2540 King Road

King City

For Sale • 13.7 Acres Gross

Exclusive Listing

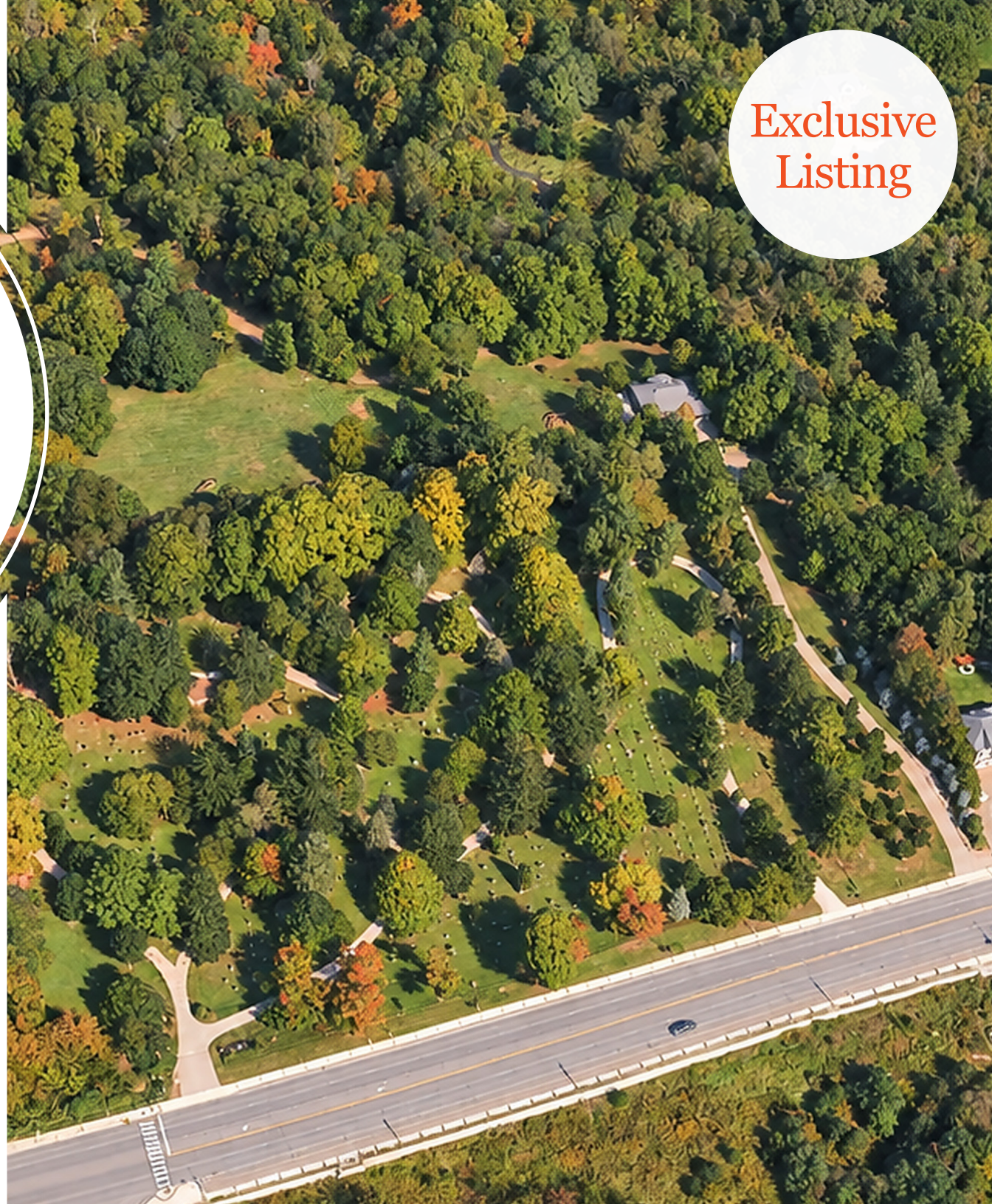
Ideal for Storey Mid-rise Condo, senior housing or commercial uses. Renovated home on the property for holding income.

David Clarke*, Senior Vice President
416.649.5905
dclarke@lennard.com

Lennard:

200-55 University Avenue
Toronto, ON M5H 3S5
416-649-5920
lennard.com

*Sales Representative



Property Highlights

2540 King Road

Introduction & Opportunity

Lennard Commercial has been mandated by the Seller to advise and manage the sale of 2540 King Road. This is a unique and rare opportunity to acquire a 13.7 acre parcel in the growth rich area of King City, Ontario. The parcel sets up seamlessly for a development on highly elevated land with long views to the north, backing onto a natural stream / greenspace and is ideally located within close proximity to the 400, 404 and 407 highways. Centrally located just west of the Keele/King intersection and only a few kilometres from Seneca King campus, golf and Canada's Wonderland with ample suburban development precedent.

Prime Development Lands

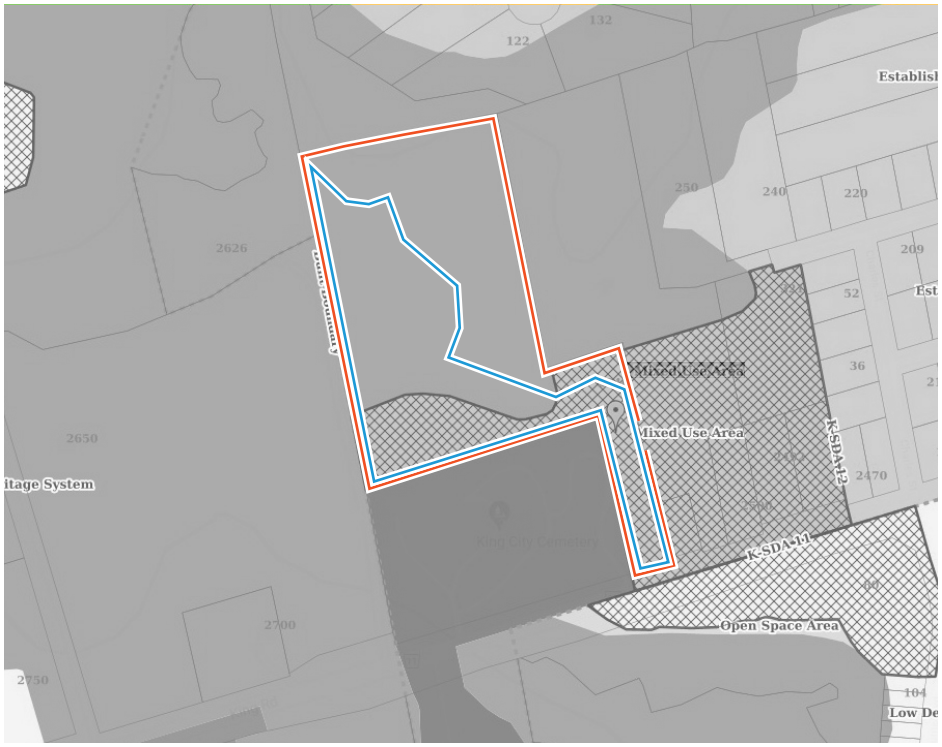
Potential for medium-density development in a variety of build forms. Low-rise subdivision housing, mid-rise condominiums, senior housing, institutional facilities, offices and sporting uses are some of the possibilities with respect to building yield. Services are already on site, ready for a planning application.



Property Summary

2540 King Road





Property Outline

Established Top of Bank (TRCA)

Legal Description

- PT E1/2 LT 6 CON 4 KING AS IN R475020 ; KING

Site Area

- 13.7 Acres

Zoning & Official Plan

- Zoning: F - Future use
- Official Plan: Mixed Use Areas

Price

$7,995,999

Transit

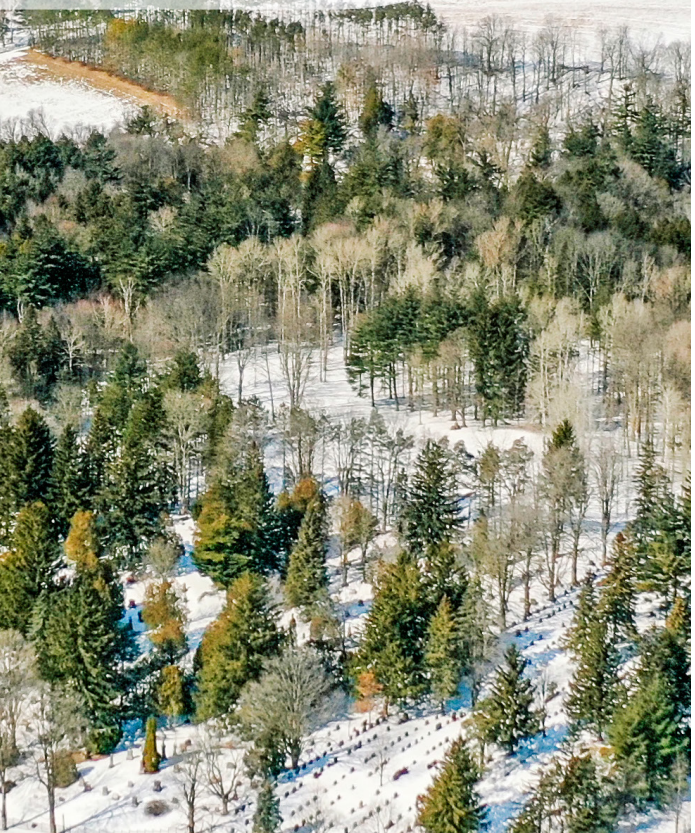
Situated within ideal proximity to Keele Street, Jane Street, and Hwy. 400

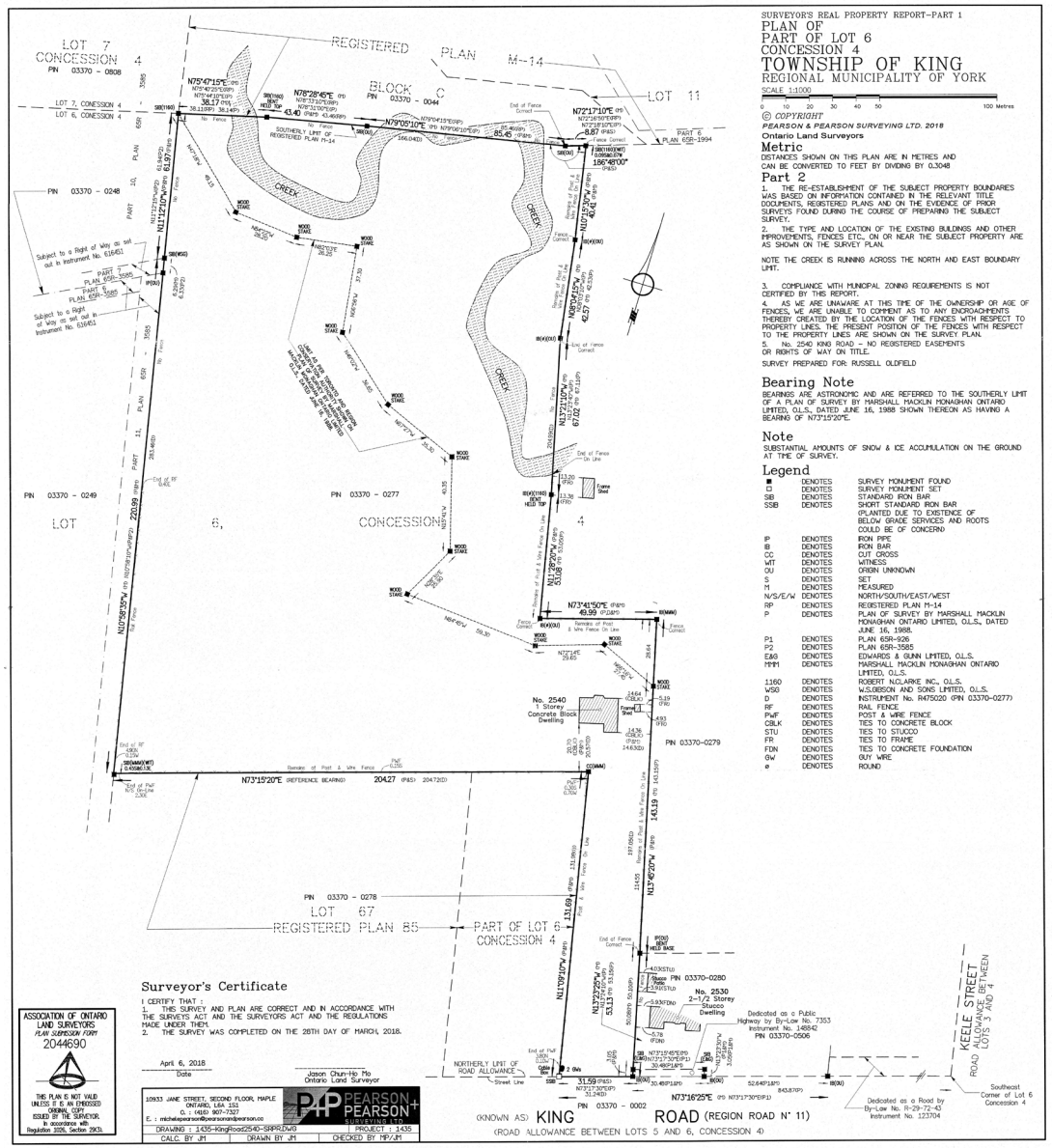
All measurements and outlines are approximate.

Lennard:

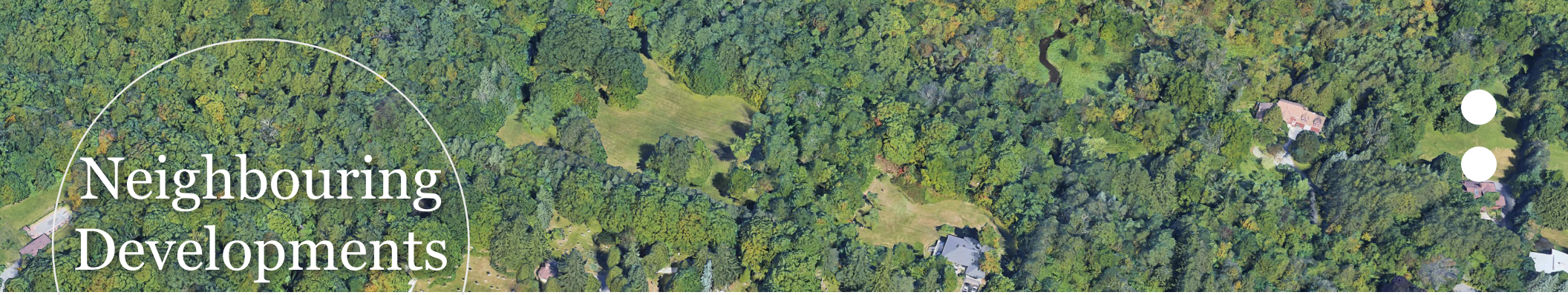
Land Survey

2540 King Road





Lennard:

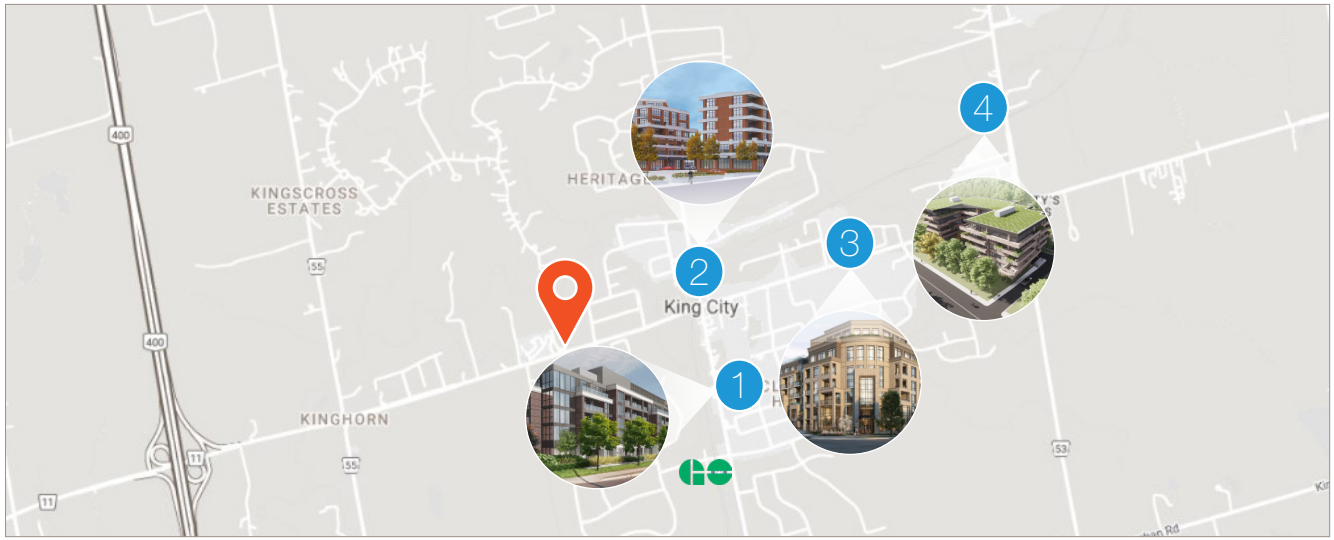


Neighbouring Developments

2540 King Road

Chateau Elegance at 17 Elizabeth Grove is a new 6 storey condominium development by developer Rob Strmota in King City. This new 166 suite living community is located at Keele Street and King Road. Highway 400 is in close proximity to Chateau Elegance and the subject property, making access to travel extremely easy for residents.

King Terraces is another beautiful 6 storey residential condominium building being developed at 2075 King Road by Zancor Homes (King Cort) Ltd. and features 284 suites. King Terraces has two levels of underground parking which includes a total of 463 spaces, outdoor shared amenity spaces, roof terraces, individual private balconies and patios. Nearby King City schools, library, and retail plaza will make this location desirable to buyers. The development is proposed to be completed in 2022.



	Address	Developer	Suites
	Subject Property - 2540 King Road, King City		
1	17 Elizabeth Grove	2472498 Ontario Ltd. (Rob Strmota)	166
2	2230-2248 King Road, 35-45 Hoop Street	King Station Inc.	180
3	2075 King Road	Zancor Homes (King Cort) Ltd.	284
4	13236 Dufferin Street	2510131 Ontario Ltd.	69

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Amenities Map

2540 King Road

King City Landmarks

1. King Township Museum
2. Township of King - City Hall
3. King City Secondary School
4. King City Public Library
5. King City Public School
6. Holy Name Catholic School

Other

1. Bathurst Glen Golf Course

Banks

1. RBC
2. CIBC
3. TD Canada Trust
4. Scotiabank
5. BMO

Gas Stations

1. Global
2. AMCO
3. Shell
4. Esso
5. Shell

Restaurants

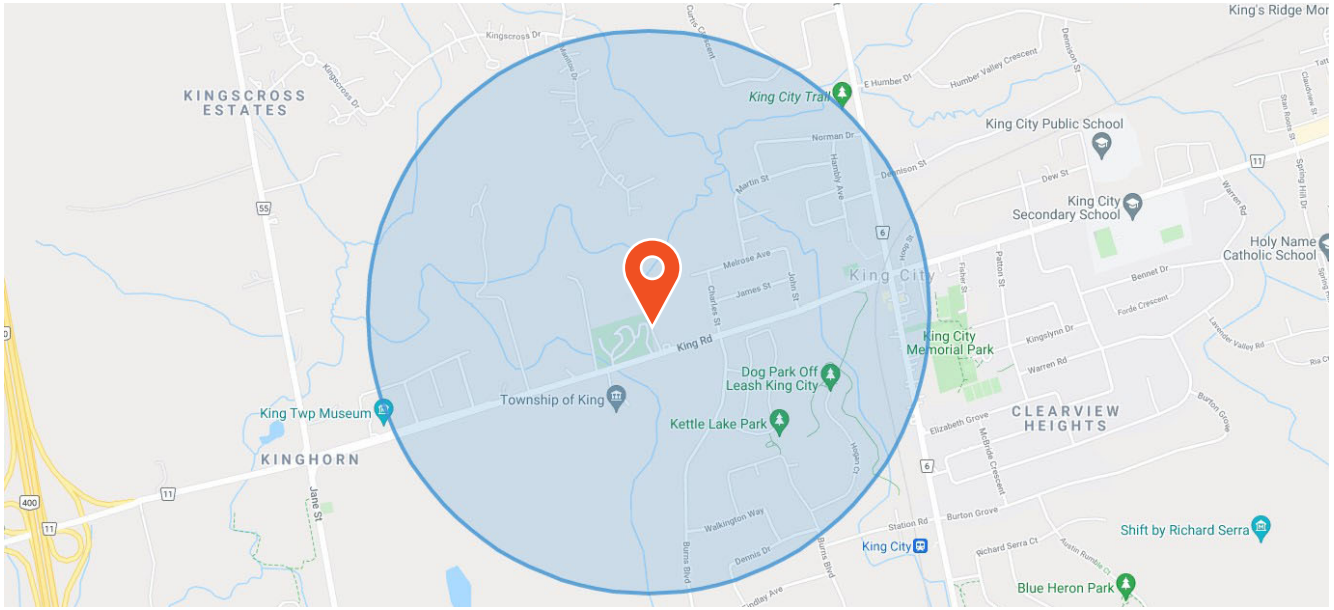
1. Hogan's Restaurant
2. The Roost Cafe
3. Paper Crane Sushi Bar
4. Locale Restaurant & Bar
5. Rockford's Bar & Grill
6. Kenji Japanese
7. Subway
8. Starbucks
9. Sunset Grill
10. Tim Hortons
11. Wild Wing
12. Pizza Nova
13. Kitano Sushi
14. LCBO

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King City Demographics

2540 King Road



1 km radius

39

Average Age
within Trade Area (1 km radius)

$134,375

Median Household Income
within Trade Area (1 km radius)

68%

Employment Rate
within Trade Area (1 km radius)

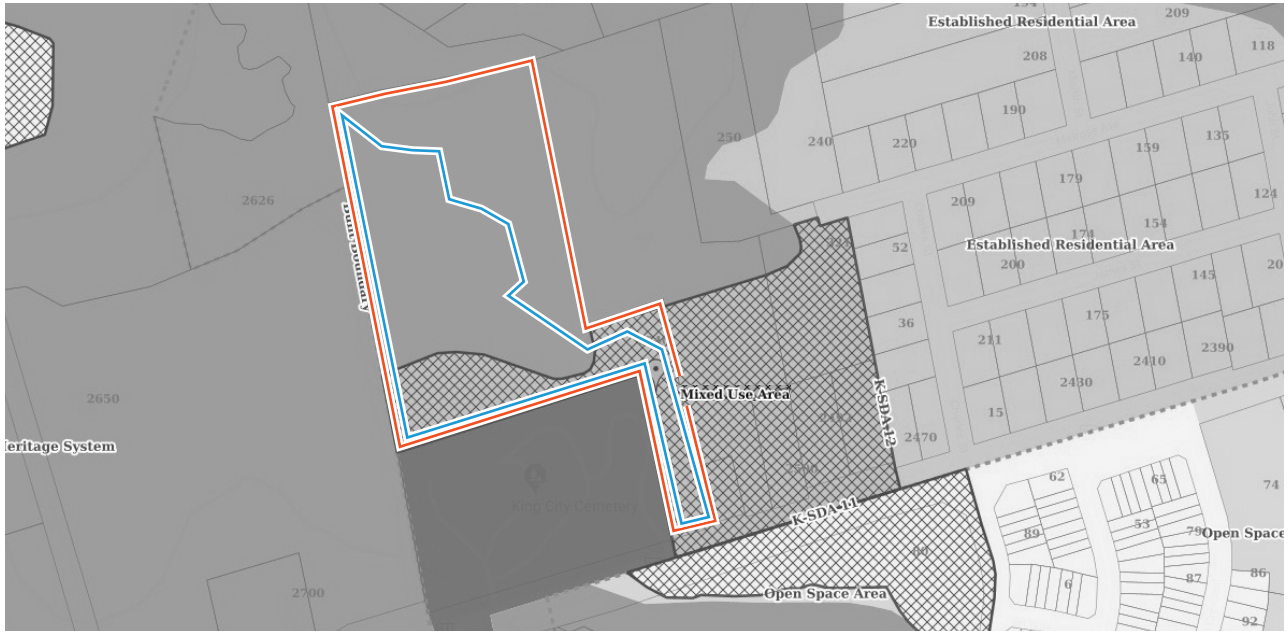
Criteria	Aggregation	Trade Area (1 km radius)	3 km radius	5 km radius
Total Population	Sum	1,653	7,019.8	12,714.3
Median Age	Average	40.7	41.8	41
Average household income	Average	187,668.4	172,836.3	179,593.6
Total Occupied Households	Sum	536.3	2,306.1	3,979.7
Daytime Population at Home Aged 65+	Sum	217	1,084.6	1,779.9

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King City Official Plan

2540 King Road

The Mixed Use designation applies to certain lands in close proximity to the Village Cores of King City, Nobleton and Schomberg. These areas have the opportunity to evolve, intensify or redevelop to accommodate a mix of uses, including residential uses. These areas also provide the function of creating a transition in built form and land use into the Village Cores.



Permitted Uses

- Mixed-use buildings
- Residential uses, including townhouses and apartments, retirement homes, as well as existing residential low-rise
- Secondary residential units
- Live-work units
- Cemetery/Graveyard uses
- Commercial uses, including restaurants, retail and service uses, but excluding drive-throughs, car washes, new automotive service uses or similar uses
- Hotels
- Offices
- Existing automotive service uses
- Institutional uses, such as clinics, places of worship, long-term care facilities and other uses
- Long term care facilities and retirement homes
- Public uses, including parks, community gardens and trails
- Uses, buildings and structures that are accessory to the uses permitted above

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King City: In the Area

2540 King Road



Township of King
City Hall

Nearby golf courses,
orchards & farms





Marylake Augustinian
Monastery

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East View

Neighbouring Amenities

2540 King Road



Lennard:


West View
Neighbouring Amenities
2540 King Road
N
Highway 400
Highway 400
Close Proximity to Highway 400
King City Museum
City Hall - King City
King Road
2540 King Road
Lennard:


North View
2540 King Road
N
King Road
South View
City Hall - King City
Condo Development
King Road
2540 King Road
N
Lennard:

2650 King Road

King City

Site Area

Multi-Property 32.4 Acre Site
2540 King Road: 14.9 Acres
2650 King Road: 17.4 Acres

Pin

2540 King Road: 033700277
2650 King Road: 033700941



All measurements and outlines are approximate.

Adjacent property available for purchase in conjunction with the subject property.

Lennard:

Your Commercial Real Estate **Partner**

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. All measurements and outlines are approximate. Lennard Commercial Realty, Brokerage 2022.

