

For Sale

4155

Sheppard Avenue E



Zoning Approved Development  
Opportunity across from  
Agincourt GO Station

**Lennard:**

**Myriad**  
Development  
Services

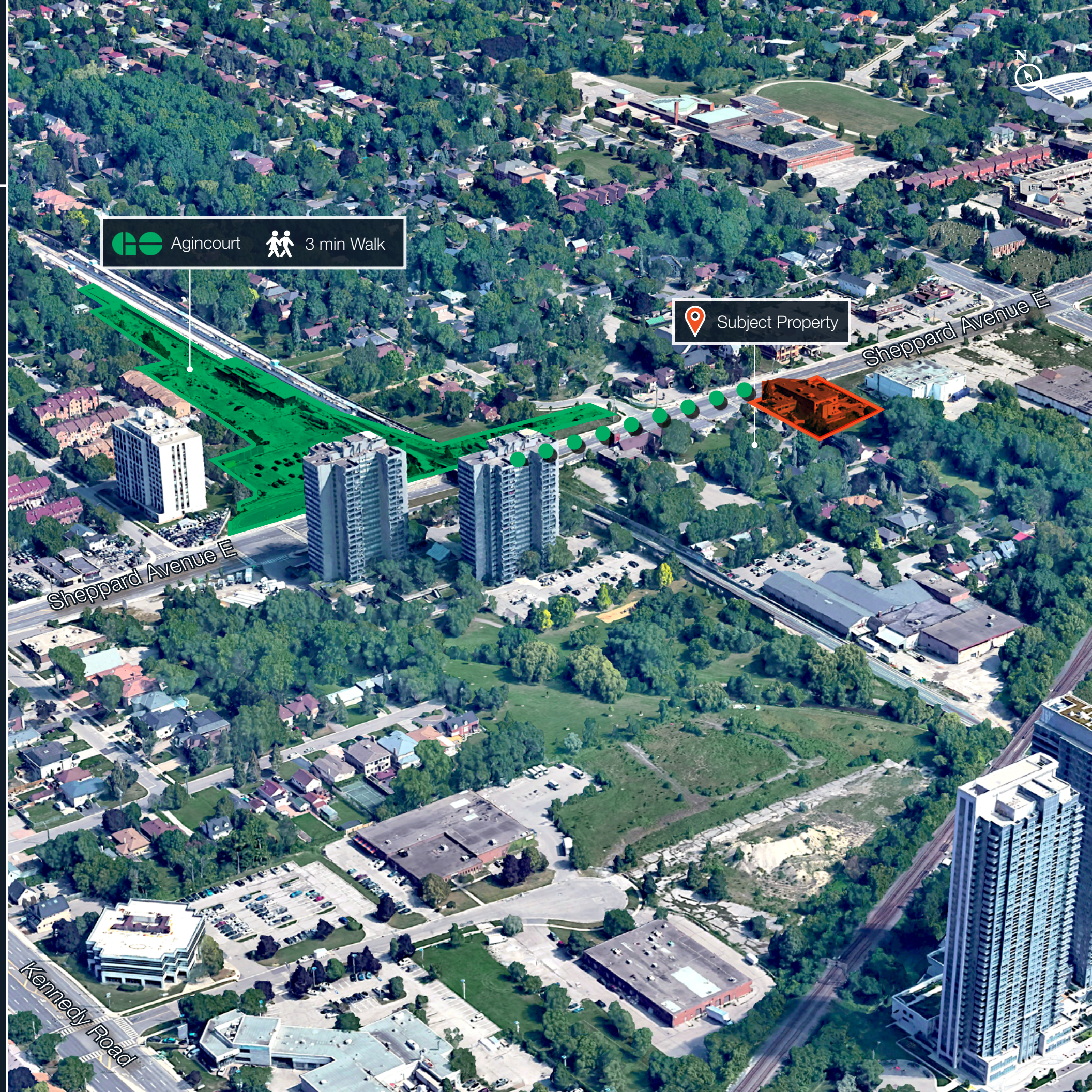
# Executive Summary

4151–4155 Sheppard Avenue East & 5 Lamont Avenue represents a rare opportunity to acquire a fully zoned, transit-oriented high-rise development site in the heart of Scarborough, directly across from Agincourt GO Station. The property benefits from an OLT-approved settlement permitting a 39-storey residential tower with approximately 409,000 SF of GFA, offering immediate execution certainty in a market where entitlement risk remains a key barrier to entry.

Strategically positioned within a rapidly evolving Major Transit Station Area, the site is located just a short walk to GO Transit, providing direct access to Union Station in under 30 minutes and strong connectivity across the GTA. This level of transit accessibility continues to drive rental demand and positions the asset as an ideal purpose-built rental or condominium development opportunity.

Recognizing current market conditions and evolving developer preferences, an alternative development concept has also been prepared, outlining a reduced-scale program of approximately 297,942 SF of GFA. This approach provides a more efficient and executable scheme aligned with today's capital environment, offering flexibility for developers seeking to mitigate risk while maintaining a strong transit-oriented density profile.

The opportunity allows investors to pursue either the fully approved density or a right-sized alternative program, delivering optionality in a constrained development market. Supported by strong rental fundamentals, limited new supply, and continued intensification along the Sheppard corridor, this offering presents a compelling opportunity to capitalize on both near-term execution and long-term growth within one of Toronto's most dynamic emerging nodes.





# The Development

Asking Price **\$15,499,000** Price per buildable SF **\$37**

Total GFA  
409,284 SF

Total Site Area  
40,838.29 SF

Height  
39 Storeys

Space Efficiency Rate  
87.6%

Residential Units Proposed  
631 Units (Flexible)

Entitlement Status  
OLT Approved Settlement

FSI  
10x

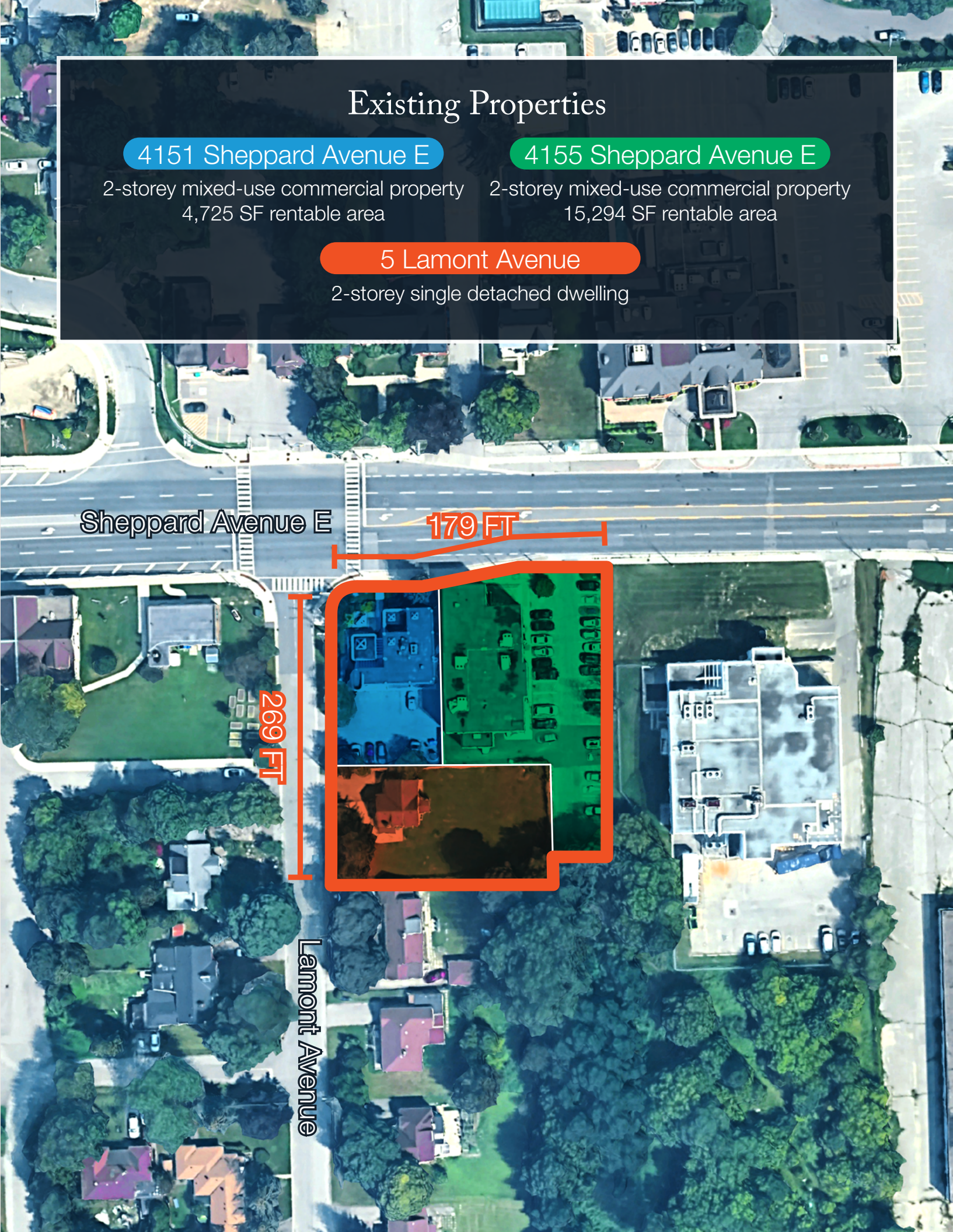
Parking  
246 Spaces

Frontage  
179 Feet

Depth  
269 Feet

Existing Properties

<b>4151 Sheppard Avenue E</b> 2-storey mixed-use commercial property 4,725 SF rentable area	<b>4155 Sheppard Avenue E</b> 2-storey mixed-use commercial property 15,294 SF rentable area
<b>5 Lamont Avenue</b> 2-storey single detached dwelling	



# Alternative Development Concept

GFA (City of Toronto Zoning By-law 569-2013)

	TFA	Residential	Retail	GFA Total	Indoor Amenity	Outdoor Amenity					
	Area m <sup>2</sup>	Area m <sup>2</sup>	Area m <sup>2</sup>	Area m <sup>2</sup>	Area m <sup>2</sup>	Area m <sup>2</sup>					
<b>UNDERGROUND</b>											
<b>PARKING</b>											
Level -3	3,402.23 m <sup>2</sup>	20.09 m <sup>2</sup>	--	20.09 m <sup>2</sup>	--	--					
Level -2	3,402.23 m <sup>2</sup>	20.09 m <sup>2</sup>	--	20.09 m <sup>2</sup>	--	--					
Level -1	3,394.08 m <sup>2</sup>	20.09 m <sup>2</sup>	--	20.09 m <sup>2</sup>	--	--					
Parking Total	10,198.54 m <sup>2</sup>	60.26 m <sup>2</sup>	--	60.26 m <sup>2</sup>	--	--					
Underground Total	10,198.54 m <sup>2</sup>	60.26 m <sup>2</sup>	--	60.26 m <sup>2</sup>	--	--					
<b>ABOVE GRADE</b>											
<b>PODIUM</b>											
							Bch	1BD	2BD	3BD	Tot
Level 01	2,785.26 m <sup>2</sup>	1,178.08 m <sup>2</sup>	520.52 m <sup>2</sup>	1,698.59 m <sup>2</sup>	106.14 m <sup>2</sup>	--	-	-	-	9	9
Level 02	2,099.44 m <sup>2</sup>	1,318.15 m <sup>2</sup>	--	1,318.15 m <sup>2</sup>	553.18 m <sup>2</sup>	563.41 m <sup>2</sup>	1	12	-	1	14
Level 03	2,304.64 m <sup>2</sup>	2,219.89 m <sup>2</sup>	--	2,219.89 m <sup>2</sup>	--	--	2	31	-	4	37
Level 04	2,304.64 m <sup>2</sup>	2,219.89 m <sup>2</sup>	--	2,219.89 m <sup>2</sup>	--	--	2	31	-	4	37
Level 05	2,304.64 m <sup>2</sup>	2,219.89 m <sup>2</sup>	--	2,219.89 m <sup>2</sup>	--	--	2	31	-	4	37
Level 06	2,158.75 m <sup>2</sup>	2,073.67 m <sup>2</sup>	--	2,073.67 m <sup>2</sup>	--	--	4	28	1	3	36
Level 07	2,158.75 m <sup>2</sup>	2,073.67 m <sup>2</sup>	--	2,073.67 m <sup>2</sup>	--	--	4	28	1	3	36
Level 08	1,820.43 m <sup>2</sup>	1,735.17 m <sup>2</sup>	--	1,735.17 m <sup>2</sup>	--	--	3	20	2	4	29
SUBTOTAL	17,936.54 m <sup>2</sup>	15,038.40 m <sup>2</sup>	520.52 m <sup>2</sup>	15,558.92 m <sup>2</sup>	659.32 m <sup>2</sup>	563.41 m <sup>2</sup>	18	181	4	32	235
							7.7%	77.0%	1.7%	13.6%	
<b>TOWER</b>											
Level 09	820.08 m <sup>2</sup>	368.56 m <sup>2</sup>	--	368.56 m <sup>2</sup>	244.69 m <sup>2</sup>	340.59 m <sup>2</sup>	1	6	2	-	9
Level 10 (Typ. Tower Floor Plate)	795.02 m <sup>2</sup>	734.53 m <sup>2</sup>	--	734.53 m <sup>2</sup>	--	--	1	8	3	1	13
Level 11	795.02 m <sup>2</sup>	734.53 m <sup>2</sup>	--	734.53 m <sup>2</sup>	--	--	1	8	3	1	13
Level 12 to 25	11,130.30 m <sup>2</sup>	10,283.45 m <sup>2</sup>	--	10,283.45 m <sup>2</sup>	--	--	14	112	42	14	182
M.P.H	490.97 m <sup>2</sup>	--	--	--	--	--	-	-	-	-	-
Subtotal	14,031.39 m <sup>2</sup>	12,121.07 m <sup>2</sup>	--	12,121.07 m <sup>2</sup>	244.69 m <sup>2</sup>	340.59 m <sup>2</sup>	17	134	50	16	217
							7.8%	61.8%	23.0%	7.4%	
<b>Abovegrade Total</b>	<b>31,967.92 m<sup>2</sup></b>	<b>27,159.47 m<sup>2</sup></b>	<b>520.52 m<sup>2</sup></b>	<b>27,679.99 m<sup>2</sup></b>	<b>904.01 m<sup>2</sup></b>	<b>904.00 m<sup>2</sup></b>	<b>7.7%</b>	<b>69.7%</b>	<b>11.9%</b>	<b>10.6%</b>	<b>452</b>
	<b>344,096 SF</b>	<b>292,339 SF</b>	<b>5,603 SF</b>	<b>297,942 SF</b>	<b>9,731 SF</b>	<b>9,730 SF</b>					
<b>Grand Total</b>	<b>42,166.47 m<sup>2</sup></b>										
	<b>453,871 SF</b>										

Storeys  
25

Total Units  
452

Total GFA  
297,942 SF

Floorplate Efficiency  
795 m<sup>2</sup>  
typical tower floorplate

# Agincourt GO Station



- 1871 Original Wooden Station Opened
- 1982 First GO Station Completed
- 2018 Modern Expansion Project Began
- 2021 New Station Building Opened
- 2023 All Renovations Completed

## The Highlights



77m from east station walkway



260m from GO station platform



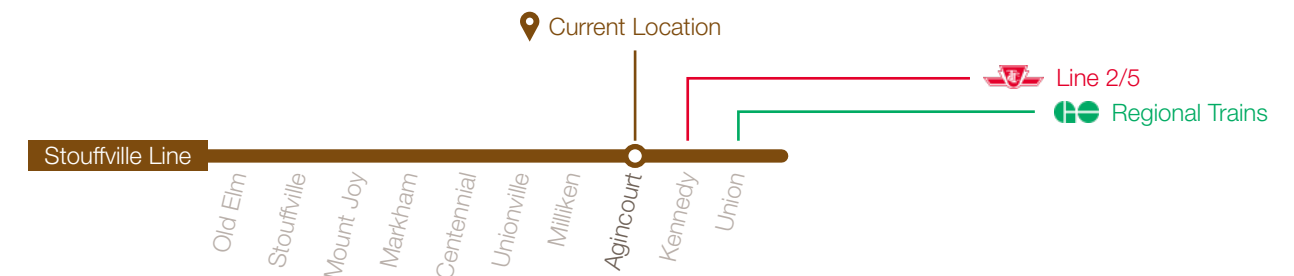
28 mins to Union Station

## The Station

To accommodate the growing demand for "two-way, all-day" service, Agincourt GO underwent a massive reconstruction starting in 2018. The 1982-era brick building was demolished in early 2021 to make room for a state-of-the-art facility. The new station building officially opened on October 25, 2021, featuring modern amenities and a sustainable design that eventually earned LEED Gold certification in 2024. Final infrastructure milestones—including a new second track, dual platforms with integrated shelters, and pedestrian tunnels to replace the old track-level crossing—were fully completed by September 2023, marking the station's evolution into a world-class transit hub.

## The Convenience

The strategic proximity of Agincourt GO to Kennedy GO creates a high-speed transit corridor that effectively shrinks the distance between suburban Scarborough and the downtown core. By rail, the jump between these two stations takes approximately 10 minutes, allowing commuters to bypass the chronic congestion of Kennedy Road and the Don Valley Parkway. This connection is particularly valuable because Kennedy GO serves as a massive multi-modal anchor, providing immediate access to the Line 2 Bloor-Danforth subway and the Line 5 Eglinton Crosstown LRT. For those heading all the way to Union Station, the entire journey from Agincourt typically clocks in at under 30 minutes. This dual-station synergy offers a rare level of transit redundancy; if one line faces a delay, the other provides a reliable alternative, ensuring a consistent and predictable commute regardless of road conditions.










# Scarborough Rental Market Fundamentals

## Overview

Scarborough has emerged as one of the strongest rental housing markets in the Greater Toronto Area. Population growth, improving transit connectivity, and limited new rental supply have created sustained demand for high-quality purpose-built rental housing throughout the district. The subject site at 4151–4155 Sheppard Avenue East & 5 Lamont Avenue is particularly well positioned within this market, located across the street from the Agincourt GO Station, which provides direct commuter rail service to Downtown Toronto via the Stouffville GO line. Transit-oriented locations such as this continue to attract strong tenant demand from commuters seeking convenient access to employment nodes across the Greater Toronto Area. As transit infrastructure expands and urban intensification continues along key corridors such as Sheppard Avenue East, Scarborough has become an increasingly attractive location for institutional rental developers targeting long-term residential investment opportunities.

## Demographics (5km Radius)

 Total Population <b>325,491 SF</b>	 Average Family Size <b>3</b>	 Population Density (people/km) <b>4,153</b>
 Average Age <b>43.1</b>	 Total Households <b>115,444</b>	 Average Household Income <b>\$94,133.03</b>
 Education <b>91%</b>		

## Average Rental Rates – Scarborough

Unit Type	Typical Monthly Rent	Implied Rent PSF
Studio	\$1,600 - \$2,100	\$3.25 - \$4.25
1 Bedroom	\$1,800 - \$2,300	\$3.00 - \$3.60
2 Bedroom	\$2,300 - \$2,800	\$2.80 - \$3.40
3 Bedroom	\$2,500 - \$3,000	\$2.60 - \$3.20

## Scarborough Rental Market Snapshot

Metric	Market Indicator
Average Monthly Rent (All Unit Types)	\$2,100 - \$2,600
Average Rent PSF	\$2.75 - \$3.25
Stronger Transit-Oriented Nodes	\$3.00 - \$3.50+ PSF
Typical 1 Bedroom Rent	\$1,800 - \$2,300
Typical 2 Bedroom Rent	\$2,300 - \$2,800
Market Trend	Stable to modest growth (0% -3% annually)
Demand Drivers	Population growth, relative affordability vs core Toronto
Supply Profile	Predominantly older rental stock and condo rentals

## Rental Comparable Buildings

### Scarborough City Centre (STC)

- Average Rent: ~\$2,500+ per month
- Average PSF: ~ \$3.25
- Represents the strongest rental node in Scarborough with newer product and transit connectivity

### Scarborough Village / East Scarborough

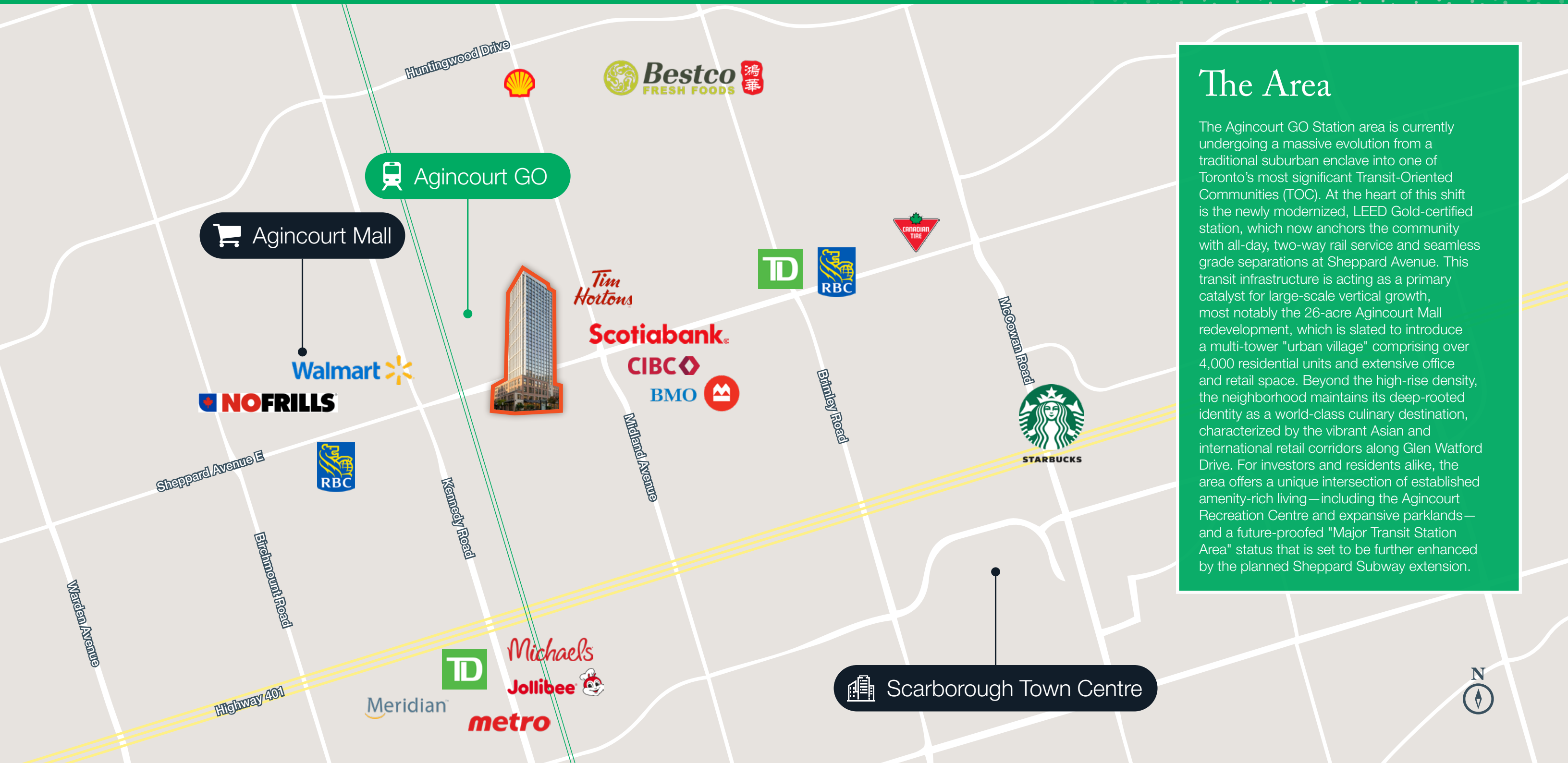
- Average Rent: ~\$2,200 - \$2,300 per month
- Average PSF: ~ \$2.75 - \$2.85
- Represents baseline rental market conditions within the broader district

### General Scarborough Condo Rental Market

- 1 Bedroom: ~\$1,800 - \$1,850
- 2 Bedroom: ~\$2,250 - \$2,450
- Represents the majority of active leasing inventory across Scarborough

Scarborough rental rates generally average approximately \$2.75 to \$3.25 per square foot. Stronger transit-oriented locations, particularly those proximate to major transit infrastructure, are achieving rents in excess of \$3.25 per square foot.

# The Amenities



## The Area

The Agincourt GO Station area is currently undergoing a massive evolution from a traditional suburban enclave into one of Toronto's most significant Transit-Oriented Communities (TOC). At the heart of this shift is the newly modernized, LEED Gold-certified station, which now anchors the community with all-day, two-way rail service and seamless grade separations at Sheppard Avenue. This transit infrastructure is acting as a primary catalyst for large-scale vertical growth, most notably the 26-acre Agincourt Mall redevelopment, which is slated to introduce a multi-tower "urban village" comprising over 4,000 residential units and extensive office and retail space. Beyond the high-rise density, the neighborhood maintains its deep-rooted identity as a world-class culinary destination, characterized by the vibrant Asian and international retail corridors along Glen Watford Drive. For investors and residents alike, the area offers a unique intersection of established amenity-rich living—including the Agincourt Recreation Centre and expansive parklands—and a future-proofed "Major Transit Station Area" status that is set to be further enhanced by the planned Sheppard Subway extension.



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