

For Sale: Unique Urban Property with Large Paved Lot

48 Lavender Road Toronto, ON

4,800 SF building on 18,700 SF land




Lennard:

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Property Details

4,800 SF building on 18,700 SF of paved and fenced Neighborhood designated land. Current configuration is 4,000 SF industrial and 800 SF of office space. 600 Volts, 400 Amps power. Five roll-up doors, up to 12' x 12' in size. The industrial space is currently divided into two units; could easily be converted back to single occupancy or further subdivided for multiple users. 17' clear height, with a small mezzanine office. Property needs renovations but is a versatile shell. Site opportunities: 1) Legal non-conforming industrial, 2) Place of worship or daycare, and 3) Residential infill. Flexible VTB available. ESA Phase 2 from 2017 shows no environmental impairment. Owner will support minor variance or re-zoning efforts by buyers with uses currently not approved.




Address

48 Lavender Road




Building Size

4,800 SF




Industrial Area

4,000 SF




Office Area

800 SF




Land Area

18,718.42 SF (0.43 AC)




Frontage on Lavender Road

114.81 FT




Depth

157.00 FT




Sale Price

\$4,200,000.00




Taxes (2025)

\$22,838.04




Co-op Commission

2.25% of Sale Price




Clear Height

17 FT




Grade Level Shipping Doors

3




Drive-In Doors

2




Volt

400




Amps

600




Possession

Immediate




Zoning

R2, legal non-conforming Industrial



Land Use

Neighbourhoods



Listing Agent

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Vice President, Broker

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msalenieks@lennard.com





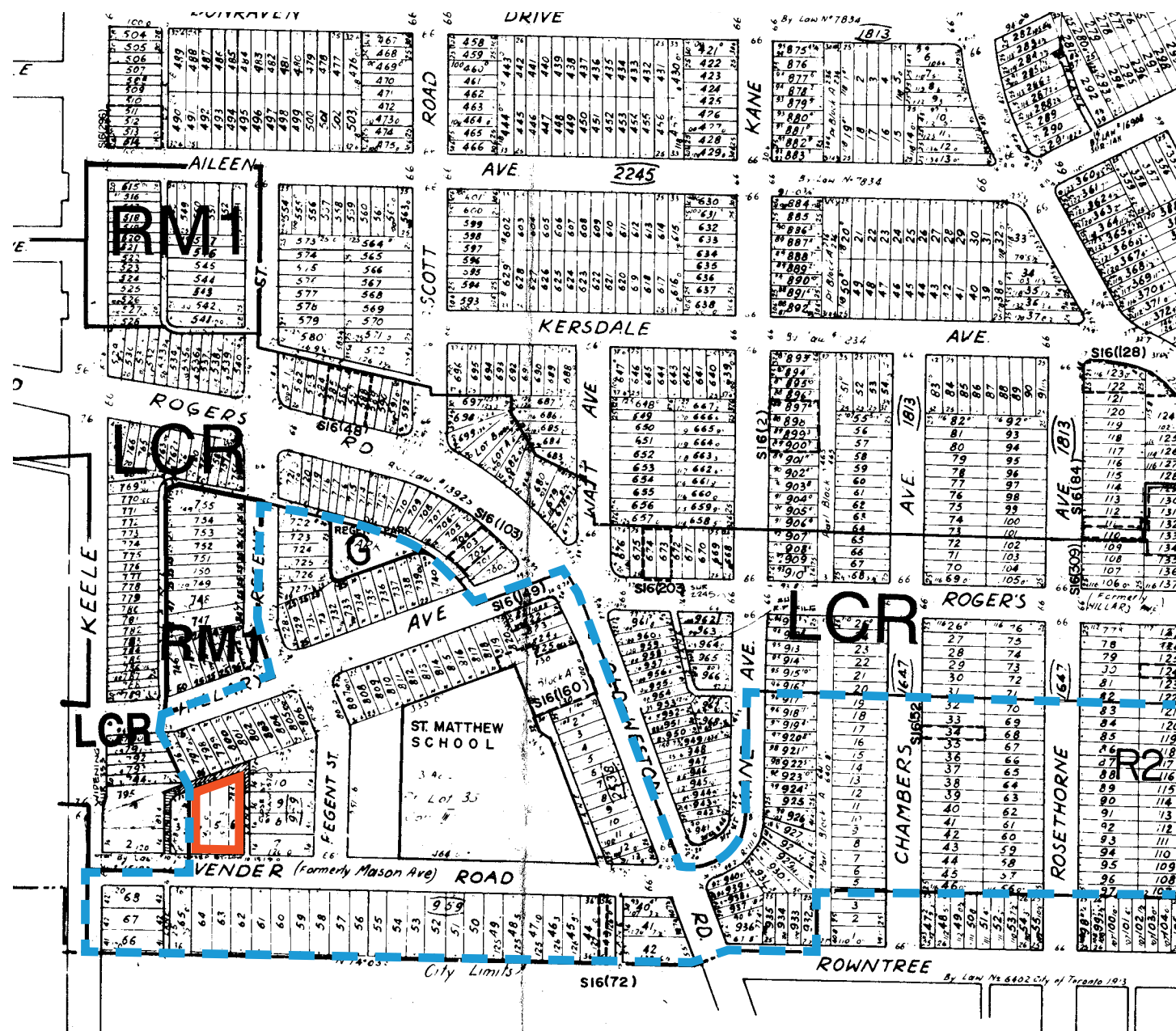
Non-Residential Opportunities



Permitted Uses

- **Place of worship**
- **Day nursery (daycare)**
- **Residential Infill – Achievable density estimated at 2 times FSI**
- **Legal non-conforming Industrial - contractor's office, shop, and yard**

* Owner will support minor variance or re-zoning efforts by buyers with uses currently not approved. Current and former owners have benefited from an industrial use of this property. The property is taxed as an Industrial property by the City of Toronto and designated Industrial by Geowarehouse.



— Subject Property
 - - - R2 Residential Zone

R2 Residential Zone

Residential Permitted Uses

- Detached house
- Semi-detached house
- One apartment-in-house in a detached house, subject to Subsection 3.4.1 of Section 3;
- A home occupation, subject to Subsection 3.4.2 of Section 3;
- A group home or a correctional group home occupying the whole of a detached house, subject to Subsection 3.4.5 of Section 3;
- A foster home occupying the whole of a detached house, subject to Subsection 3.4.3 of Section 3;
- A second suite in a semi-detached house, subject to Subsection 3.4.1 of Section 3;
- A duplex house;
- A group home or correctional group home, subject to Subsection 3.4.5 of Section 3;
- A foster home, subject to Subsection 3.4.3 of Section 3;
- A private home daycare;
- The keeping of no more than two boarders or lodgers in a detached house, semi-detached house, or duplex house. provided that where a detached house or semi-detached house contains a second suite, no boarders or lodgers are permitted within the dwelling house

Non-Residential Permitted Uses

- **Day nursery;**
- **A place of worship;**
- A park, playground (including all accessory and customary uses);
- A public library;
- A public school, separate school, or a religious school provided that such religious school is located on the same lot as a place of worship;
- Day nurseries in schools;
- A parking station, incidental to any permitted use;

* The permitted uses listed above are derived from the applicable provisions of the former City of York Zoning By-law No. 1-83, as amended.

Residential Infill Opportunity

Land Use

Desirable residential infill opportunity. 18,700 SF of Neighborhood designated land, with an opportunity to expand the site to 22,000 SF. Within a 10 minute walk of the future St Clair Old Weston GO stop and 15 minute walk of the Keele/Black Creek Eglinton LRT station. Located on a quiet street, just a few minute drive from Black Creek for access to 400 series highways. Numerous schools and parks nearby. Buy and build today or land bank and occupy/ lease over the mid term. Owner will consider a VTB. ESA Phase 2 from 2017 shows no environmental impairment. The property is improved with a 4,800 SF commercial building.

Additional Expansion Option

Neighbouring parcel can be acquired for an additional 3,260 SF (to make parcel almost 22,000 SF).

Map Legend

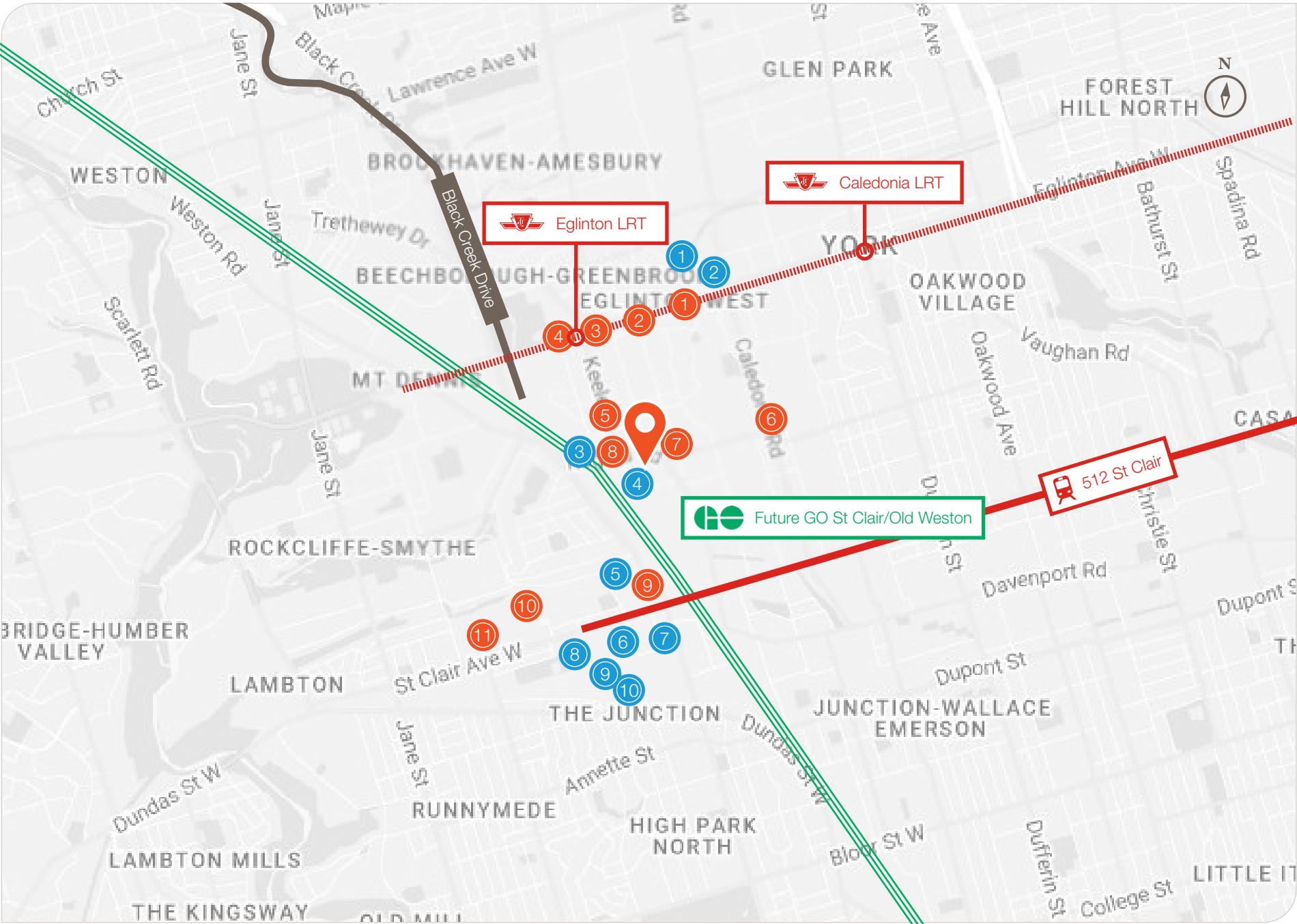
Restaurants

- 1 Caldense Bakery
- 2 JJ Fried Chicken
- 3 Egglington Grill
- 4 Two Brothers Shawarma
- 5 A YAH SO NICE
- 6 Angel's Bakery & Deli
- 7 North of Brooklyn Pizzeria
- 8 Golden Wheat Bakery Cafe
- 9 Pho 90
- 10 Rainhard Brewing Co.
- 11 High Park Brewery

Amenities

- 1 Canadian Tire
- 2 FreshCo Eglinton & Gabian
- 3 Value Village
- 4 The Beer Store
- 5 Winners
- 6 The Home Depot
- 7 Mark's
- 8 Canadian Tire
- 9 Best Buy
- 10 RONA

- Streetcar Route
- GO rail
- Highway/Black Creek Drive
- Eglinton LRT Route
- Subject Property



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*Broker

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