



# 4066 Sheppard Avenue East

SCARBOROUGH, ON

FOR SALE



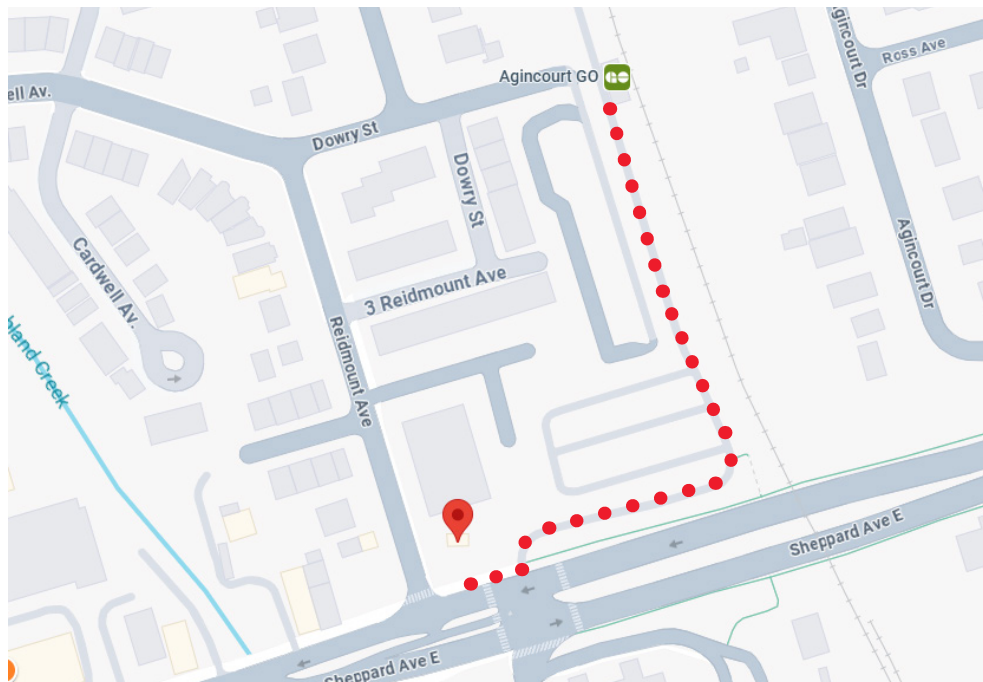
Agincourt GO  
Station

Sheppard Avenue



# Property Highlights

Located within walking distance to Agincourt GO station falling within 800 meters of the proposed MTSA. This site is a rare 0.15 Acre land lot offering great potential to develop commercial or residential on site. The subject property is currently being utilized as a used car dealership with a portable trailer for office. This can be sold vacant or as a sale lease back. The entire site is paved with ample parking for up to 60 cars.



## LOCATION

Neighboring the northwest side of the Agincourt GO station at Sheppard Ave E and Kennedy Rd



## PROPERTY TYPE

Vacant Land



## LOT SIZE

0.157 Acre | 6,867.36 SF



## ZONING

CR0.5(c0.5;r0.0)SS3(x631)



## POSSESSION

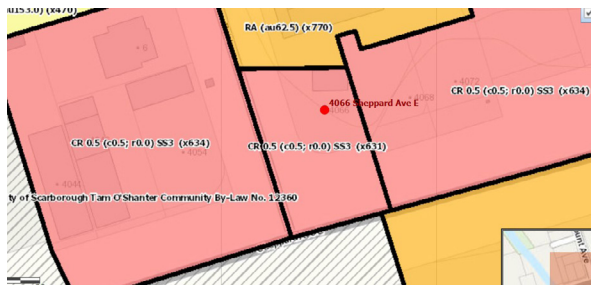
Immediate or owner willing to stay on as a tenant



## LISTING PRICE

\$1,790,000

# Zoning & Permitted Uses



## Use - CR Zone

(A) In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

Ambulance Depot	Police Station
Art Gallery	Post-Secondary School
Artist Studio	Production Studio
Automated Banking Machine	Religious Education Use
Community Centre	Software Development and Processing
Courts of Law	Veterinary Hospital
Education Use	Wellness Centre
Financial Institution	(B) In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):
Fire Hall	
Library	
Massage Therapy	
Medical Office	
Museum	
Office	
Park	
Passenger Terminal	
Performing Arts Studio	
Personal Service Shop	Dwelling Unit
Pet Services	Hospice Care Home
	Municipal Shelter
	Nursing Home
	Religious Residence
	Residential Care Home
	Respite Care Facility
	Retirement Home
	Student Residence

## Permitted Use - with Conditions

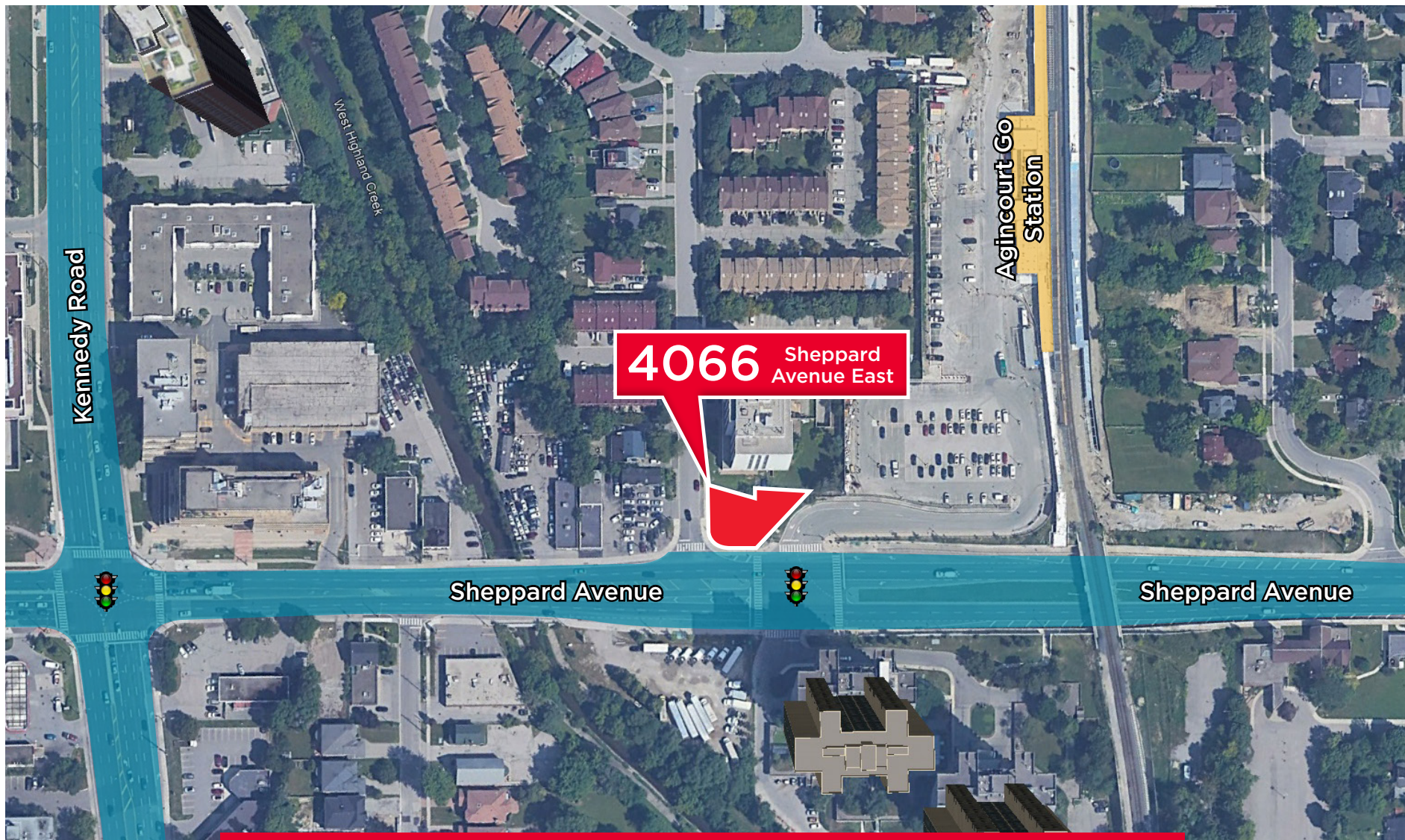
(A) In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

Amusement Arcade	Private School
Cabaret	Public Parking
Club	Public School
Cogeneration Energy	Public Utility
Custom Workshop	Recreation Use
Day Nursery	Renewable Energy
Drive Through Facility	Retail Service
Eating Establishment	Retail Store
Entertainment Place of Assembly	Service Shop
Funeral Home	Sports Place of Assembly
Hotel	Take-out Eating Establishment
Laboratory	Transportation Use
Nightclub	Vehicle Dealership
Outdoor Patio	Vehicle Fuel Station
Outdoor Sales or Display	Vehicle Service Shop
Place of Assembly	Vehicle Washing Establishment
Place of Worship	

(B) In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i) if they comply with the specific conditions associated with the reference number(s) for each use in Clause 40.10.20.100:

Crisis Care Shelter	Secondary Suite
Group Home	Seniors Community House
Home Occupation	Short-term Rental
Multi-tenant House	Tourist Home
Private Home Daycare	





# Aerial Map



# 4066 Sheppard Avenue East

SCARBOROUGH, ON

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