



LAKE WILCOX

WILDWOOD AVENUE

FOR SALE

RESIDENTIAL INFILL OPPORTUNITY

81 WILDWOOD AVENUE

RICHMOND HILL, ONTARIO

PROPERTY TO BE ZONED NEIGHBOURHOODS UNDER THE CITY'S NEW COMPREHENSIVE
ZONING BY-LAW WITH SINGLE FAMILY DETACHED HOMES PERMITTED

EXECUTIVE SUMMARY

OFFERING AT A GLANCE

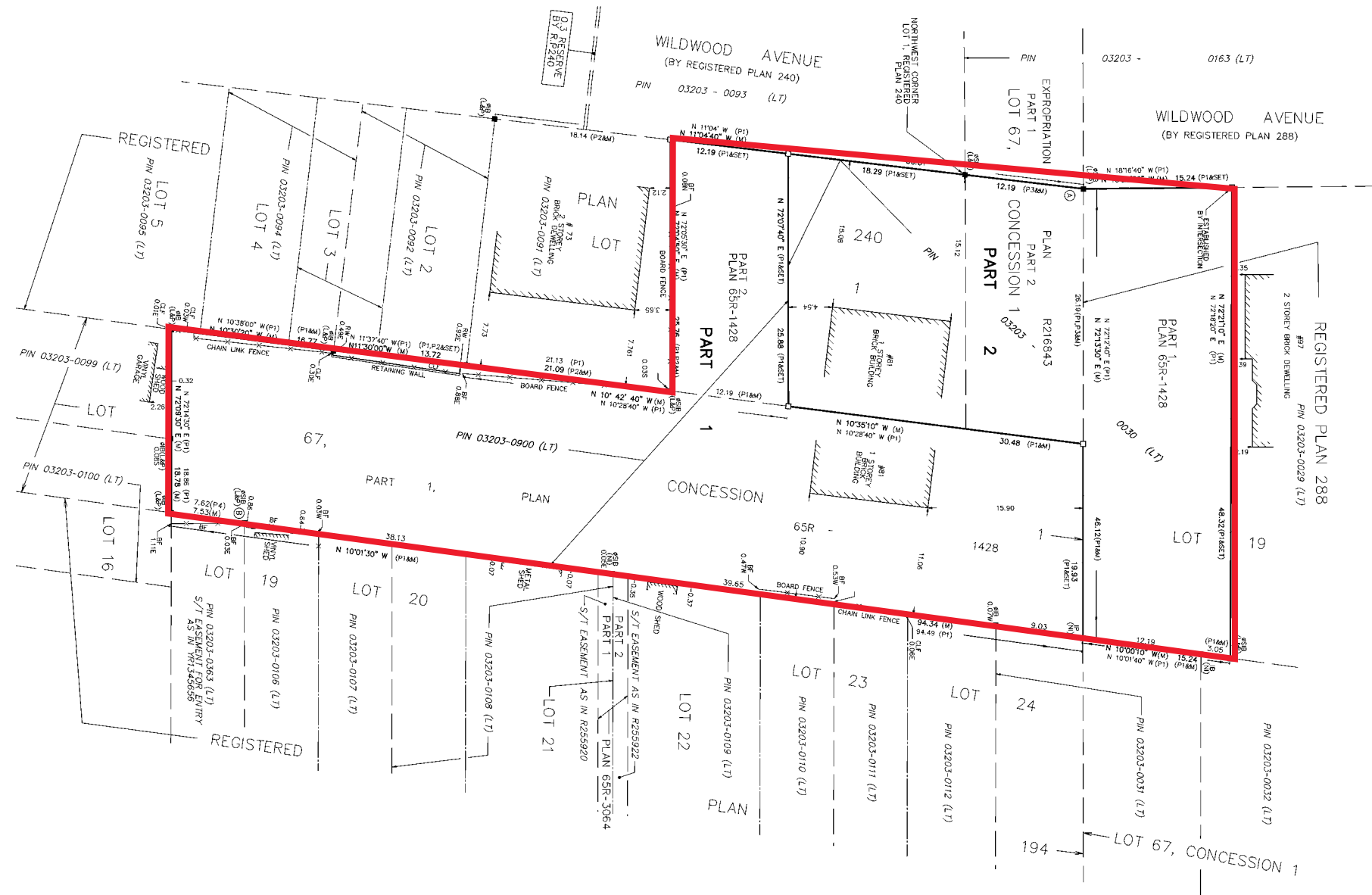
Located in an established Oak Ridges neighbourhood, the site is 250 metres from Lake Wilcox just west of Bayview Avenue and north of Stouffville Road.

PROPERTY DETAILS

Address	81 Wildwood Avenue, Richmond Hill, Ontario
PIN	032030030 and 032030090
Legal Description	PT LT 19PL 288 WHITCHURCH AS IN R132389; PT LT 1 PL 240 WHITCHURCH AS IN B7580B; PT LT 67 CON 1 WHITCHURCH PT 2 EXPROP PL R216843; RICHMOND HILL PT LT 1 PL 240 WHITCHURCH; PT LT 67 CON 1 WHITCHURCH AS IN B80332B EXCEPT EASEMENT THEREIN; RICHMOND HILL
Land Area	0.901 acres with 190' frontage on Wildwood Avenue
Improvements	Currently improved by the former Lake Willcox Community Centre which is vacant
Services	Municipal water, sewer and hydro and the site boundary. Additional internal servicing will be required for redevelopment
Official Plan	Neighbourhood
Zoning	Current -Institutional 1 (I1) Proposed - Neighbourhoods zoning under new comprehensive zoning by-law which is expected to be approved in September 2025
Property Taxes	Taxes to be assessed by the City of Richmond Hill to the new owner after the successful closing of the transaction

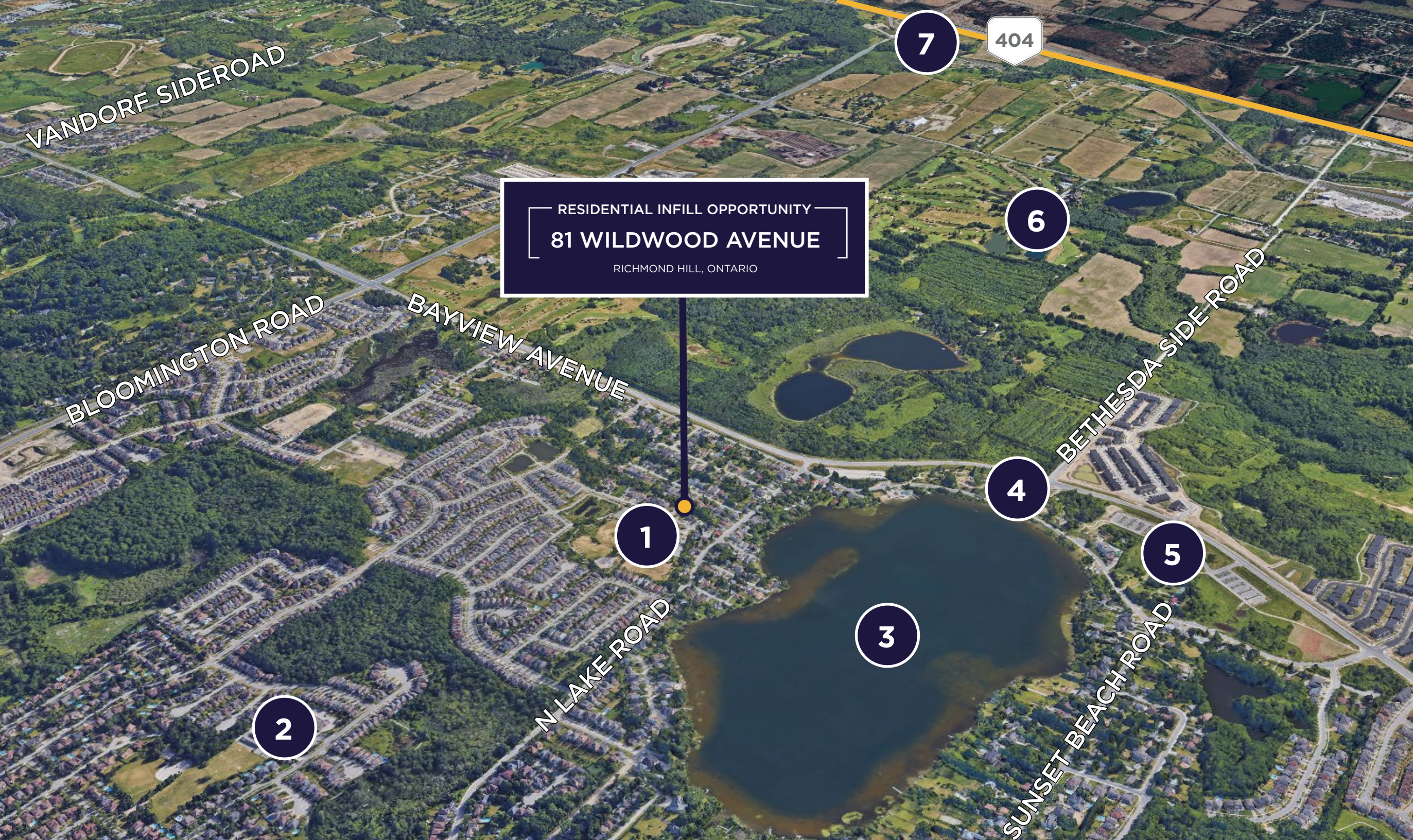


SURVEY PLAN



NEIGHBOURHOOD





NEIGHBOURHOOD AMENITIES

- 1 Lake Wilcox Public School
- 2 Our Lady of Annunciation Catholic School
- 3 Lake Wilcox and Park
- 4 Lake Wilcox Water Park and Skate Park
- 5 Oak Ridges Community Centre and Pool
- 6 DiamondBack Golf Club
- 7 Bloomington GO Station

SUBMISSION GUIDELINES

Prospective purchasers are invited to submit Offers to Purchase through C&W for consideration of the Property.

Offers to Purchase are encouraged to be submitted on the offer form available in C&W's virtual data room.

C&W will give notification in advance to all parties that have executed a Confidentiality Agreement as to when offers may be received.

Offers to Purchase the Property will be evaluated, among other criteria, based on purchase price, purchaser's ability and timeliness of closing, proposed conditions, if any and approval from City staff.

PRICE

The Property is offered for sale at a price of \$3,400,000.

Exclusive Advisors

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