

FOR SALE  
**95 SHEPPARD**  
**AVENUE WEST**  
TORONTO, ON



METROPOLITAN  
COMMERCIAL



An aerial photograph of a city neighborhood. In the background, a dense cluster of high-rise buildings, including several glass-fronted skyscrapers, forms the city skyline under a blue sky with scattered white clouds. The middle ground shows a mix of residential and commercial buildings, with many trees interspersed. A large blue arrow points from a text label to a specific building in the foreground. Two other text labels are present in white rounded rectangles.

North York  
Civic Centre

Yonge &  
Sheppard

95 Sheppard Ave W



# OFFERING HIGHLIGHTS



## Abundance of neighbourhood amenities

Top-ranked international & local retailers & restaurants within walking distance of the property.



## End-user potential

The property will be vacant on possession, thereby presenting an excellent turnkey opportunity for a purchaser to utilize the building for their own business purposes.



## Highly coveted & rapidly growing area

Over 5,800 new condo units in various stages of development within a 1-km radius of the property.



## Convenient access by car

3-minute drive to HWY 401 with 11 dedicated on-site parking spots.



## Excellent transit connectivity

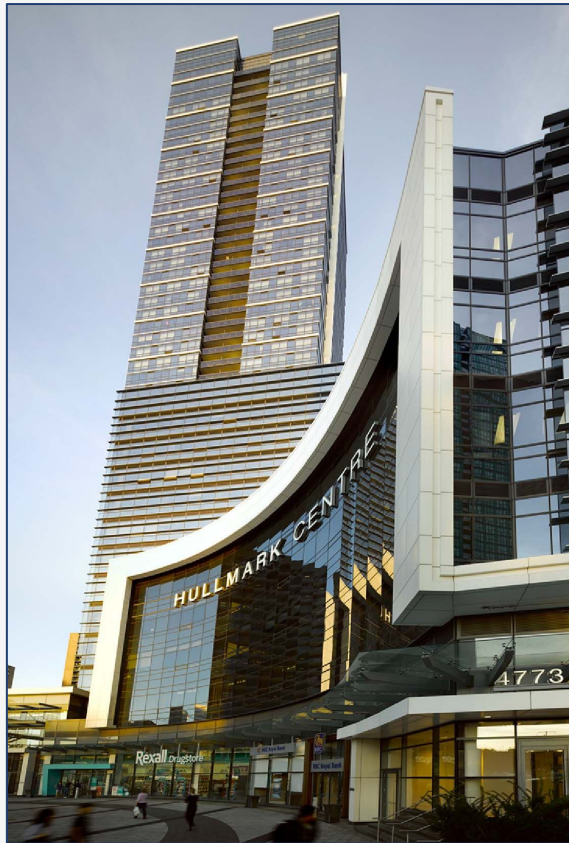
350 meters from Yonge & Sheppard TTC subway station.

95 SHEPPARD AVENUE WEST

# NEIGHBOURHOOD OVERVIEW

Over the past two decades, North York has transformed into one of Toronto's most sought-after neighbourhoods. In particular, the heart of the region – the bustling intersection of **Yonge and Sheppard** – has grown rapidly in recent years, becoming an increasingly desirable place to call home.

Location is certainly one of **95 Sheppard Avenue West's** major selling features. With the Sheppard TTC station mere steps away and Highway 401 just around the corner, the downtown core is always within easy reach. While, North York has already become a worthy destination in its own right, in less than 25 minutes, the subway will take you right to the heart of Downtown Toronto.



The Yonge-Sheppard neighborhood has evolved to become a vibrant and colorful one, offering all the essentials, plus more – from boutiques and trendy restaurants to local farmers' markets and a Whole Foods – all within walking distance of the subject property. Anchoring the neighborhood's rebirth is the Yonge Sheppard Centre, Hullmark Centre & The Galleria at Emerald Park. These beautifully built and architecturally stunning buildings have provided such amenities as Cactus Club, LA Fitness, Five Guys Burgers, LCBO, Tim Horton's, Rexall & much more to an already amenity-laden neighborhood. Local foodies have no shortage of cuisine options in the area, with the Yonge Street stretch between Sheppard and Finch housing everything from Korean and Japanese, to Taiwanese and Persian offerings. You'll also find inviting pubs, neighborhood eateries, and grab-and-go options.

Aside from the area's retail and office offerings, there are substantial green spaces and outdoor areas with access to such seemingly simple pleasures abundant in North York. Willowdale Park features two playgrounds, a splash pad, four tennis courts, and green spaces. Meanwhile, the peaceful Albert Standing Park features a decorative water fountain, arbor, and sitting area. In the winter months, the skating rink at the nearby Mel Lastman Square can provide hours of quality time for the family.

Finally, the arts and culture lovers don't have to venture into the city to get a fix of live music or theatre, thanks to the neighborhood's proximity to the storied Toronto Centre for the Arts.

**95 SHEPPARD AVENUE WEST**



# PROPERTY DETAILS

DRONE  
VIDEO

## LOCATION

South side of Sheppard Avenue West  
350 Meters West of Yonge Street

## LOT DIMENSIONS

85.01' Frontage X 110.01' Depth

## SITE AREA

9,350.61 Square Feet

## GROSS BUILDING AREA

6,199.43 Square Feet

### 1ST FLOOR

3,098.39 Square Feet

### 2ND FLOOR

3,101.04 Square Feet

## PARKING

11 Spots

## PROPERTY TAX

\$0 - Vendor is tax exempt

## ZONING

Former North York By-Law 7625

## OFFICIAL PLAN

Mixed-Use Areas



**84,694**

Total  
Population  
2-km Radius



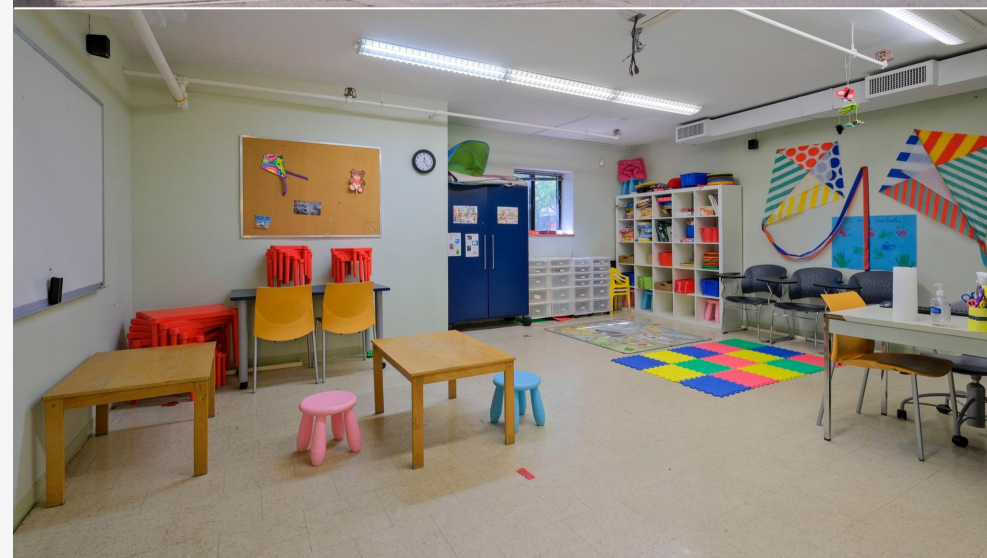
**+9.58 %**

10-Year  
Population  
Growth



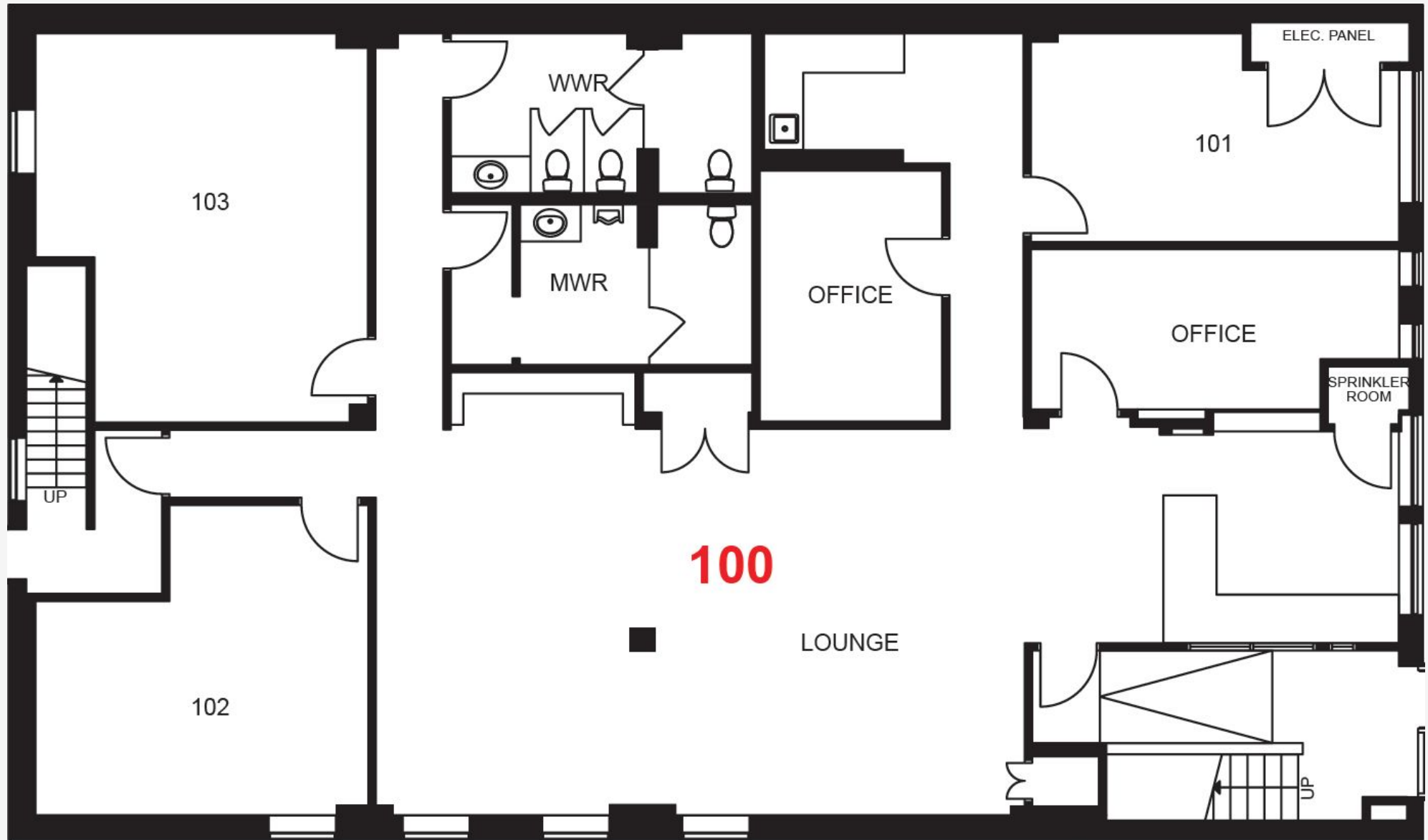
**\$104,764**

Average  
Household  
Income

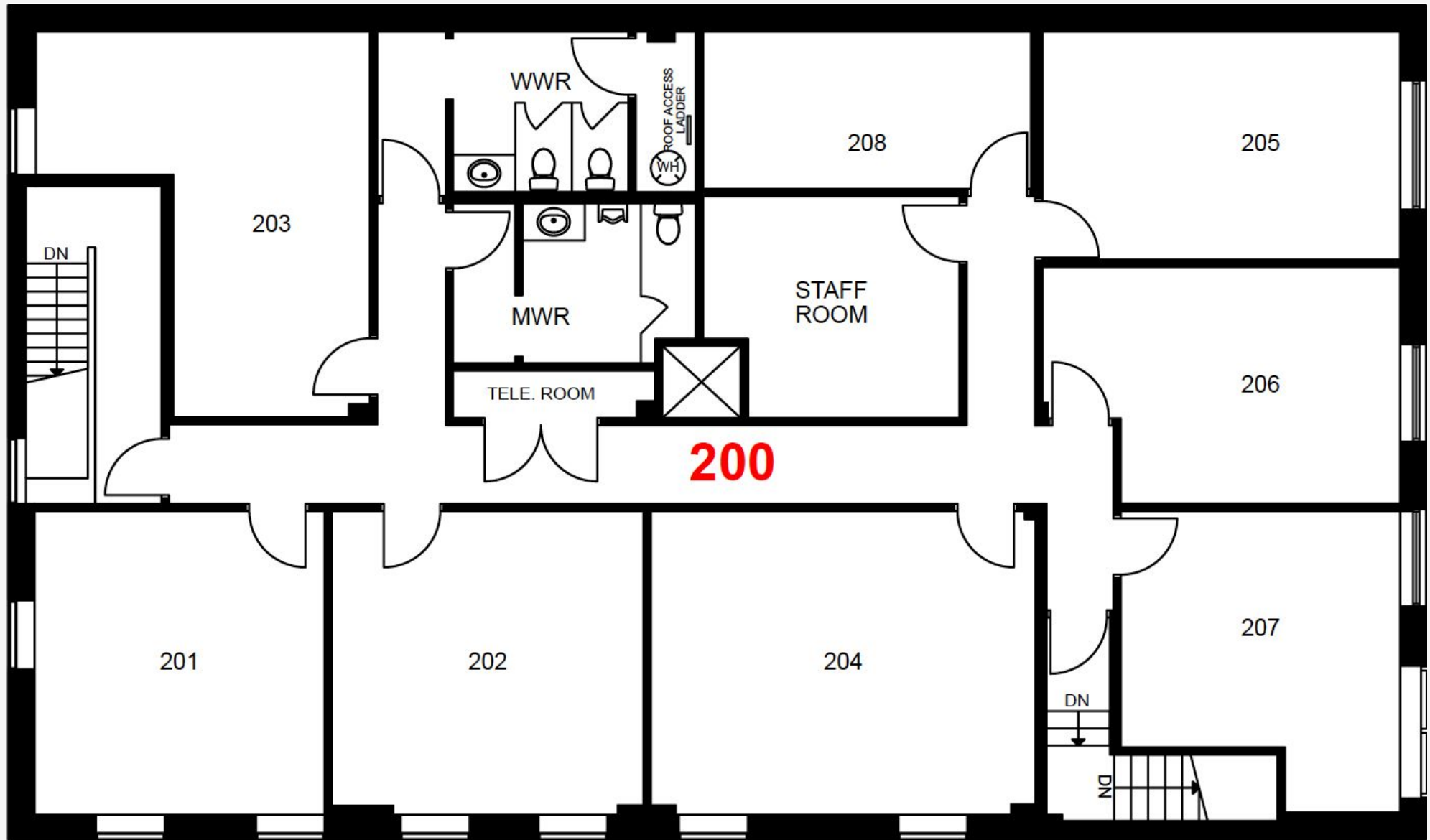


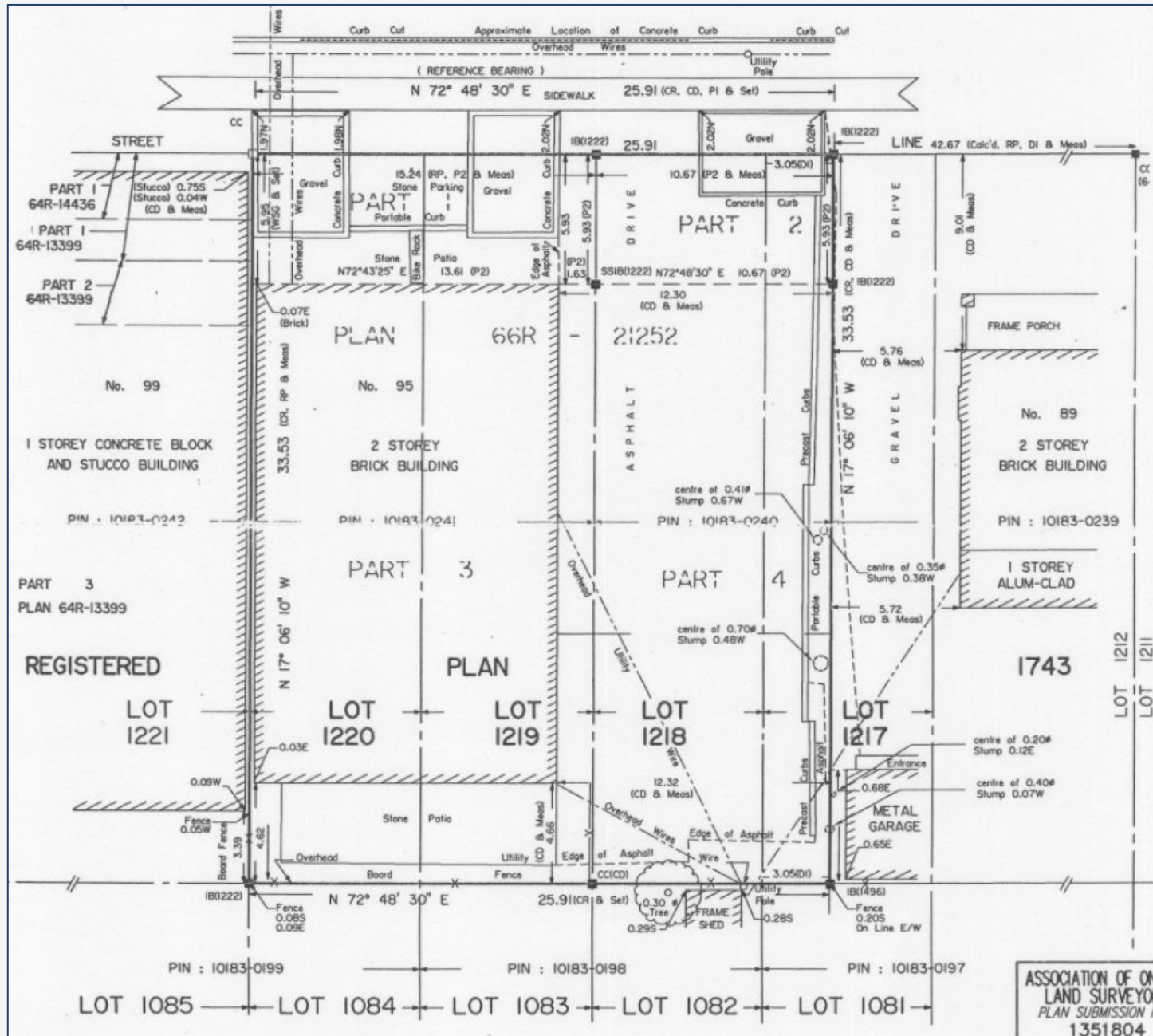
**95 SHEPPARD AVENUE WEST**

# FLOOR PLANS - GROUND FLOOR



# FLOOR PLANS - SECOND FLOOR











# TRANSPORTATION CONNECTIVITY



**95 SHEPPARD AVENUE WEST**



# NEIGHBOURING DEVELOPMENTS

Source: Urban Toronto



**95 SHEPPARD AVENUE WEST**



# OFFER SUBMISSION PROCESS

## PROPERTY TOURS

Property tours will be conducted Monday to Friday from 9:00am to 5:00pm with a minimum notice of 2 business days. A designated representative of Metropolitan Commercial Realty will be present at all times.

## OFFER SUBMISSION

Offers will be reviewed as they are received.

## ACCEPTANCE PERIOD

All offers must be open for acceptance by the Vendor for a minimum of 5 business days.

## REGISTERED OWNER

Alliance Francaise de Toronto

## LEGAL DESCRIPTION

LT 1219-1220 PL 1743 TWP OF YORK; TORONTO (N YORK), CITY OF TORONTO  
LT 1218 PL 1743 TWP OF YORK; PT LT 1217 PL 1743 TWP OF YORK AS IN TR77979 (FIRSTLY);  
TORONTO (N YORK), CITY OF TORONTO

## PIN

101830240  
101830241

## DUE DILIGENCE MATERIAL

To be provided upon conditional acceptance of Agreement of Purchase and Sale, if in the Vendor's possession.

## ASKING PRICE

**\$6,500,000**





## **METROPOLITAN COMMERCIAL REALTY**

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