

FOR SALE | ASSEMBLY DEVELOPMENT OPPORTUNITY
645-655 NORTHCLIFFE BOULEVARD

TORONTO | ON



DETAILS

Location	South of Eglinton Avenue West, East of Dufferin Street (Click Here For Map)
Lot Area	11,480 SF (All 6 properties combined)
Lot Dimensions	120.00' Frontage x 94.00-99.00' Depth (All 6 properties combined)
Zoning	RA (x777)
Co-operating Commission	2.5%

FEATURES

- An opportunity to purchase and develop 6 residential houses.
- Prime location, minutes away from future LRT station at Oakwood Avenue and Eglinton Avenue West.
- In the heart of businesses in the Eglinton Avenue West and Dufferin intersection, great pedestrian and auto traffic, new development in the area.
- All together the 6 properties; 645, 647, 649, 651, 653, and 655 Northcliffe Blvd offer 120 SF of frontage, and 94 to 99 SF of depth.
- All 6 properties are lived in by owner, and can be vacant upon closing.
- For further information please contact listing agent.
- The buyer/buyer's sales representative is advised to confirm and verify all measurements and information including zoning with the city of Toronto, upon which he or she is relying.

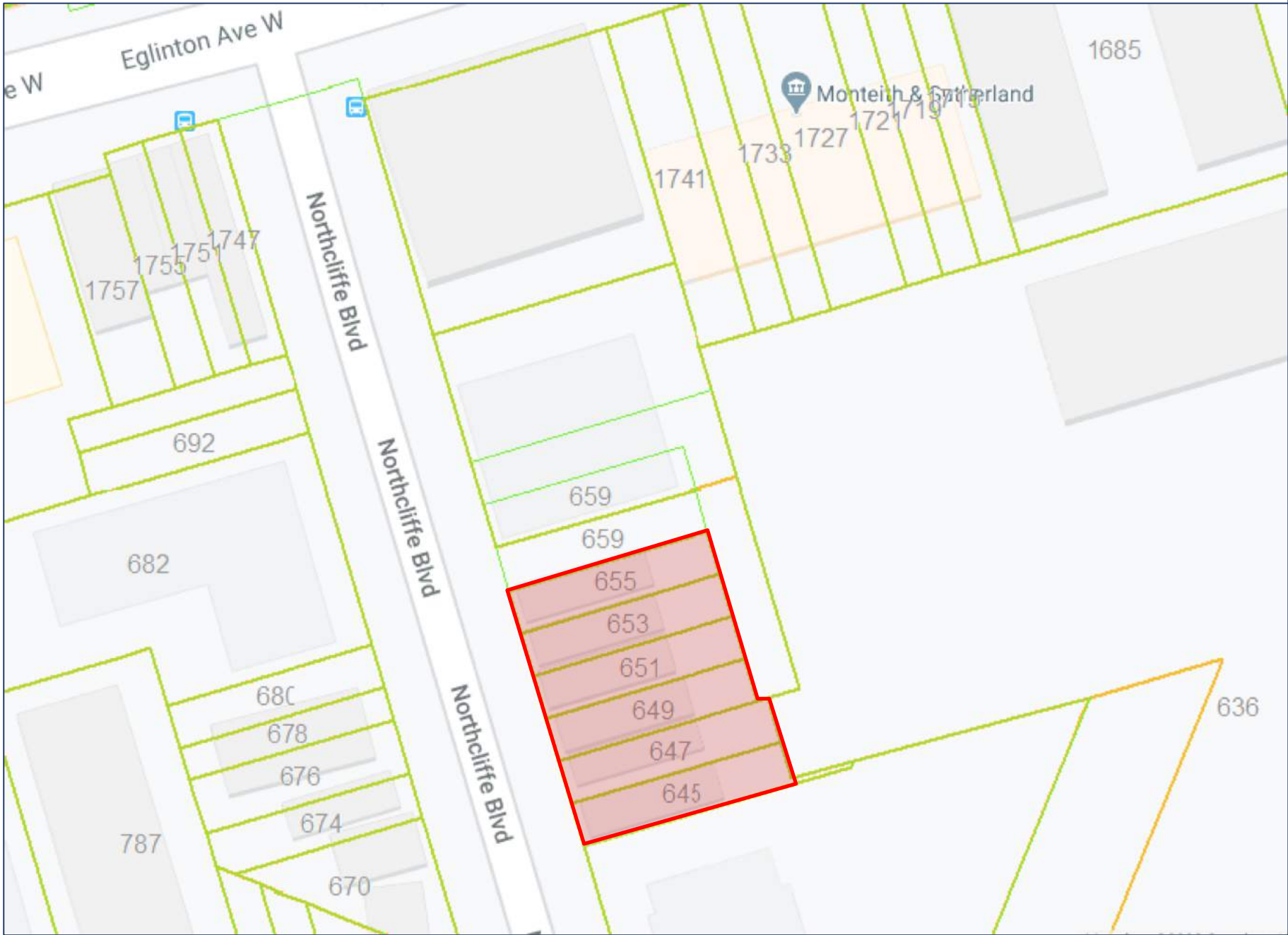
ASKING PRICE

\$8,100,000



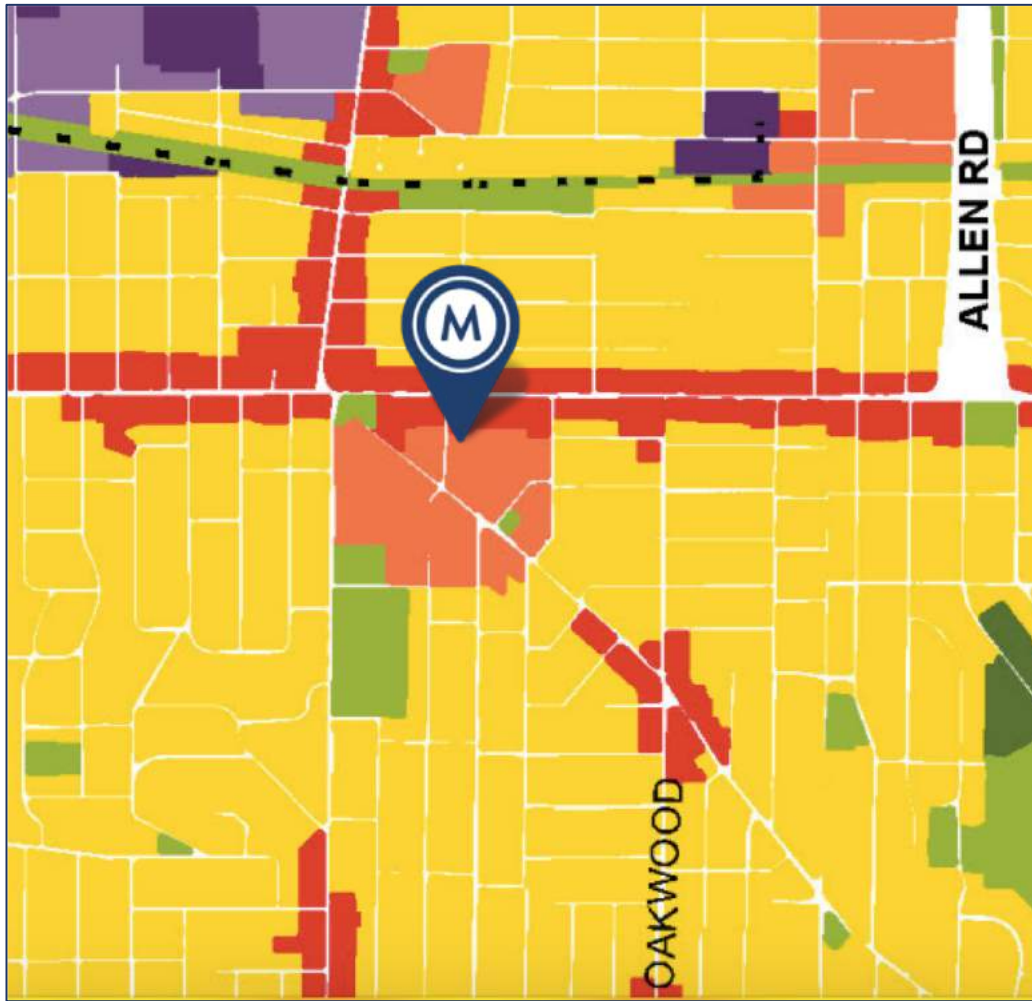
PROPERTY OVERVIEW

645-655 NORTHCLIFFE BOULEVARD | FOR SALE



GEOWAREHOUSE MAP

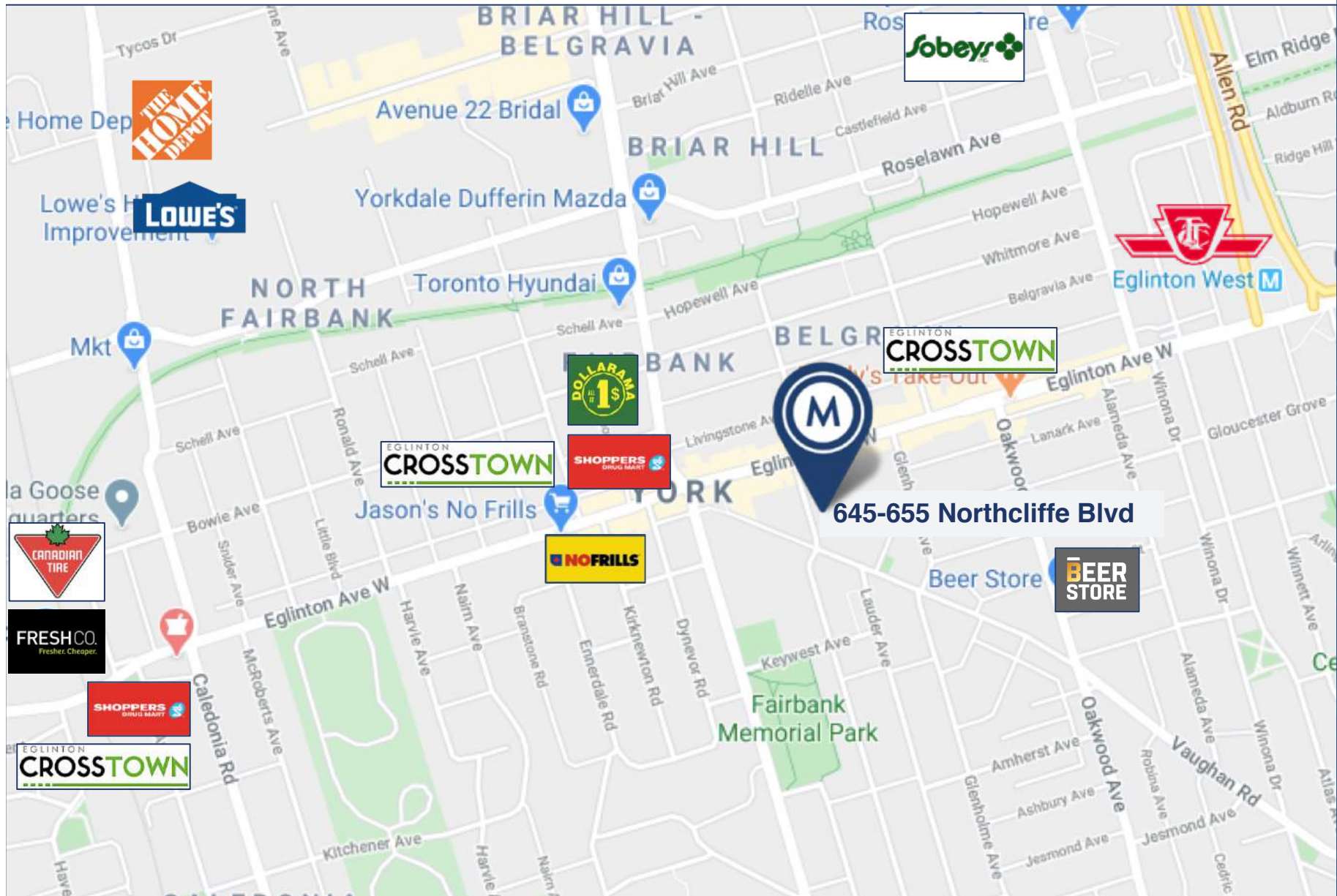
645-655 NORTHCLIFFE BOULEVARD | FOR SALE



OFFICIAL PLAN

645-655 Northcliffe Boulevard is designated in an 'Apartment Neighbourhoods' area in the city of Toronto official plan. This corresponds with its zoning designation of RA (x777). This area on the South-East corner of Eglinton Avenue West and Dufferin Street is not only designated as apartment neighbourhoods, but there are already various apartments surrounding the subject assembly.





AREA MAP

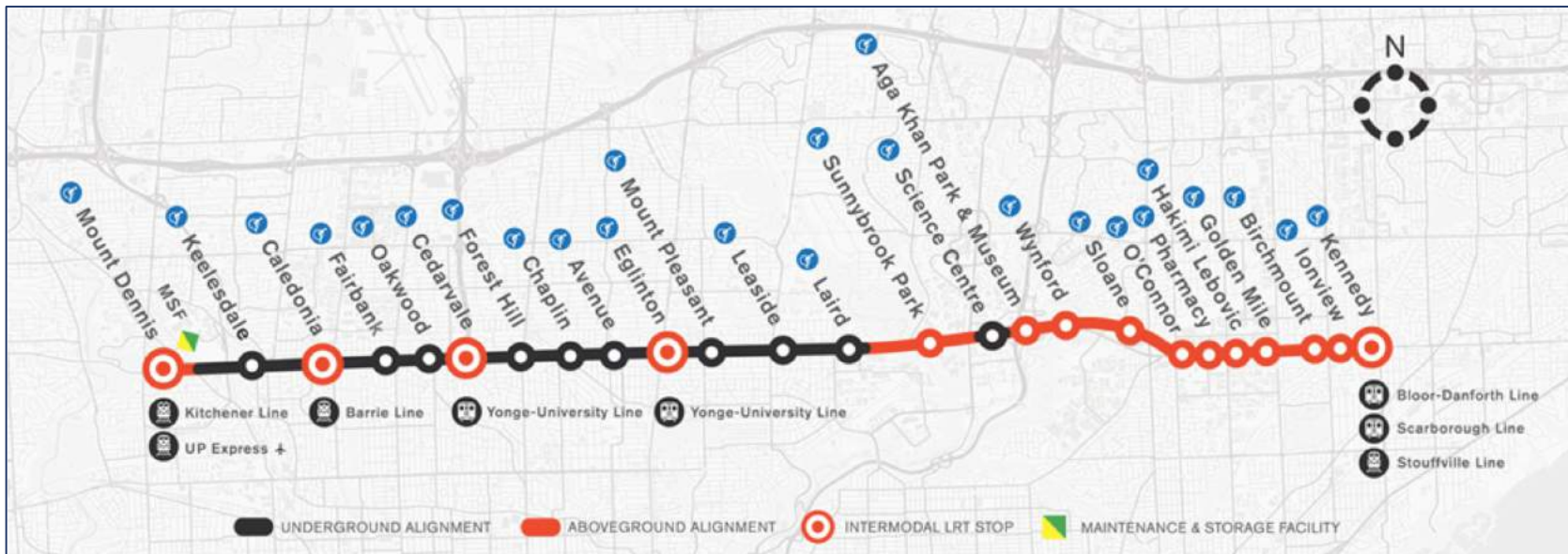
645-655 NORTHCLIFFE BOULEVARD | FOR SALE

EGLINTON CROSSTOWN LRT

The Eglinton Crosstown LRT is an approved 8.4 billion dollar project by the City of Toronto and TTC. Crosstown line will run underground for more than 10 kilometres, from Keele Street to Laird Avenue, then at surface to Kennedy Station.

With 25 stations and stops running east-west across Toronto, the Crosstown will link to TTC 54 bus routes, three TTC subway stations (Kennedy, Eglinton and Cedarvale), and 3 GO stations (Mount Dennis, Caledonia, and Kennedy), all featuring 15-minute or better service.

Oakwood Avenue Station (picture rendering in top right corner), will be an underground station located at the intersection of Oakwood Avenue and Eglinton Avenue West, minutes away from the Subject Property. Fairbank Station, (rendering below Oakwood picture) is as well a few minutes away from 645-655 Northcliffe Blvd, and is also an underground station.



645-655 NORTHCLIFFE BOULEVARD | FOR SALE



EGLINTON CROSSTOWN LRT



METROPOLITAN COMMERCIAL

626 King St West, Suite 302
Toronto, ON
M5V 1M7

www.metcomrealty.com

CONTACT:

CLAIRE BLICKER*
Vice President
416.703.6621 ext. 232
claire.blicker@metcomrealty.com