

**FOR
SALE**

INFILL DEVELOPMENT
OPPORTUNITY

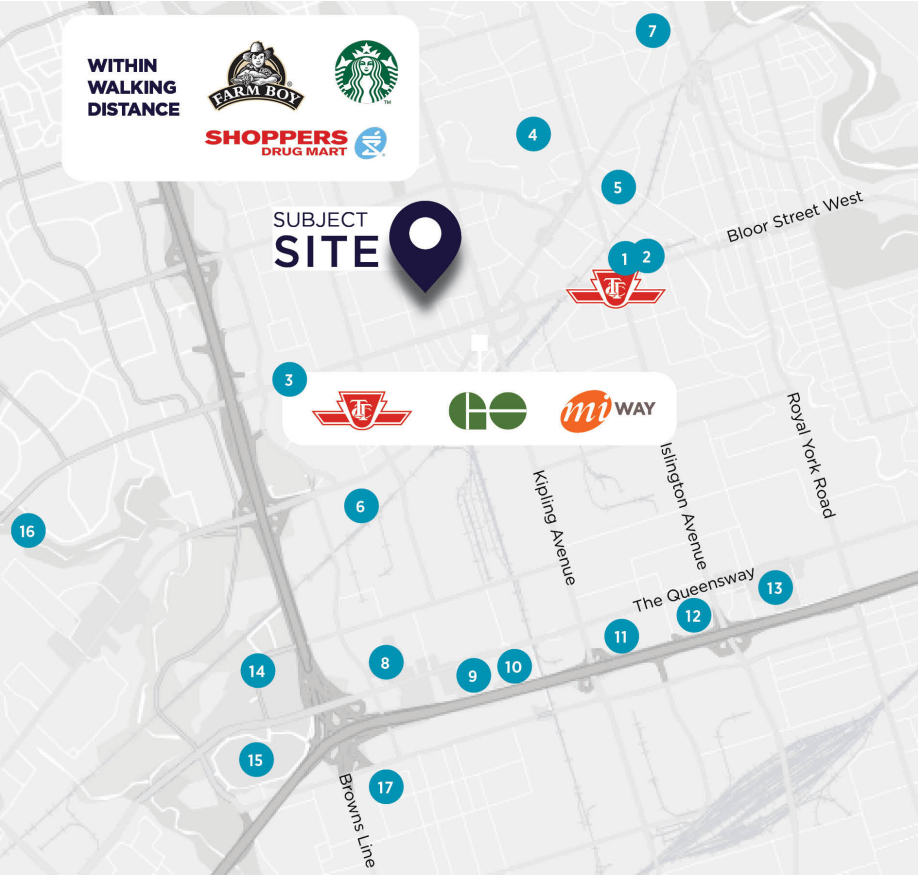
55
ASHBOURNE DRIVE,
TORONTO

PROPERTY OVERVIEW

- The Property is zoned for residential uses, providing an excellent opportunity for an infill development.
- Located in a well established neighbourhood mostly comprised of single family detached homes.
- Great access to Bloor Street West bus routes and the Kiping Transit Hub providing access to TTC subway Line 2, GO Transit and MiWay services.
- Amenities, including shopping centers, fitness facilities, and cultural attractions are all within walking distance. Sherway Gardens, one of Toronto's premier shopping destinations, is located less than 10-minutes from the Property by car.
- Family friendly location with many schools located in the surrounding area as well as Etobicoke Our Lady of Peace YMCA and several parks and recreational amenities.

SITE DETAILS	
Site Area	11,327 sf (0.26 acres)
Frontage	70.00 ft
Zoning	Residential – Residential Detached
Official Plan	Neighbourhoods
Asking Price	\$XXX

AREA AMENITIES



1. Sobey's
2. Goodlife Fitness
3. Bloorlea Middle School
4. Islington Golf Club
5. Memorial Pool & Health Club
6. Food Basics
7. Humbertown Shopping Centre
8. Canadian Tire
9. Golf Town
10. IKEA
11. Fit4Less
12. Cineplex Cinemas
13. Costco
14. SmartCentres Etobicoke
15. CF Sherway Gardens
16. Markland Wood Golf Club
17. Farm Boy





OFFERING PROCESS

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 55 Ashbourne Drive, Etobicoke, Ontario. The Property is offered for sale at a price of **\$XXX**. Interested parties will be required to execute and submit the Vendor’s form of confidentiality agreement prior to receiving additional property information. Submission of offers will be on a date to be communicated by the Advisor with at least seven (7) days’ notice.

FOR MORE INFORMATION, CONTACT:

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**Broker *Sales Representative