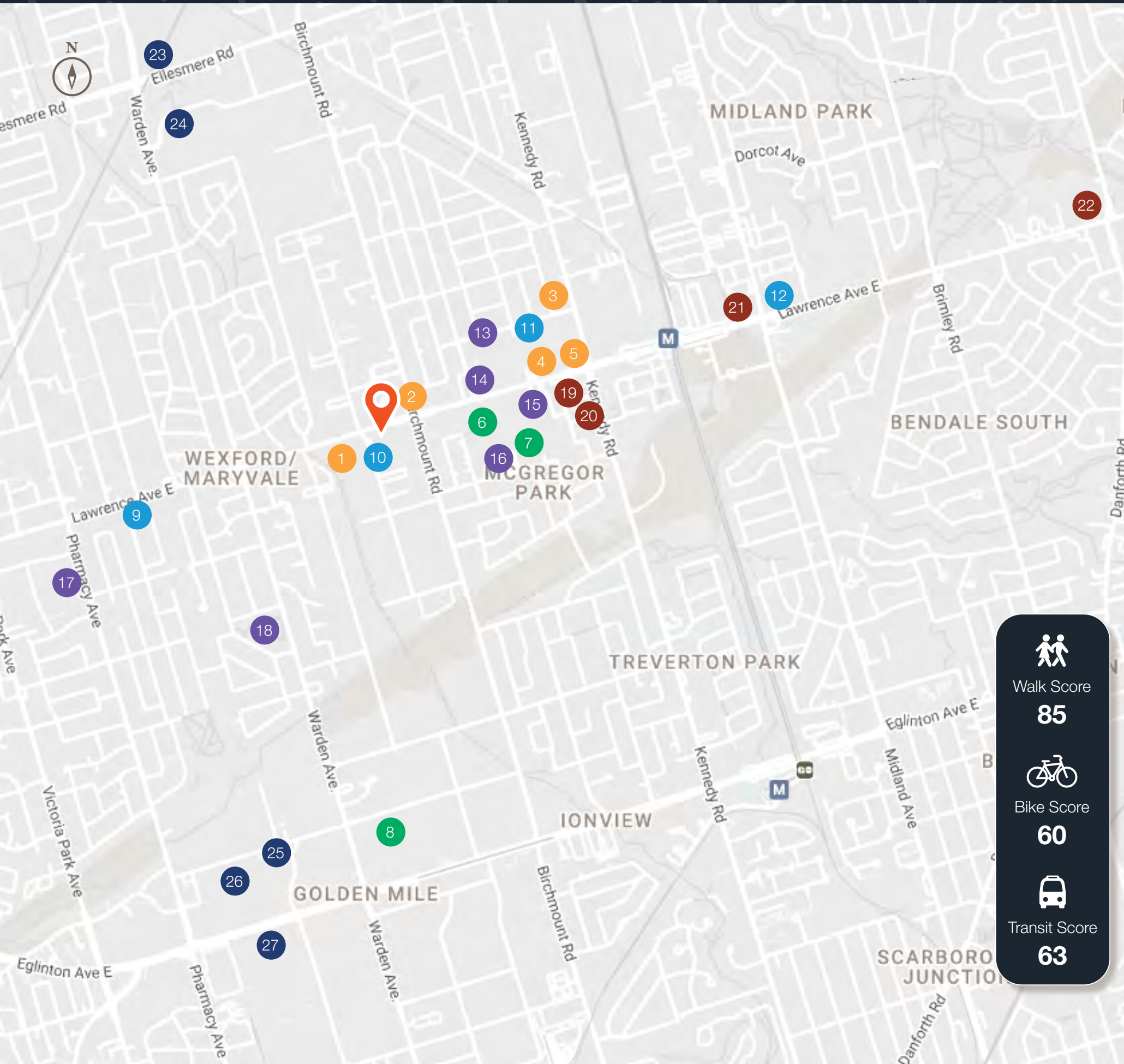


Property Details

The site is rectangular in shape and located on the south side of Lawrence Avenue E and east of Underwriters Road. 2135 Lawrence Ave E is a single storey, single tenant industrial building constructed circa 1956 and expanded in 1965. The building contains a total gross floor area of 24,600 square feet, including approximately 2,460 square feet of office space on one floor. 2139 Lawrence Ave E is a single storey, multi tenant industrial building. The building contains a total gross floor area of 26,406 square feet. Both properties feature surface parking. To the north of the site is an office building and residential condominium, to the west a retail plaza with a grocery store, to the south, similar vintage light industrial properties and to the east an older condominium building and a new affordable housing apartment building.

	Address	PIN	Area
	2135 Lawrence Ave E	063360004	1.01 Ac
	2139 Lawrence Ave E	063360005	1.27 Ac
	Total Site Area	2.28 Acres	
	Official Plan	Mixed Use	
	Zoning	CR 0.33 (c0.33; r0.0) SS3 (z198)	





The Neighbourhood

Convenience & Restaurants

- 1 A&W Burgers
- 2 Scotiabank
- 3 Starbucks
- 4 Dollarama
- 5 Petro-Canada Gas

Leisure

- 6 Toronto Public Library
- 7 McGregor Park Community Centre
- 8 LA Fitness

Grocery

- 9 Arz Fine Foods
- 10 Food Basics
- 11 Lone Tai Supermarket
- 12 FreschCo Grocery Store

Education

- 13 Dorset Park Public School
- 14 St. Lawrence Catholic School
- 15 Winston Churchukk Collegiate Institute
- 16 General Crerar Public School
- 17 Wexford Public School
- 18 George Peck Public School

Medical

- 19 Appel Dental Center
- 20 Shoppers Drug Mart
- 21 LifeLabs Medical Laboratory
- 22 Scarborough General Hospital

Big Box

- 23 The Home Depot
- 24 Costco Wholesale
- 25 Winners
- 26 Walmart Super Centre
- 27 Canadian Tire

3.5 km From
TTC & GO
Stations

Future
Redevelopment
Potential

Potential
Holding
Income

Amenity Rich
Location



Dorset Park Public School

St Lawrence Catholic School

McGregor Park

General Crerar Public School

Birchmount Lawrence Plaza

Scotiabank

Scarborough Healthcare Centre

Lawrence Avenue E

Birchmount Road

2135-2139
Lawrence Avenue E

Food Basics

Permitted Uses



Zoning

CR 0.33 (c0.33; r0.0) SS3 (z198)

Use - CR Zone

(A) In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

Ambulance Depot	Office
Art Gallery	Park
Artist Studio	Passenger Terminal
Automated Banking Machine	Performing Arts Studio
Community Centre	Personal Service Shop
Courts of Law	Pet Services
Education Use	Police Station
Financial Institution	Post-Secondary School
Fire Hall	Production Studio
Library	Religious Education Use
Massage Therapy	Software Development and Processing
Medical Office	Veterinary Hospital
Museum	Wellness Centre [By-law: 1198-2019]

(B) In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

Dwelling Unit in a permitted building type in Clause 40.10.20.40	Residential Care Home
Hospice Care Home	Respite Care Facility
Municipal Shelter	Retirement Home
Nursing Home	Student Residence
Religious Residence	[By-law: 545-2019]

Use with Conditions - CR Zone

(A) In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i): if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.1000:

Amusement Arcade (23, 47)	Public Parking (7,8,9,10,11)
Cabaret (1)	Public School (28)
Club (1)	Public Utility (54,57)
Cogeneration Energy (56)	Recreation Use (1, 46)
Custom Workshop (16)	Renewable Energy (56)
Day Nursery (27)	Retail Service (17)
Drive Through Facility (37)	Retail Store (5)
Eating Establishment (1,33)	Service Shop (6)
Entertainment Place of Assembly (1, 46)	Sports Place of Assembly (46)
Funeral Home (24)	Take-out Eating Establishment (1)
Hotel (4)	Transportation Use (55)
Laboratory (15)	Vehicle Dealership (26)
Nightclub (2)	Vehicle Fuel Station (13,38)
Outdoor Patio (21)	Vehicle Service Shop (13,39)
Outdoor Sales or Display (20)	Vehicle Washing Establishment (25)
Place of Assembly (1, 29)	[By-law: 607-2015] [By-law: 1198-2019]
Place of Worship (40)	[By-law: 451-2022]
Private School (28)	

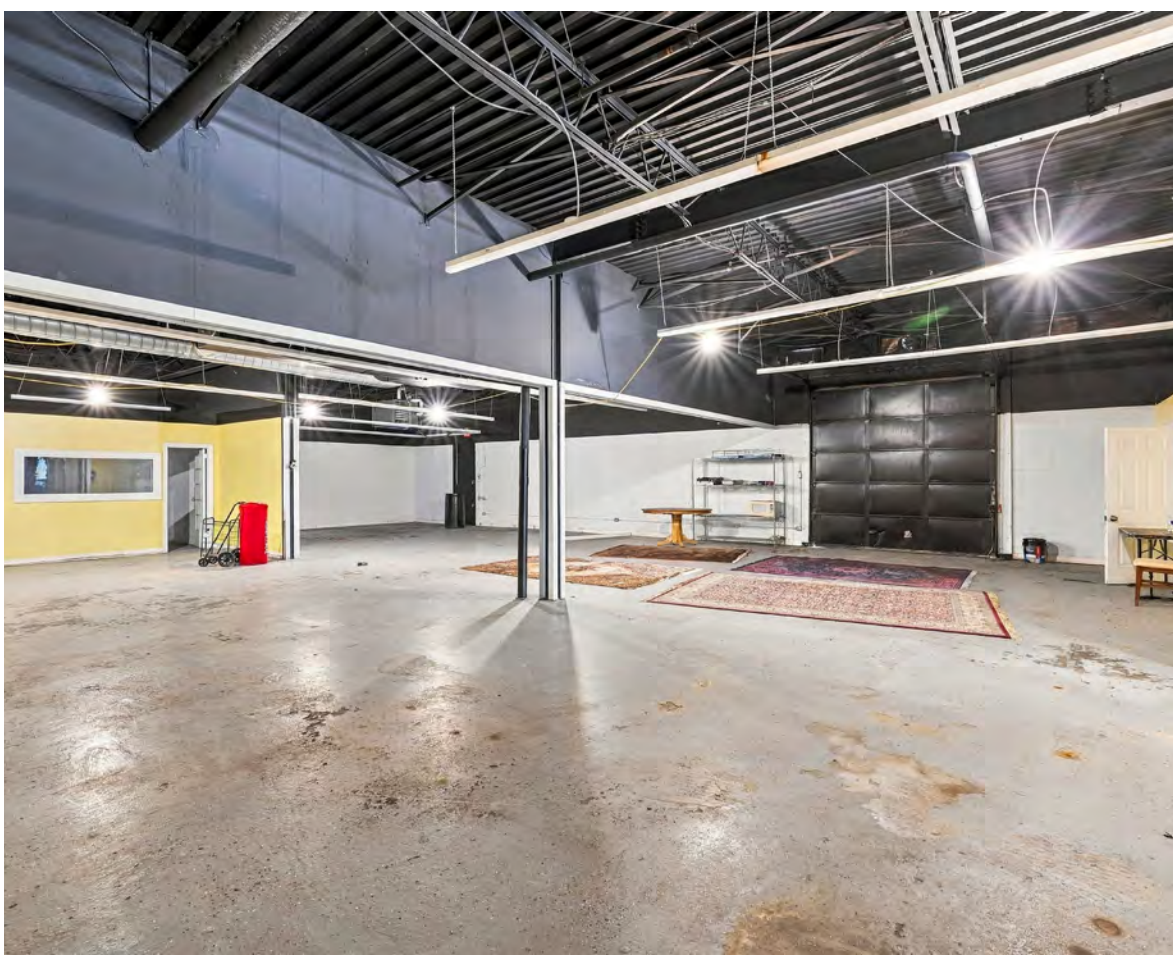
(B) In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

Crisis Care Shelter (43)	Seniors Community House (42)
Group Home (30)	Short-term Rental (3)
Home Occupation (45)	Tourist Home (22)
Multi-tenant House (48)	[By-law: 607-2015] [By-law 1453-2017]
Private Home Daycare (44)	[By-law: 545-2019] [By-law: 156-2023]
Secondary Suite (58)	

Photo Gallery



Photo Gallery



Offering Process

Data Room Contents

Upon execution of a confidentiality agreement, prospective purchasers will be provided with access to a ShareFile data room with due diligence material. Information contained in the data room may include:

- Offering Memorandum
- Utility invoices
- Property tax invoice
- Insurance policy
- Floor plans
- Standard Form APS

Confidentiality Agreement

[Click here](#) to execute the online confidentiality agreement.

Tours

Property tours are available by appointment only. Please do not go directly or walk the property without consent from the listing agents. To schedule a tour, please contact Peter DeGuerre.

MLS Number

E13816100

Sale Terms

The property is sold on an “as is, where is” basis, with no warranties or representations.

Offering Guidelines

The Receiver’s objectives are to maximize the sale price of the property and complete a disposition with limited, or if possible, no conditions. Parties are invited to submit an Agreement of Purchase and Sale through Lennard Commercial Realty for 2135-2139 Lawrence Avenue E, Toronto, Ontario.

As part of their submission, potential purchasers are encouraged to include:

- An outline containing key principles of the company,
- Demonstrated ability to close a transaction of this magnitude,
- A brief business history.

Any transaction for the Property is subject to court approval. Prospective Purchasers should note that the Receiver is under no obligation to respond to, nor accept, any proposal. The Vendor reserves the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion.

Selling Entity

Sold on behalf of AlixPartners Restructuring, Inc., solely in its capacity as Court-appointed Receiver of 2531961 Ontario Inc. and certain assets of Melania Agustin

Legal Description

2135 L - PT BLK A PLAN 4329 AS IN TB26581
SCARBOROUGH , CITY OF TORONTO

2139 L - PT BLK A PLAN 4329 AS IN TB758164
SCARBOROUGH , CITY OF TORONTO

Submission Date

The Property is being offered to the market on an unpriced basis. Prospective purchasers are invited to submit their offers to the Advisors by **3:00 p.m. on Friday, November 6th, 2026**. Prospective Purchasers are encouraged to submit their offers on the Standard Form APS provided in the data room.

Please email all submissions to the listing agents:

Peter DeGuerre | pdeguerre@lennard.com
Paul Campbell | pcampbell@lennard.com
Joshua Perlstein | josh@lennard.com

Disclaimer

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