

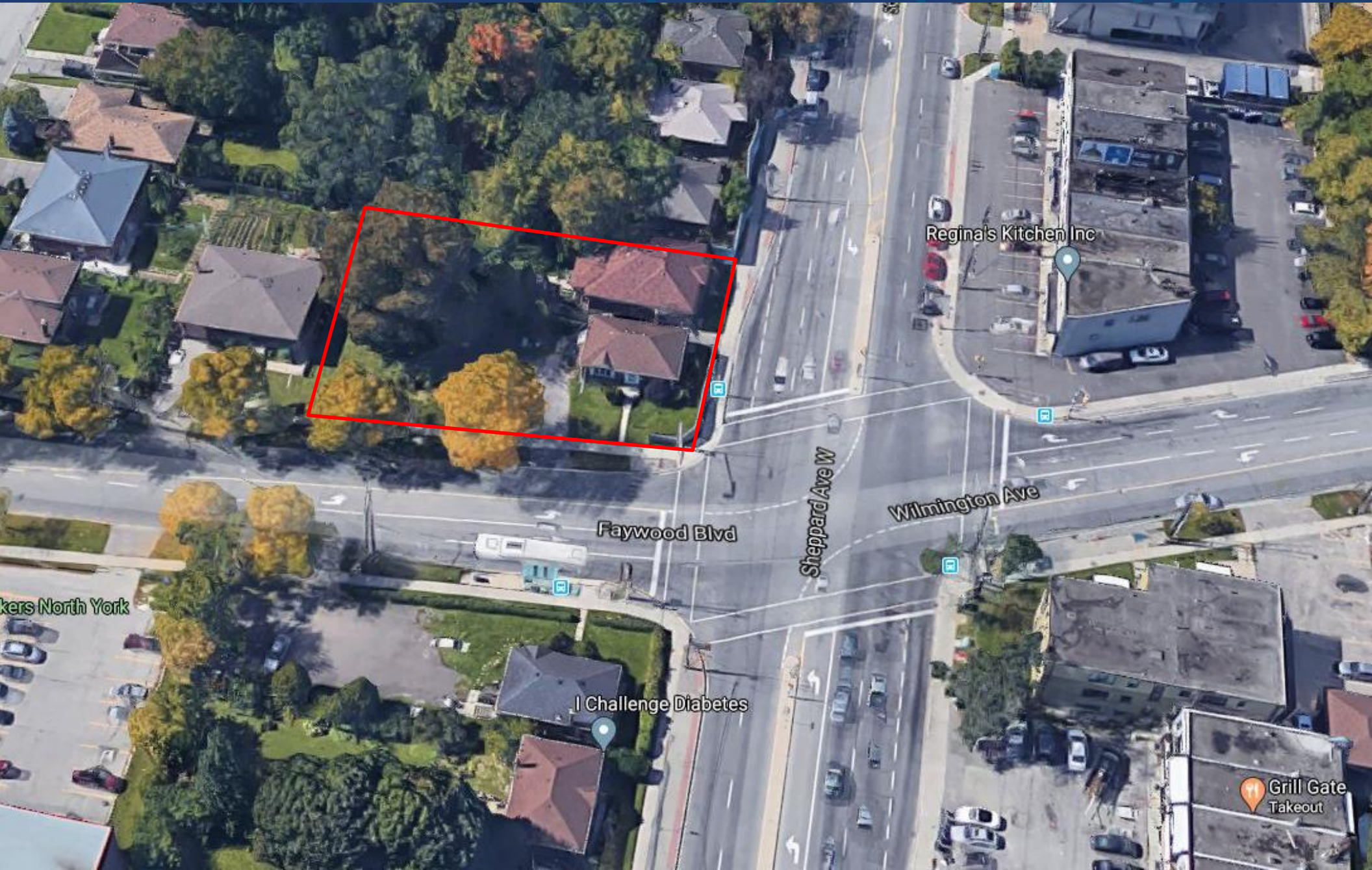
FOR SALE | ASSEMBLY DEVELOPMENT OPPORTUNITY

# 843-845 SHEPPARD AVENUE WEST

TORONTO | ON



METROPOLITAN  
COMMERCIAL





## DETAILS

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<b>Location</b>	Sheppard Avenue West, just West of Faywood Boulevard <a href="#">(Click Here For Map)</a>
<b>Lot Area</b>	15,800 SF (2 properties combined) (Approx.)
<b>Lot Dimensions</b>	94.16' Frontage x 155.47' Depth (2 properties combined) (Irregular)
<b>Zoning</b>	RD (f15.0; a550) (x5)
<b>Co-operating Commission</b>	2%

## FEATURES

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- An opportunity to purchase and develop 2 residential houses.
- Located on Sheppard Avenue West, prime corner location. 843 and 845 Sheppard Avenue West offer 94.16 feet of frontage, and 155.47 feet of depth to develop.
- Close proximity to 2 TTC Subway stations, TTC buses at door, Highway 401 and the Allen Expressway.
- Both properties are tenanted, please do not disturb.
- An additional 6,100 SF of adjacent land can be available.
- For further information please contact listing agent.

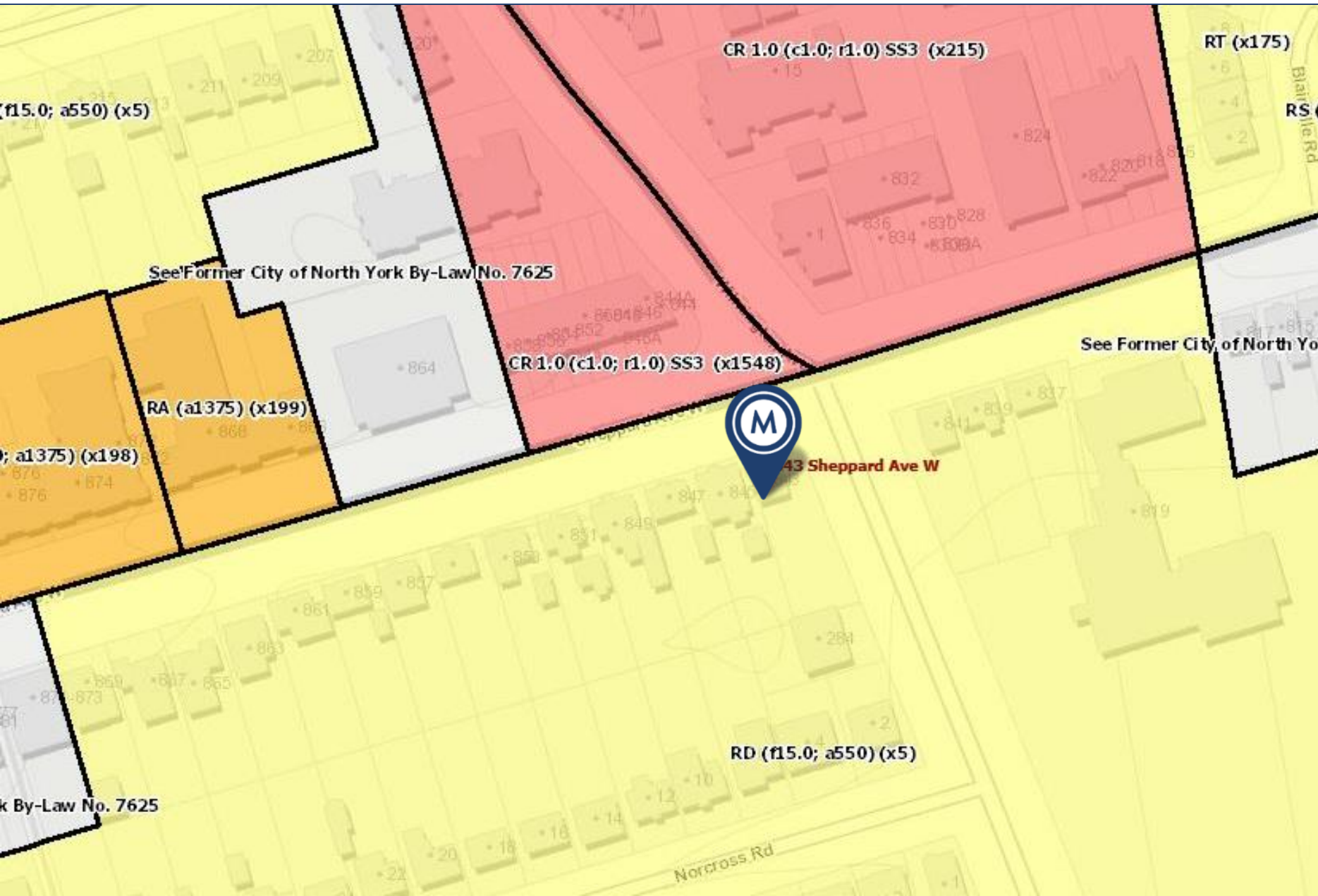
## ASKING PRICE

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**\$4,995,000**







RD (f15.0; a550) (x5) Zoning

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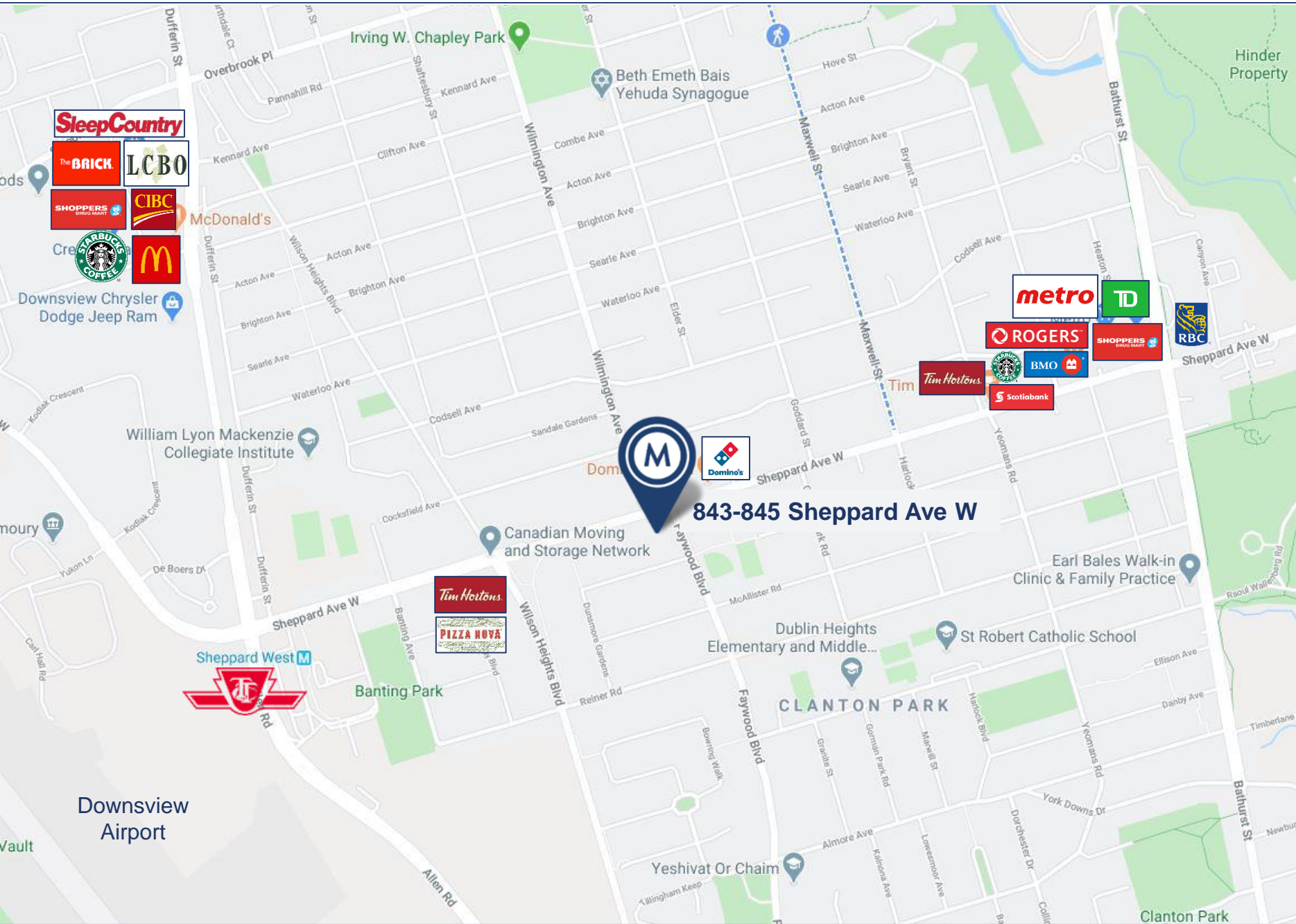


### Land Use Designations

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

## OFFICIAL PLAN

843-845 Sheppard Avenue West is designated in as a 'Mixed Use Area' in the city of Toronto official plan. This somewhat corresponds with its zoning designation of RD (f15.0; a550) (x5)



AREA MAP

843-845 SHEPPARD AVENUE WEST | FOR SALE



# METROPOLITAN COMMERCIAL

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