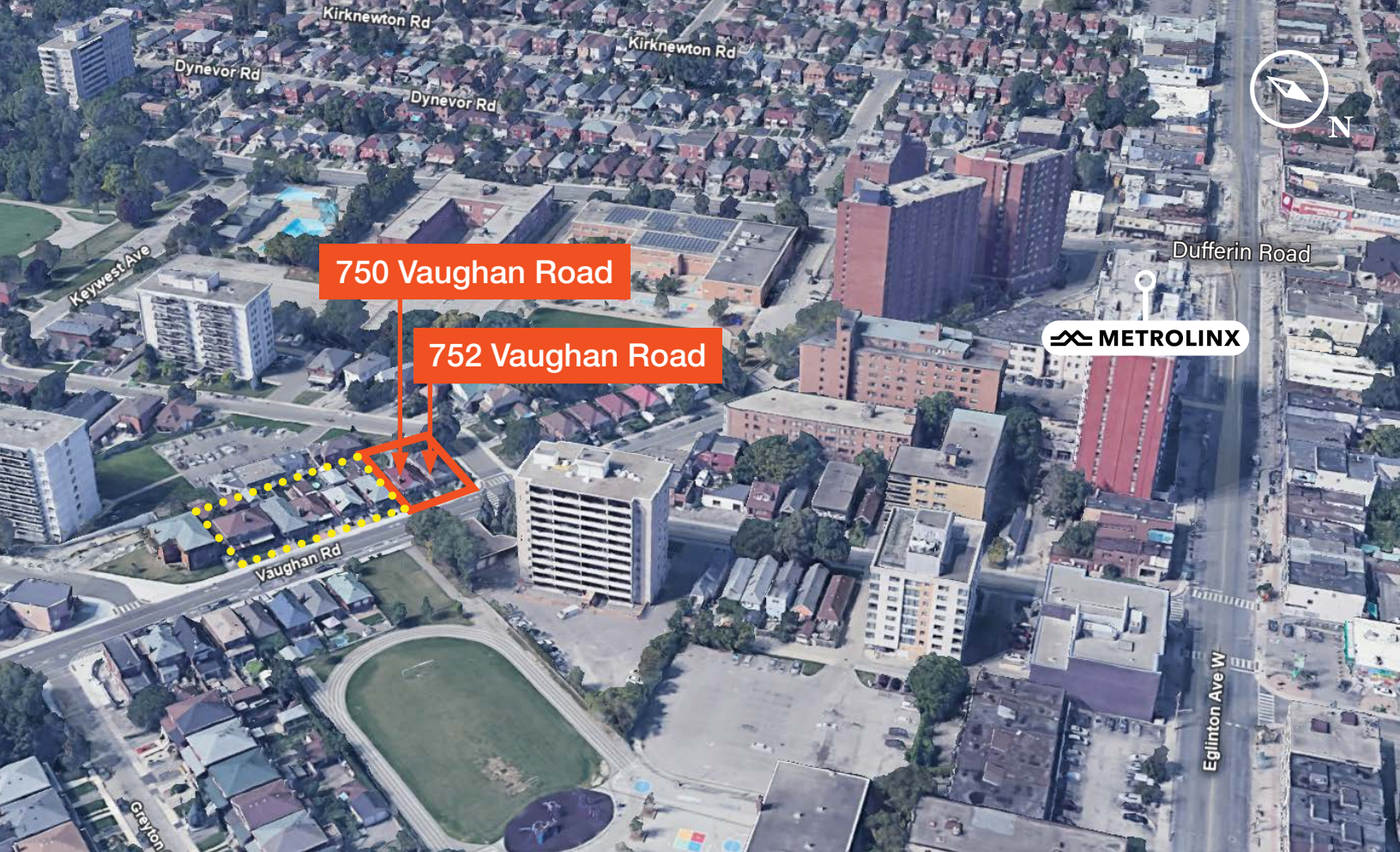




For Sale: As-Of-Right Development with Potential High-Rise Assembly

750-752 Vaughan Road Toronto, ON

Midtown Development Opportunity

Noah Schwartz*
Senior Vice President
D. 416.649.5943
noah@lennard.com

Raffi Kouyoumdjian*
Vice President
D. 905.917.2055
raffi@lennard.com

Andrew Meanchoff*
Partner
D. 905.917.2030
ameanchoff@lennard.com

Lennard:

*Sales Representative

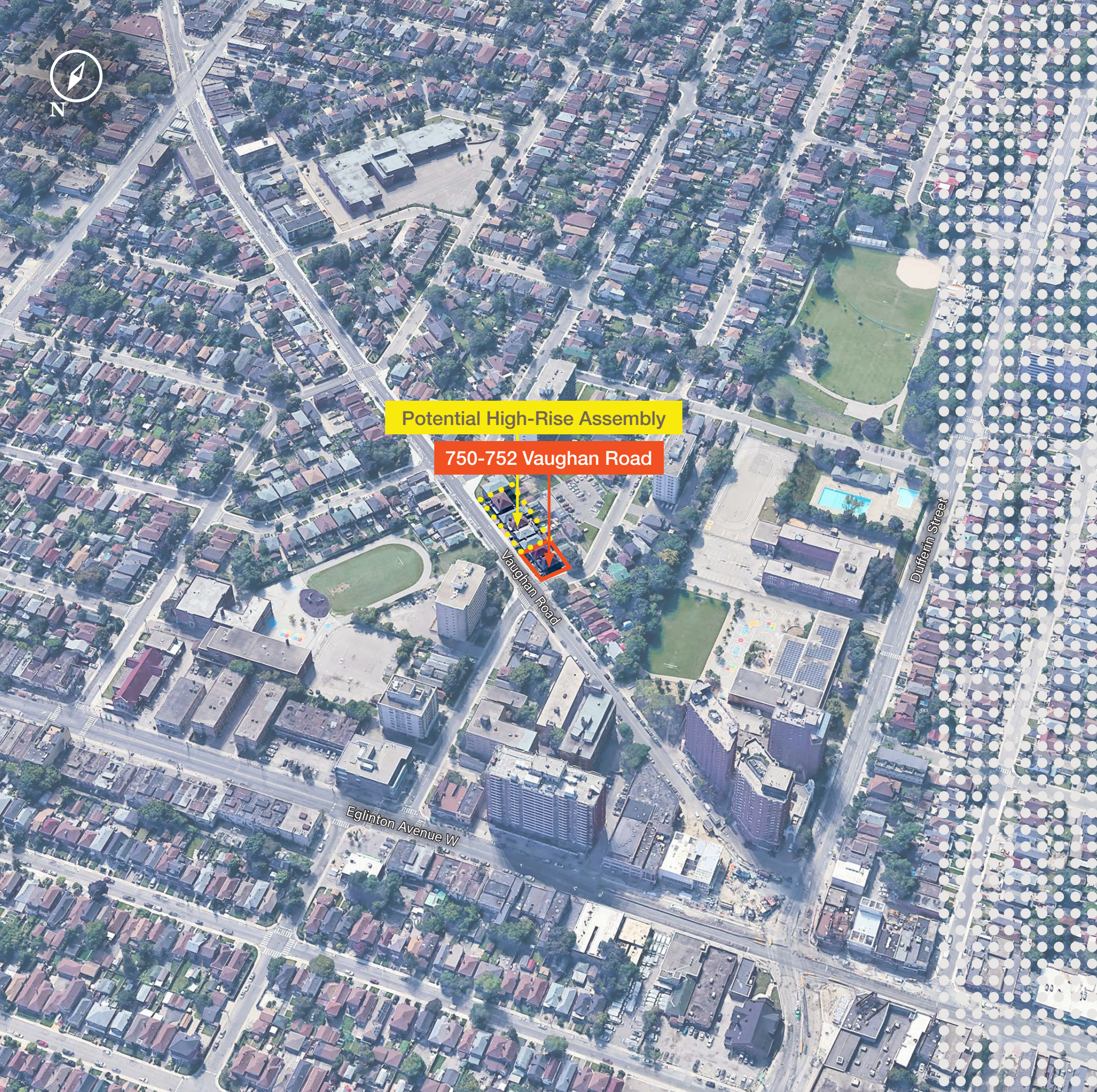


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Property Overview

750 Vaughan Road

- Site Area
3,000 SF - 1-Storey
- Frontage
30.0 ft
- Depth
100.0 ft
- Property Tax (2025)
\$4,238

- Sale Price
\$3,300,000
- Zoning
RA - Residential Apartment Zone

Listing Agents
Noah Schwartz*
Senior Vice President
Investment Sales
D. 416.649.5943
noah@lennard.com

*Sales Representative

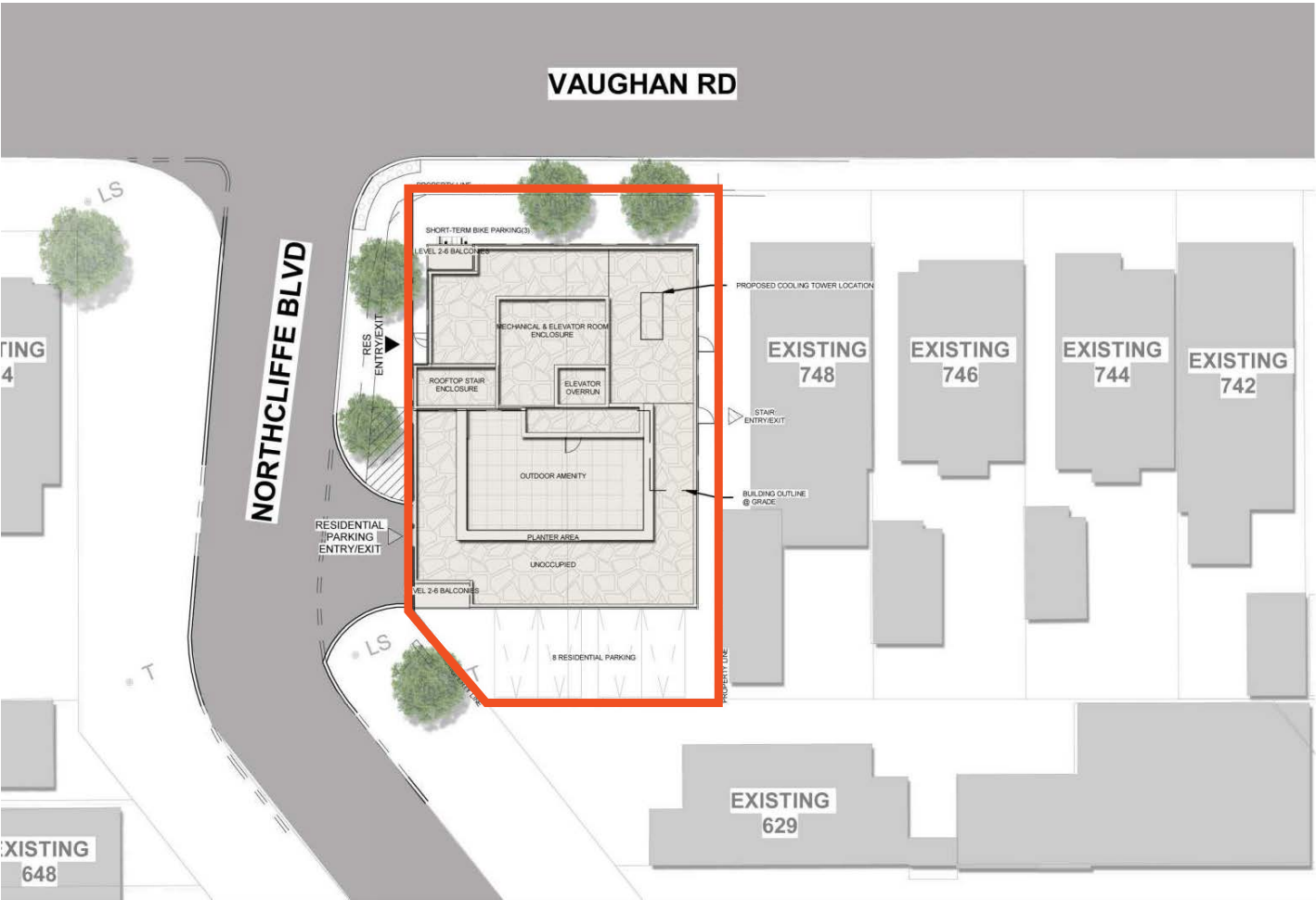
752 Vaughan Road

- Site Area
2,927 SF - 1 Storey
- Frontage
30.0 ft
- Depth
100.0 ft
- Property Tax (2025)
\$3,989

- Property Highlights
- Two vacant properties
 - As-of-right ~25K GFA, 6-8 storeys
 - Potential to assemble for high-rise
 - Clean ESA I, 2021

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ameanchoff@lennard.com



North-West Perspective



South-West Perspective

Potential High-Rise Assembly: Additional Parcels Available

738-752 Vaughan Road

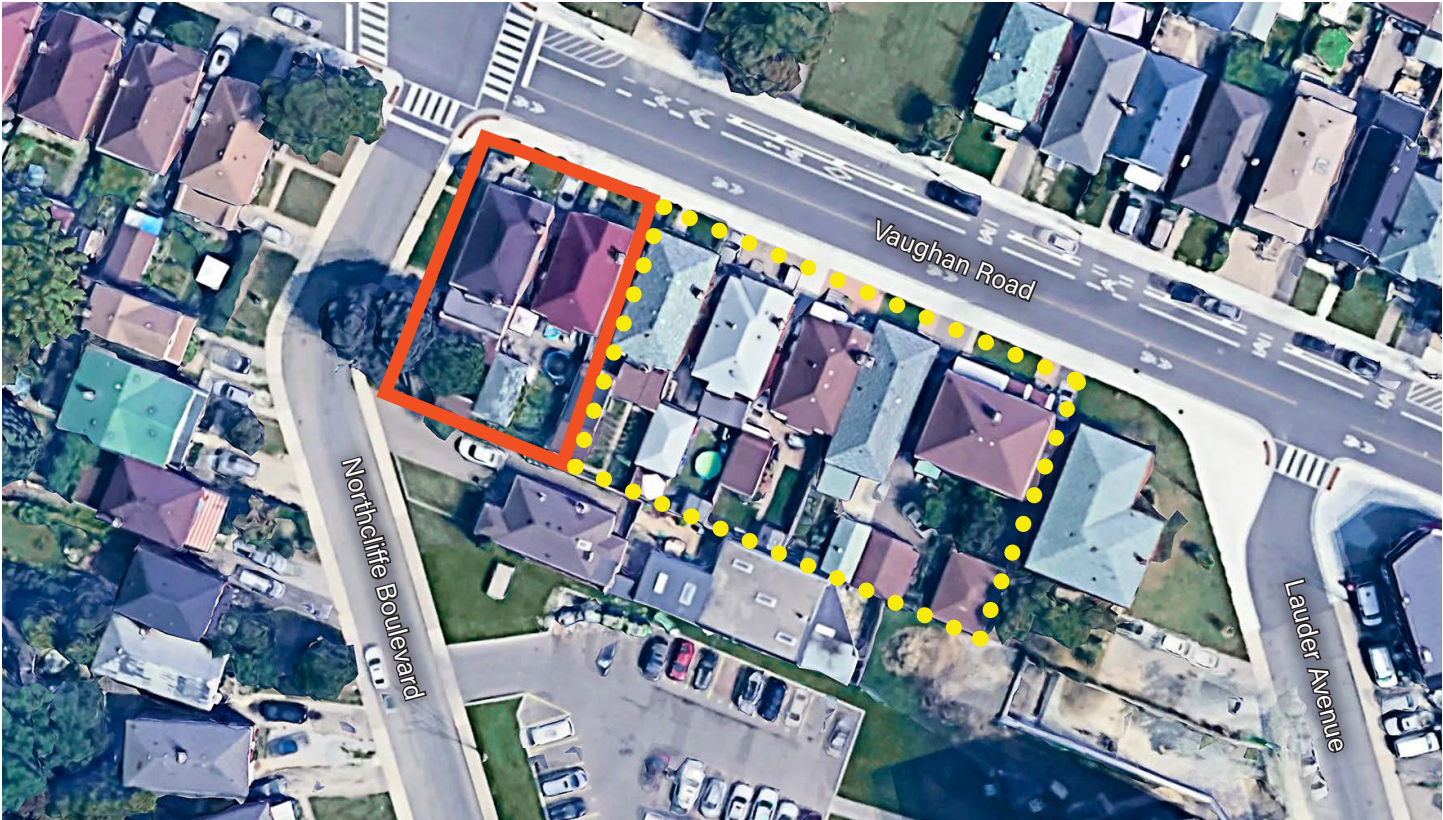
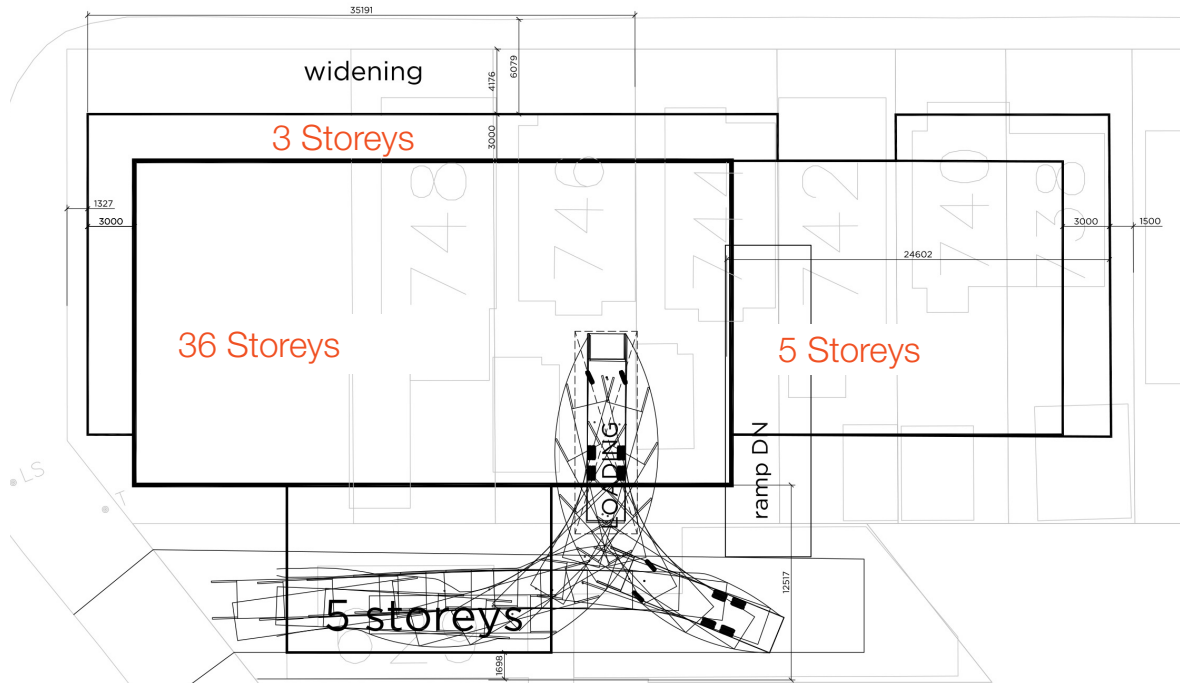


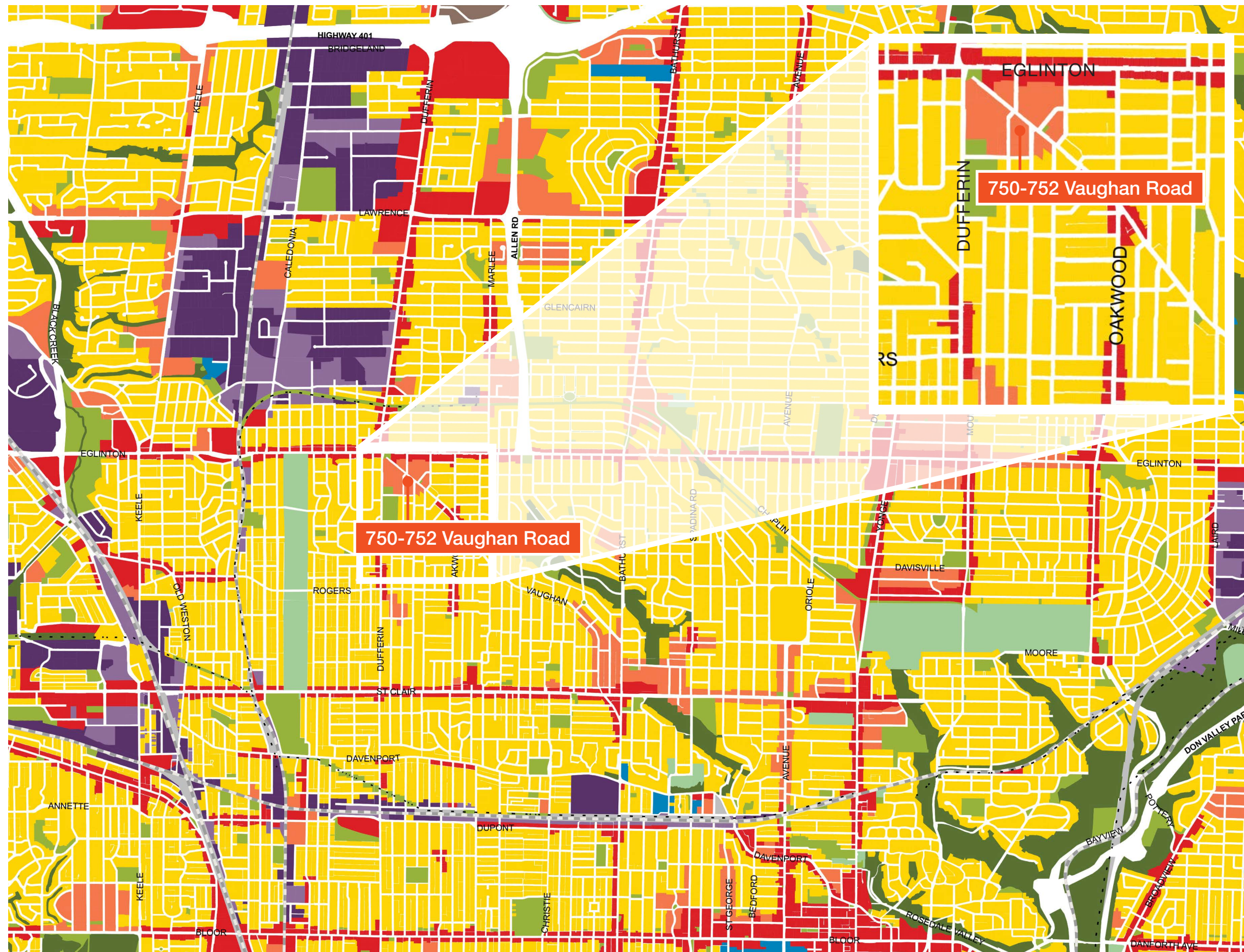
Land Size
25,500 SF
Estimated GFA
340,000 SF
Estimated Storeys
36
Planning By
Raw Architects



7 Properties
2 Owned & 5 Available
Planning Policies

- MTSA
- Eglinton Connects Study
- Initial consultation with city planning indicates positive support





Official Plan

Land Use Designations

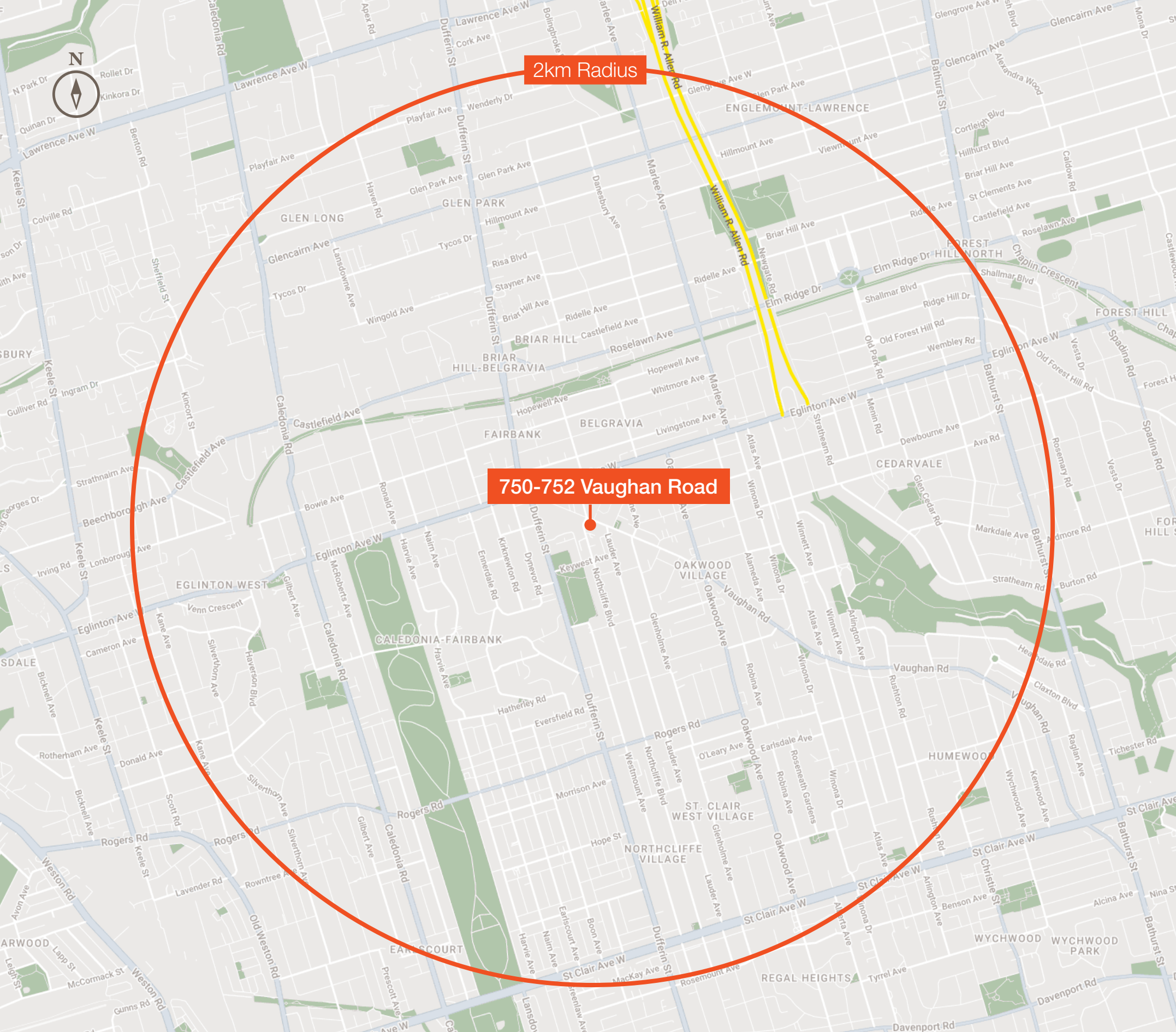
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

Streets and Highways

Rail Corridors

Hydro Corridors





Location Overview

Demographics Within a 2km Radius



Total Population

82,063



Daytime Population

69,922



Average Age

42



Median Household Income

\$92,519



Population with Bachelor's Degree

12,255



Employment Rate

57%

Walk & Transit Scores



Walk Score

96

Very Walkable



Transit Score

80

Excellent Transit

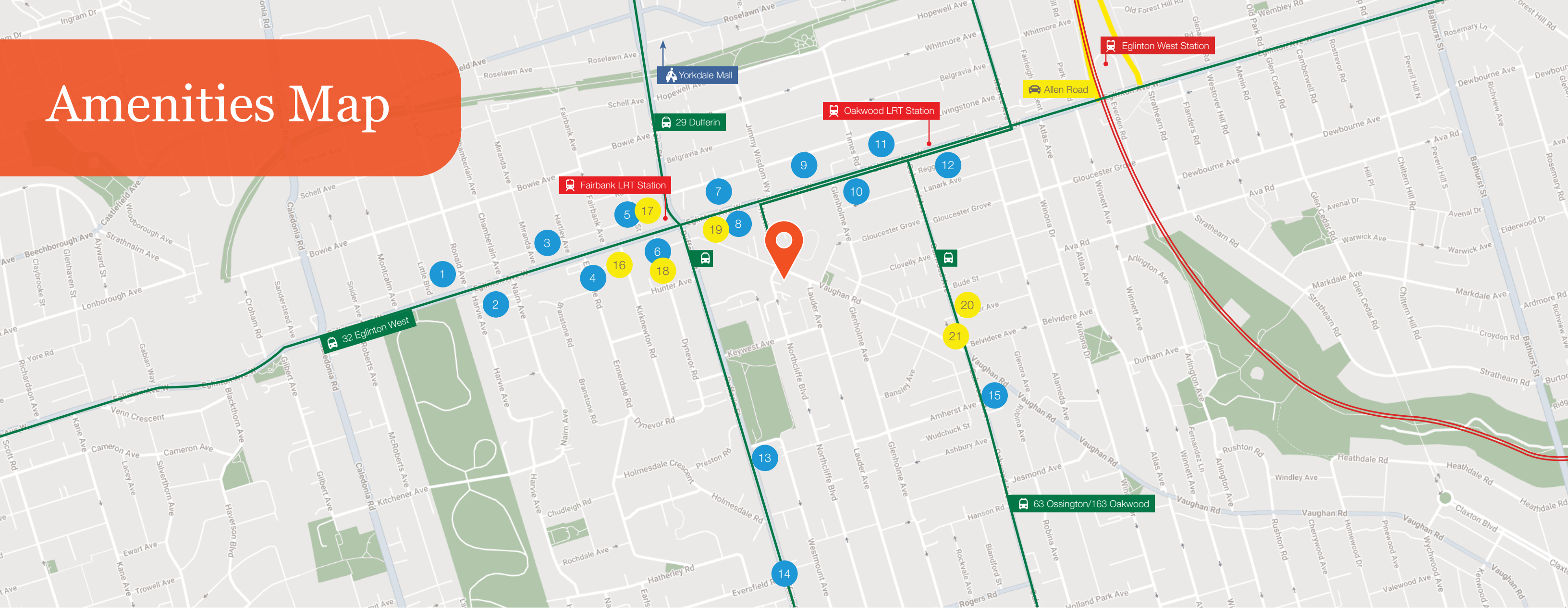


Bike Score

70

Very Bikeable

Amenities Map



Food & Restaurant

- 1

Brazilian's Choice Restaurant
- 2

Jimmyz Sports Bar & Grill
- 3

Sefano's Sports Bar
Auguri Cafe
Yummy Tummy Restaurant
- 4

Gino's No Frills
- 5

Supreme Juice Bar
Taqueria El Huarachon
Los Tres Panaderos
The Taste of Sushi
KFC
- 6

Chito's Pizza
Landmark Restaurant
Fil Euro Bakery
Frenzline Sports Bar & Grill
Popeyes Louisiana Kitchen
Mulu Bakery & Pastry
Pizza Hut
Sunlong Natural Market
- 7

Mexology Kitchen
El Botanito
Toronto Latino
Veracruz Mexican Food
Churros 92
Kingston 12 Patty Shop
- 8

Subway
Tim Hortons
Lezzet12 Shawarma
- 9

KingPin Wings
Church's Texas Chicken
Roti King West Indian Restaurant
Tacontoch
Sake Sushi
Ringo's Bubble Tea
- 10

Wing Machine
Natural Flava's Juice Bar
Ephiphany Foods & Catering
Pepper Shack Jamaican Restaurant
Pizza Pizza
- 11

Massawa Restaurant
El Bochinche
Maju Grill
Carribean Fresh Farm
- 12

Randy's Take Out
The Entertainment Kitchen
All Seasons Food Market
Hot Pot
Spence's Bakery
RAP'S Jamaican Food
The Golden Platter Chef
- 13

Doce Minho Pastry & Bakery
- 14

7 Ventos Restaurant
Barnzy's Chill N Grill
Sol Nascente
- 15

Taco Fuego
New Casa Abril Restaurant
Restaurant Canadian Caribbean

Convenience

- 16

TD Canada Trust
- 17

Canada Post
Shoppers Drug Mart
Dollarama
Zipcar
- 18

BMO
- 19

IDA Pharmacy
Alibaba Convenience
- 20

The Beer Store
- 21

Ultramar Gas Station
Express Mart

Travel

750-752 Vaughan Road	
32 Eglinton West Stop	2 Minute Walk
29 Dufferin Stop	3 Minute Walk
63 Ossington Stop	6 Minute Walk
Fairbank LRT Station	4 Minute Walk
Oakwood LRT Station	4 Minute Walk
Eglinton West Station	15 Minute Walk 5 Minute Drive
Allen Road	5 Minute Drive
Highway 401	10 Minute Drive
Yorkdale Mall	10 Minute Drive

Nearby Planning Applications



Map Pin	Address	Storeys
1	1801 Eglinton Avenue W	41
2	775-783 Vaughan Road	45
3	1711 Eglinton Avenue W	39
4	1747-1751 Eglinton Avenue W – 694 Northcliffe Boulevard	31



Proposed Development

4 1747-1751 Eglinton Avenue W – 694 Northcliffe Boulevard

Land Area
12,443 SF (0.286 Acres)

Gross Floor Area (GFA)
275,000 SF

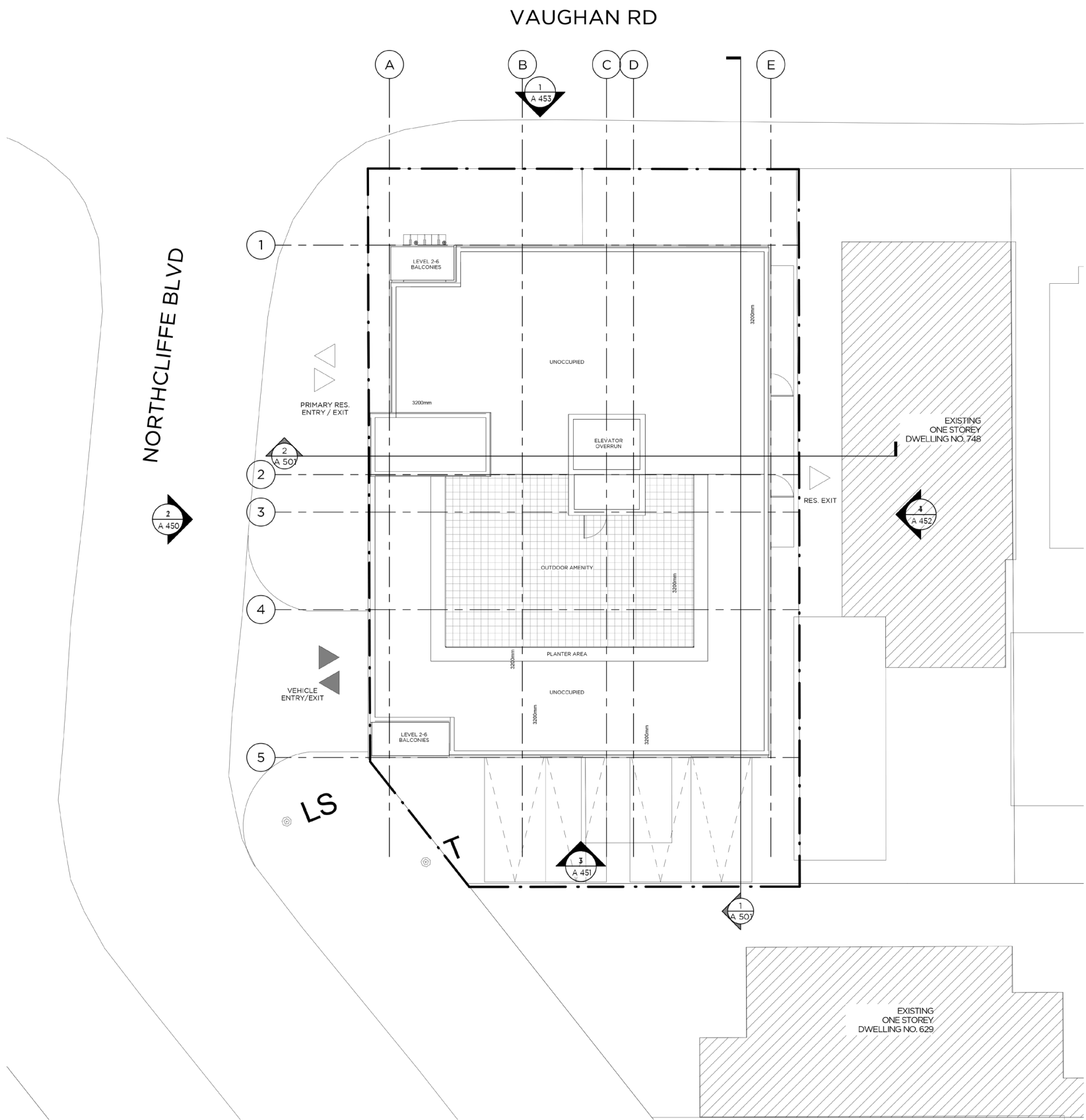
Number of Units
360

Number of Storeys
31

Expected Project Term
24 Months

Site Plan

752 Vaughan Road



Elevations

North Elevation



South Elevation



West Elevation



East Elevation



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ameanchoff@lennard.com

Toronto - Downtown

200-55 University Avenue, Toronto

416.649.5920

Markham

200-55 University Avenue, Toronto

416.649.5920

lennard.com

*Sales Representative

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. Lennard Commercial Realty, Brokerage.