

FOR SALE | ASSEMBLY DEVELOPMENT OPPORTUNITY

2109 LAWRENCE AVE W

TORONTO | ON



METROPOLITAN
COMMERCIAL





DETAILS

Location	Lawrence Avenue West, just West of Weston Road (Click Here For Map)
Lot Area	3,617 SF
Lot Dimensions	32' Frontage x 113' Depth
Zoning	RA (x777)
Co-operating Commission	2.5%

FEATURES

- Located in Toronto's desirable Humber Heights neighborhood
- this property presents a prime missing middle housing development opportunity with CMHC funding eligibility
- The property has exceptional transit access. The 52 Lawrence West and 352 Blue Night buses connect directly to Lawrence West Station (Line 1), while Weston GO Station (Kitchener Line) provides seamless train commute.
- Quick access to Highway 401 ensures effortless travel across the GTA.
- AAA Tenant paying market value rent, willing to stay or provide vacant possession.
- For further information please contact listing agent.

ASKING PRICE

\$949,500



AREA MAP

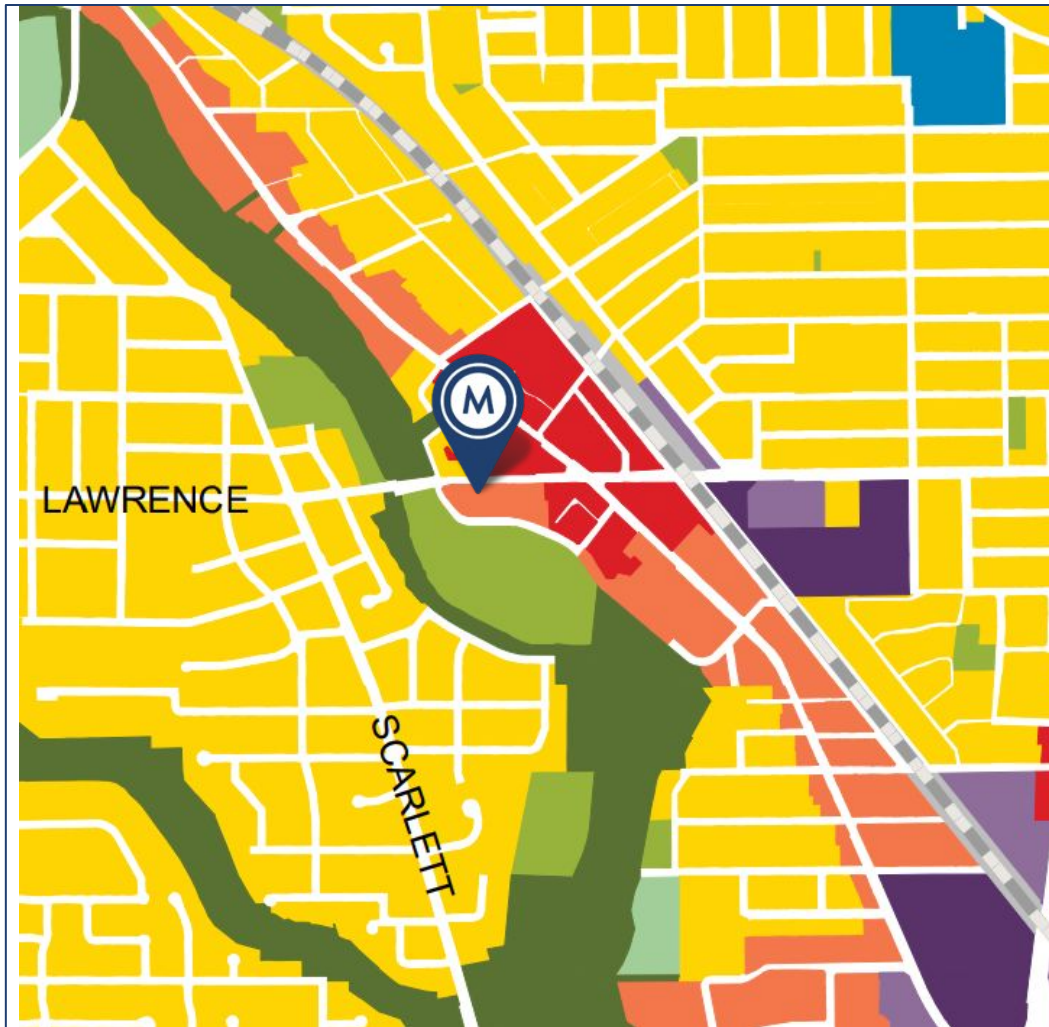


2109 LAWRENCE AVENUE WEST | FOR SALE



RA (x777) - Residential Apartment

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Land Use Designations

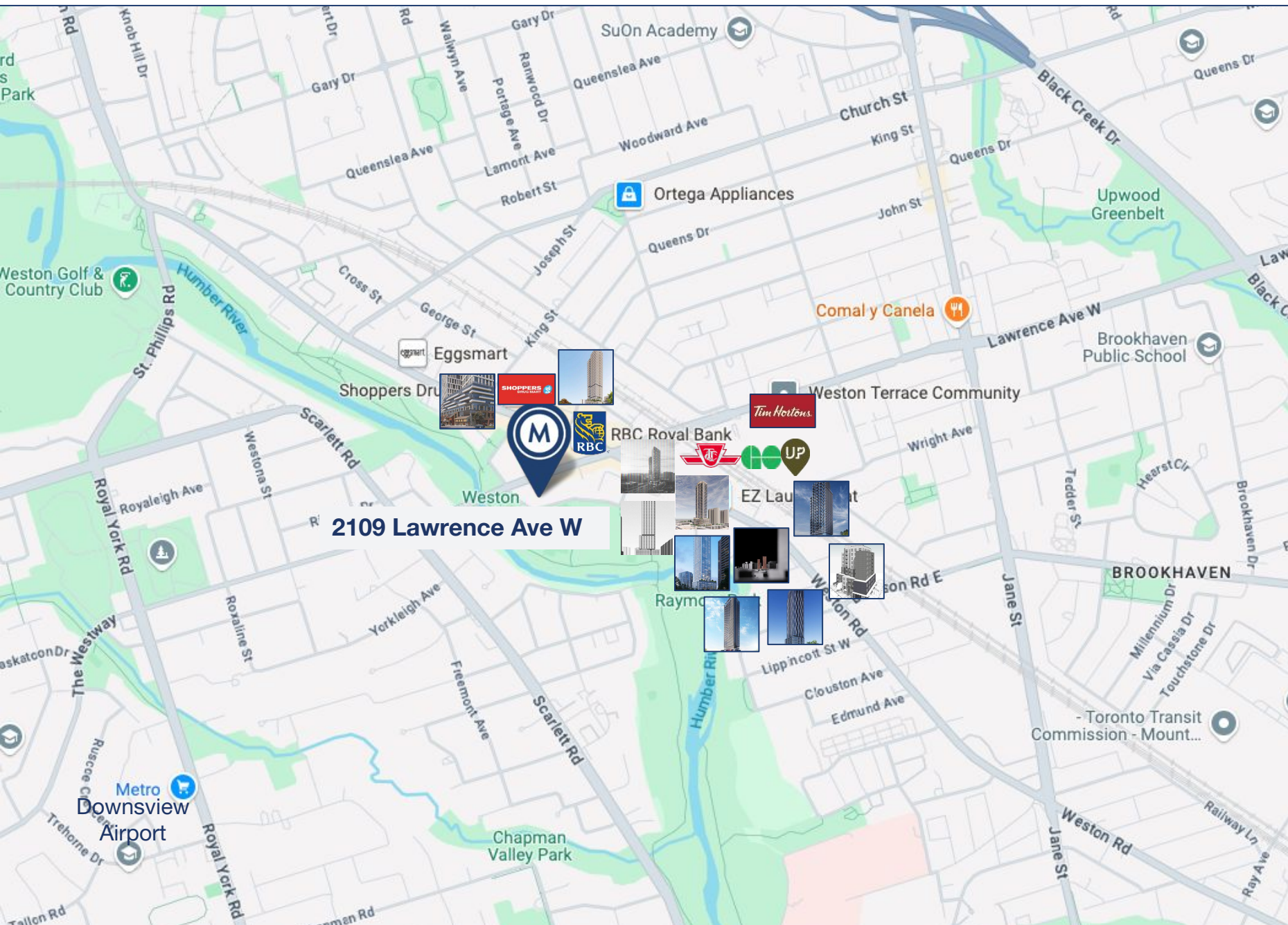
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

OFFICIAL PLAN

2109 Lawrence Ave W Avenue West is designated as “Apartment Neighbourhoods” in the city of Toronto Official Plan - Land Use Plan. This corresponds with its RA (x777) zoning designation.



AREA & NEIGHBOURING SITE MAP



2109 LAWRENCE WEST | FOR SALE



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