

1250

MARKHAM ROAD

TORONTO, ON



MULTI-USE FACILITY
FOR SALE



// PROPERTY HIGHLIGHTS

STRATEGICALLY LOCATED

1250 Markham Road is positioned as a developing community hub that balances residential needs with commercial opportunities while being integrated into a natural landscape that benefits from excellent accessibility and a growing, diverse population base.

With signalized access onto Markham Road, the property provides convenient movement across major transportation routes and facilitates easy connections to other parts of the Greater Toronto Area, in addition the property boosts immediate access to public transit with TTC bus stop (102 Markham Road) adjacent to the site and additional transit routes providing connections to TTC subway and GO Transit allowing for a much larger catchment area.

1250 Markham Road is strategically located on the west side of Markham Road, north of Ellesmere Road and located less than 1km south of Highway 401.

ESTABLISHED COMMUNITY AREA

1250 Markham Road is in a large established residential area with a local population of 305,000 within five kilometers. The surrounding area offers a range of amenities that enhance the property's appeal and contribute to the overall quality of life by providing convenience, promoting health and wellness, and fostering a sense of community for residents. Nearby amenities include parks and green space, schools, hospitals, community centres, numerous retail shops, supermarkets, and restaurants.

ESTABLISHED COMMUNITY AREA

The existing facility features a number of program spaces on site including a 1,500 seat auditorium, gymnasium with full size basketball court, childcare space, a full kitchen, numerous meeting and board rooms as well as private offices. The current zoning allows for education and training, place of worship and recreational uses. The Property is ideally suited for continued use as a community/ cultural centre.

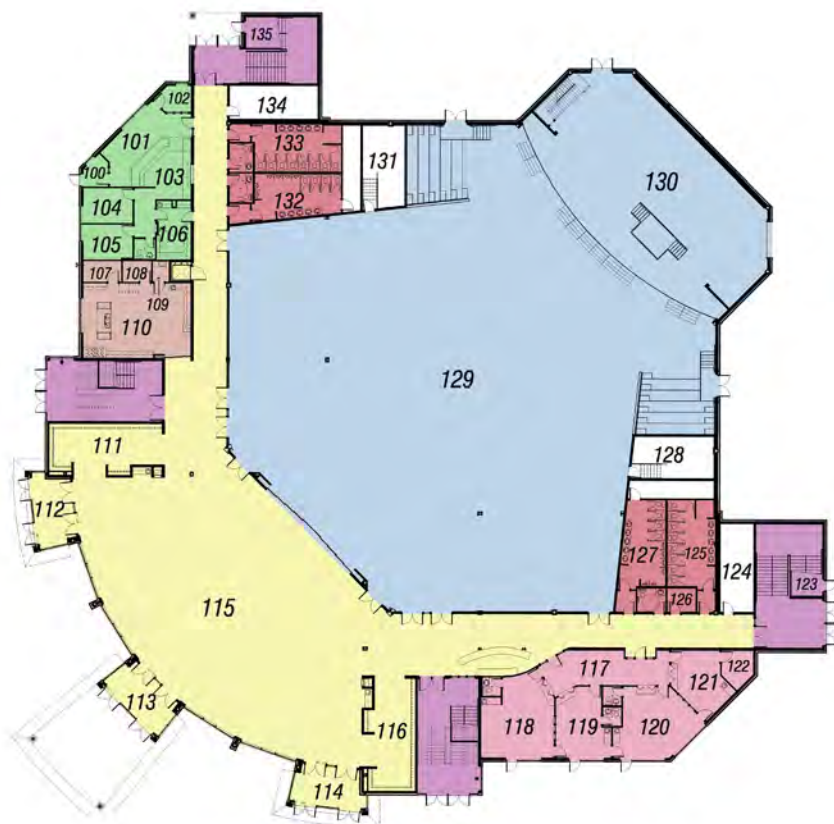
// PROPERTY DETAILS

Address	1250 Markham Road, Toronto, ON
Major Intersection	Markham Road & Progress Avenue
Building Size	82,500 Square Feet
Lot Size	4.4 Acres
Zoning	Industrial Zone M
Official Plan	General Employment Areas
Parking	170 Spaces
Year Built	2008 (Bldg A) & 2011 (Bldg B)
Property Features	<ul style="list-style-type: none">• Barrier Free• 1,500 seat auditorium• Meeting and board rooms• Program spaces• Private offices• Gymnasium• Indoor basketball court• Child care areas• Kitchen and kitchenettes
Realty Taxes	Not Assessed

ASKING PRICE:
SPEAK TO LISTING AGENTS

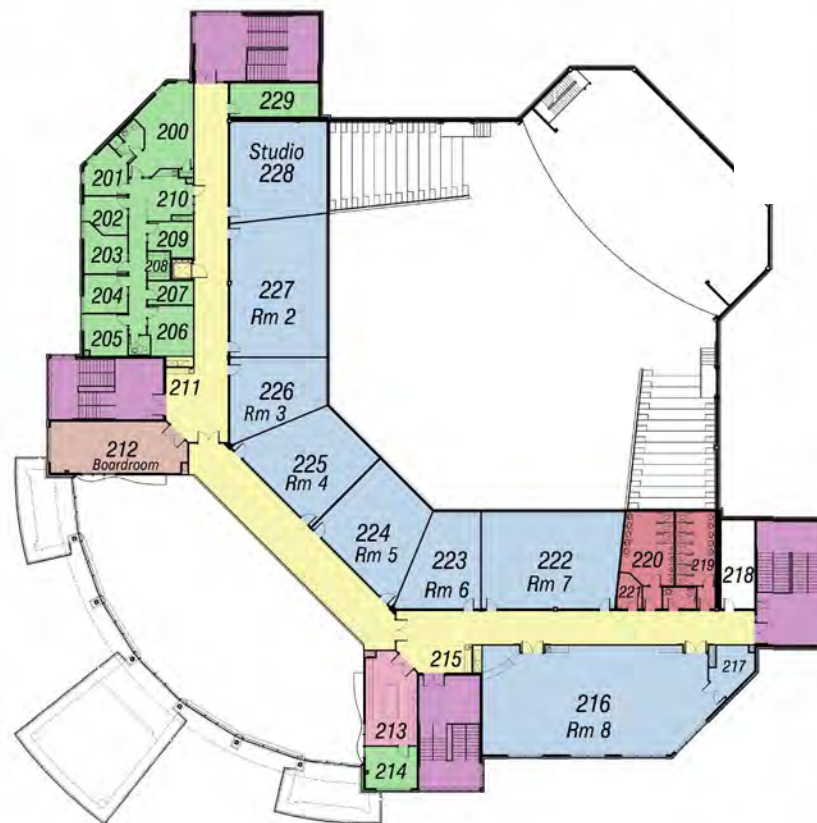
// FLOOR PLANS

BUILDING A
GROUND FLOOR



- | | | |
|---------------------|--------------------|-----------------------|
| 100. VESTIBULE | 112. VESTIBULE | 124. STORAGE |
| 101. WAITING AREA | 113. VESTIBULE | 125. WOMEN'S WASHROOM |
| 102. MEETING ROOM | 114. VESTIBULE | 126. JANITOR |
| 103. GENERAL OFFICE | 115. FOYER | 127. MEN'S WASHROOM |
| 104. OFFICE | 116. COATS | 128. UTILITY |
| 105. OFFICE | 117. DROP-OFF AREA | 129. SANCTUARY |
| 106. WORKROOM | 118. NURSERY | 130. PLATFORM |
| 107. SPRINKLER ROOM | 119. NURSERY | 131. UTILITY |
| 108. STORAGE | 120. NURSERY | 132. MEN'S WASHROOM |
| 109. MACHINE ROOM | 121. BABIES | 133. WOMEN'S WASHROOM |
| 110. KITCHENETTE | 122. NURSING | 134. STORAGE |
| 111. COATS | 123. STORAGE | 135. STORAGE |

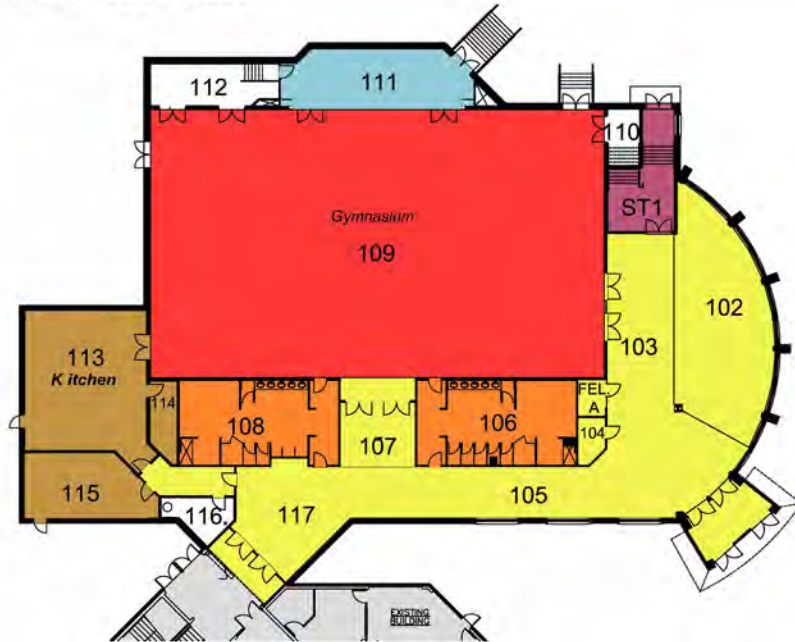
BUILDING A
SECOND FLOOR



- | | | |
|---------------------------|-----------------------|---------------------|
| 200. SENIOR PASTOR OFFICE | 210. WAITING AREA | 220. MEN'S WASHROOM |
| 201. OFFICE | 211. REFRESHMENT AREA | 221. JANITOR |
| 202. OFFICE | 212. BOARDROOM | 222. MEETING ROOM |
| 203. OFFICE | 213. WORKROOM | 223. MEETING ROOM |
| 204. OFFICE | 214. OFFICE | 224. MEETING ROOM |
| 205. OFFICE | 215. REFRESHMENT AREA | 225. MEETING ROOM |
| 206. OFFICE | 216. YOUTH WORSHIP | 226. MEETING ROOM |
| 207. SERVER | 217. STORAGE | 227. MEETING ROOM |
| 208. WORK ROOM | 218. STORAGE | 228. MEETING ROOM |
| 209. OFFICE | 219. WOMEN'S WASHROOM | 229. MUSIC ROOM |

// FLOOR PLANS

BUILDING B
GROUND FLOOR



- | | | |
|--------------------------|-----------------------|------------------------|
| 101. ENT. VESTIBULE | 107. GYM VESTIBULE | 114. PANTRY |
| 102. LOUNGE/ FOYER | 108. MEN'S CHANGEROOM | 115. WORKROOM |
| 103. CORRIDOR "A" | 109. GYMNASIUM | 116. ELECTRICAL ROOM |
| 104. ELEV. MACHINE RM | 110. STORAGE | 117. LINK |
| 105. CORRIDOR 'B' | 111. PLATFORM | ST1. STAIR 1 |
| 106. WOMEN'S CHANGE-ROOM | 112. STORAGE | FEL.A. FUTURE ELEVATOR |
| | 113. SERVERY | |

BUILDING B
SECOND FLOOR



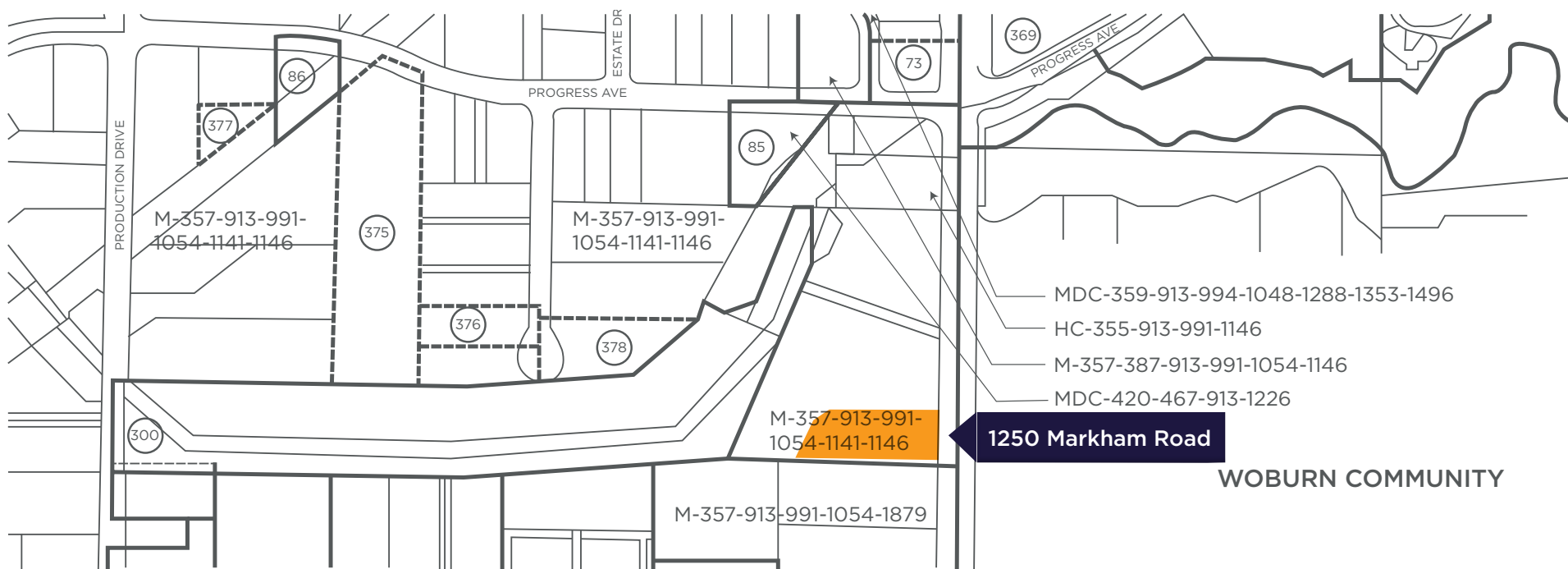
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|------------------------------|-----------------------|------------------------|
| 201. N/A | 208. STORAGE | 215. Meeting ROOM 9 |
| 202. N/A | 209. STORAGE | 216. SERVER ROOM |
| 203. N/A | 210. WOMEN'S WASHROOM | ST1. STAIR 1 |
| 204. N/A | 211. MEN'S WASHROOM | FEL.A. FUTURE ELEVATOR |
| 205. N/A | 212. CORRIDOR 'D' | |
| 206. GENERAL OFFICE/ COPY RM | 213. Offices (Rm 10) | |
| 207. CORRIDOR 'C' | 214. Meeting ROOM 9 | |

// ZONING MAP

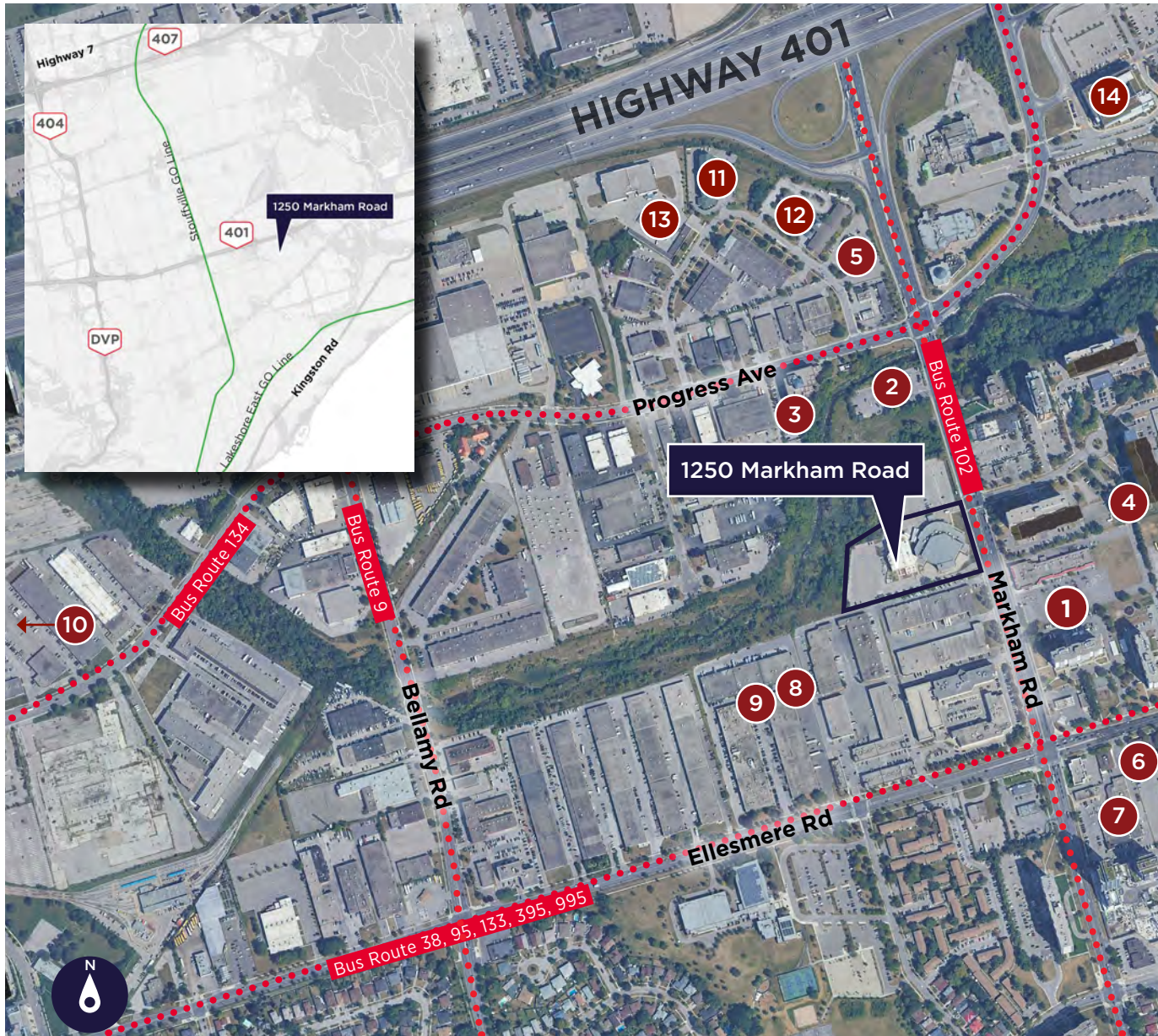
City of Scarborough Woburn Community By-Law 9510, zoning is Industrial Zone M

Permitted Uses Include:

- Day Nurseries
- Industrial Uses
- Educational and Training Facilities
- Places of Worship
- Recreational Uses
- Offices, excluding Medical and Dental Offices



// AMENITIES AND TRANSIT MAP







IMMEDIATE AREA AMENITIES

1. Panchavati Chaat Mahal
2. McDonald's
3. Kitchen King
4. East Avenue Eats
5. The Keg Steakhouse + Bar - Estate Drive
6. Pizza Nova
7. Atithi
8. La Sani Grill
9. Popeyes Louisiana Kitchen
10. Scarborough Town Centre
11. Best Western Plus
12. Holiday Inn Express
13. Public Storage
14. Centennial College & Residence

AREA DEMOGRAPHICS

5KM RADIUS

-  **Average Age**
41
-  **Total Population**
300,000
-  **Average Household Income**
\$95,000
-  **Average Vehicles on HWY 401**
290,000

DRIVE TIMES

HIGHWAY 401	5 MINS
HIGHWAY 404	8 MINS
DON VALLEY PARKWAY	8 MINS
EGLINTON GO STATION	12 MINS
AGINCOURT GO STATION	12 MINS
DOWNTOWN TORONTO	30 MINS

// GALLERY & VIRTUAL TOUR



**CLICK FOR
VIRTUAL TOUR**



**CLICK FOR
NDA**



// GALLERY



// GALLERY



// GALLERY



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