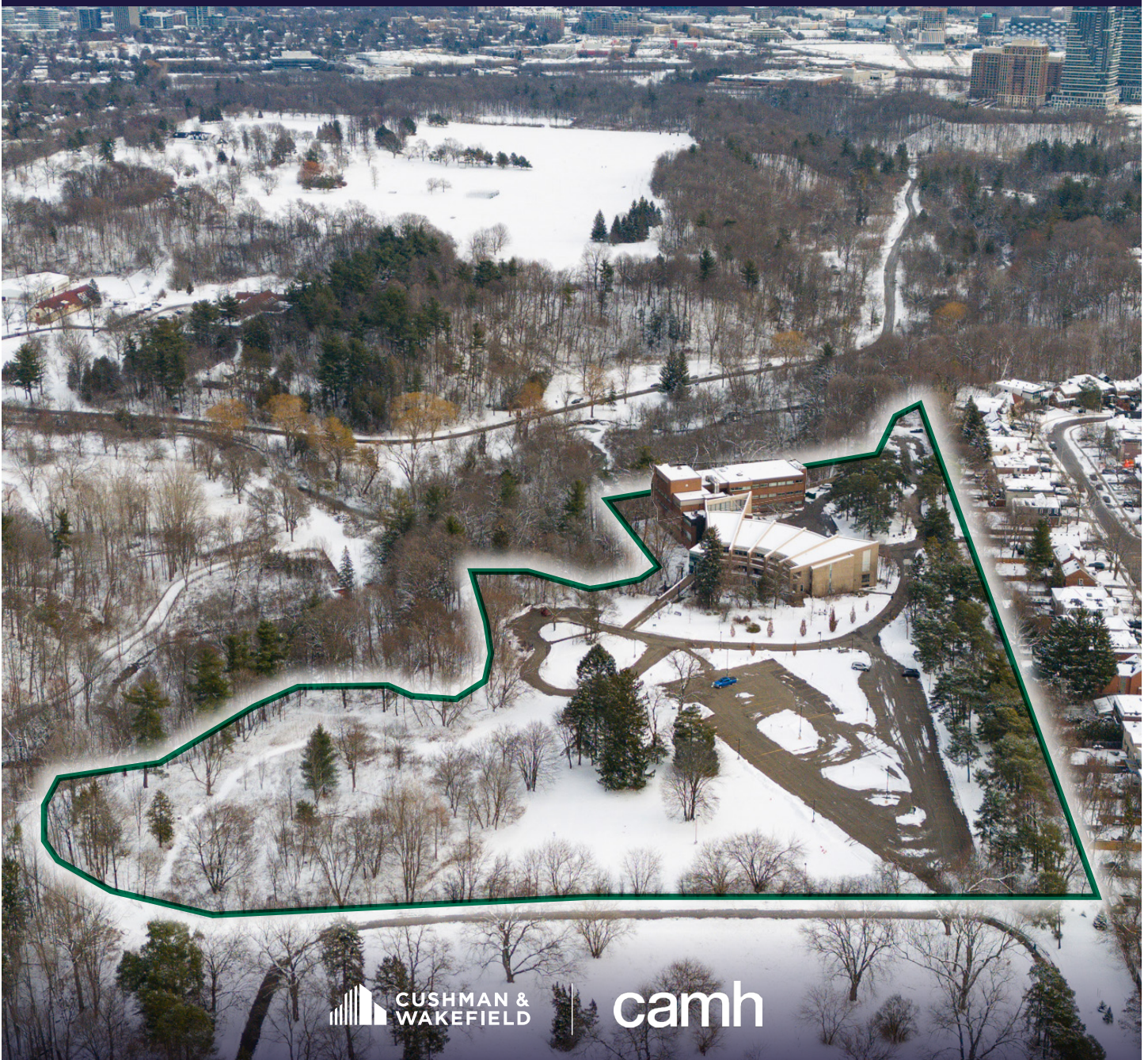


**FOR SALE**  
**RESIDENTIAL OR INSTITUTIONAL  
DEVELOPMENT OPPORTUNITY  
IN LEASIDE | 9.32 AC**



175 BRENTCLIFFE ROAD, TORONTO, ON



CUSHMAN &  
WAKEFIELD

camh





## Opportunity Highlights



### Rare Opportunity in the Heart of Leaside

The subject Property represents a rare opportunity to acquire 9.32 acres of land in Toronto's sought after Leaside neighbourhood. Located directly south of Sunnybrook hospital and less than one kilometer from the intersection of Eglinton Avenue East and Laird Drive, the Property is well positioned in a picturesque ravine setting while having access to a host of amenities. The general area has an exceptional range of retail amenities, dining options, services, good schools and public greenspaces, underscoring its attractiveness from a residential perspective. Upon completion, the Laird LRT station will connect Leaside to TTC Subway Line 1 in less than 10 minutes, and the Don Valley Parkway is a short 5-minute drive away.



### Institutional – Health Sciences Hub

In addition to being one of Toronto's best neighbourhoods, Leaside is also a hub for premier health services, anchored by Sunnybrook Health Sciences Centre. There are six specialized healthcare facilities in the immediate area, as well as York University's Glendon Campus. The Property features an Institutional Official Plan designation, making it one of a very limited number of locations in the City that allows for these types of uses as well as offering co-location benefits stemming from the neighbouring facilities. Short-distance access to two upcoming Eglinton LRT stations will provide unparalleled transit connectivity to the entire GTA, further positioning the Site as a prime institutional development opportunity. The west portion of the Property offers approximately six acres of land for an expanded institutional use in a strategic location.



### Residential Redevelopment Potential

Preliminary planning investigations completed by Urban Strategies Inc. indicate the Site can accommodate a partial or full residential redevelopment for single detached or townhomes, with up to 68 luxury units in a full townhouse redevelopment scenario. The size of the Site allows flexibility with respect to unit size, mix and market positioning.



### Strong Residential Market Fundamentals

Leaside is an affluent community, with average household incomes more than double the Toronto average within a one kilometer radius, and 60% higher within a five kilometer radius. Average house prices are also well above average, with the price of a detached house being 42% higher and attached houses being 12% higher than the rest of Toronto proper. While there is significant renovation and custom home building activity taking place, there have been few opportunities to complete a development of scale within the community.



### Attractive Income In-place

The east portion of the Site is leased to Edgewood Health Network until September 2026. The tenant has two five year renewal options at predetermined rates that will increase the annual net income in the near term, if exercised. In addition to the contractual rent from EHN, there is additional parking revenues received. More information is available in the online data room.



Property Details

Gross Land Area	9.32 acres
Estimated Net Land Area	8.32 acres East Portion - 2.52 acres (leased) West Portion - 5.80 acres
Improvements	Institutional Building, Surface Parking & Excess Land
Building Area	62,735 square feet
Parking	220-240 spaces
Zoning	RM3(14)H - Multiple Family Dwellings Third Density (North York Bylaw 7625)
Official Plan	Institutional Areas

Development Land Area Net of Estimated TRCA Convayance (2004 Survey)

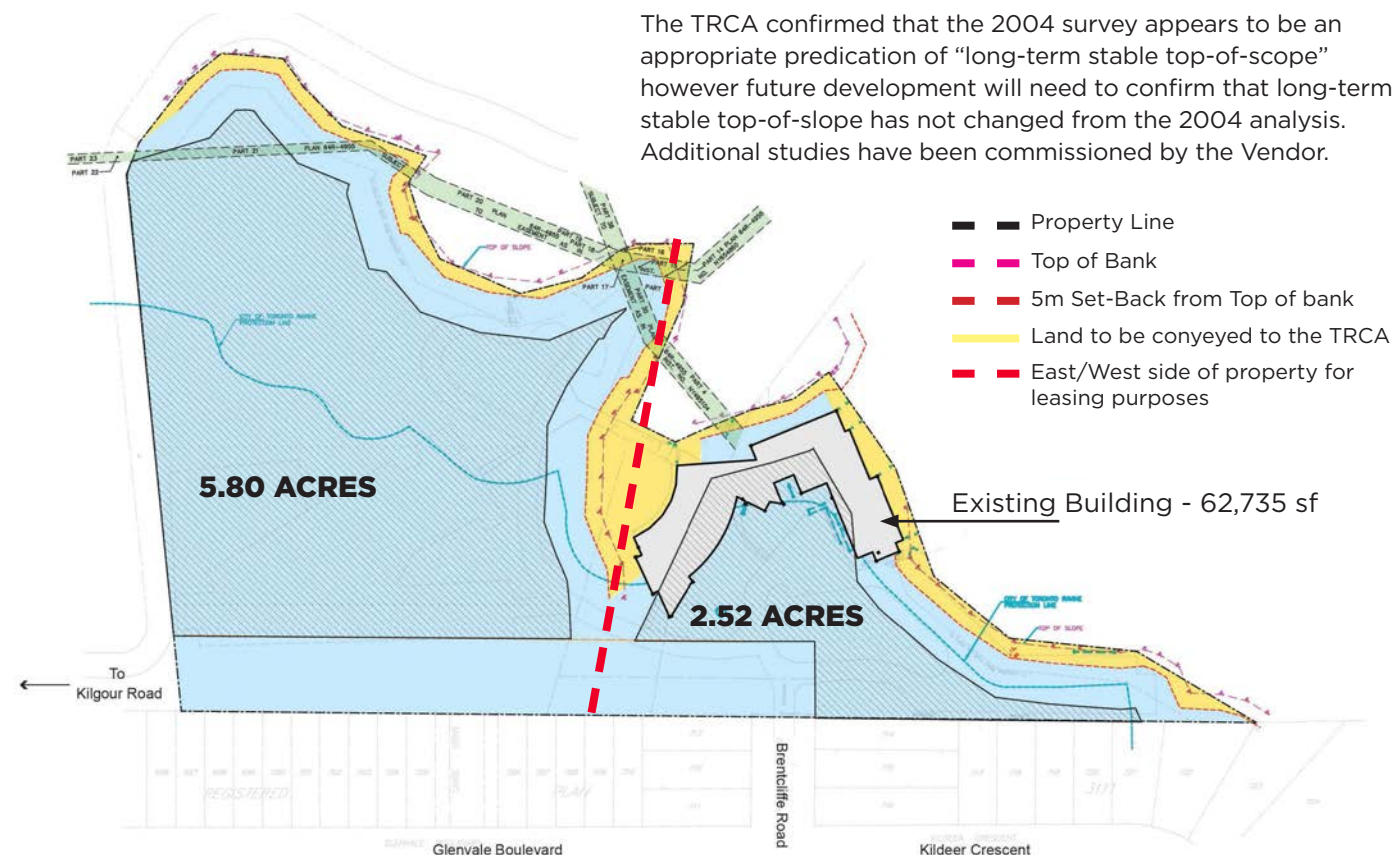




Photo Gallery





EHN Facility - Photo Gallery





Area Amenities

- 1 CF Shops at Don Mills
- 2 Four Seasons Hotels and Resorts
- 3 C&C Supermarket
- 4 York University Glendon Campus
- 5 Granite Club
- 6 Metro
- 7 Yonge Eglinton Centre
- 8 Starbucks
- 9 The Keg Steakhouse + Bar
- 10 Canadian Tire
- 11 Kitchen Stuff Plus
- 12 Marshalls
- 13 Staples
- 14 HomeSense
- 15 SmartCentres Laird
- 16 Leaside Village
- 17 Costco
- 18 NoFrills
- 19 East York Town Centre

Parks & Leisure

- 1 Sunnybrook Park
- 2 Edwards Gardens
- 3 Glendon Forest
- 4 Rosedale Golf Club
- 5 Lower Don Parklands



## Submission Guidelines

Cushman & Wakefield ULC has been retained as exclusive advisor (“Advisor”) to seek proposals for the disposition of 175 Brentcliffe, Toronto, Ontario. Interested parties will be required to execute and submit the Vendor’s form of Confidentiality Agreement (“CA”) prior to receiving detailed information on the Offering which may be accessed by an online data room. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance.

## Price

The Property is offered for sale on an unpriced basis.

## Submissions

Offers are to be submitted to the Advisor’s at:

Dan Rogers, Jeff Lever & Reilly Hayhurst  
Cushman & Wakefield ULC  
161 Bay Street, Suite 1500  
Toronto, ON M5J 2S1 | Canada

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