

843 KENNEDY ROAD



FOR SALE

**Two-Story
Institutional-Office
Building**

**30,221 SF
1.66 Acres**



**CUSHMAN &
WAKEFIELD**

// PROPERTY OVERVIEW

Location	Kennedy Rd. North of Eglinton
Occupancy Status	Vacant
Total RSF	30,221 SF
Service Area & Basement	2,401 SF
Main Level	16,109 SF
Second Floor	14,112 SF
Land Area (Two Parcels)	1.7 Acres
Kennedy Frontage / Depth	379' / 190'
Zoning	Institutional I 0.65*91
Property Exception	See Zoning Page
Official Plan	Apartment Neighbourhoods
Construction Year	1953, Estimated
Parking Stalls (approx.)	97
EV-Charging Stalls	4
Passenger Elevators	1
Sprinkler	Yes
HVAC	Yes
Power (TBC)	400 Amp
Property Taxes (2025)	TBD - Current Occupier Tax-Exempt



COMMENTS

- Vacant building available for immediate occupancy
- Located north of Eglinton, on the East side of Kennedy
- Quiet surroundings primarily residential apartment buildings and parks
- Nearby access to an abundance of amenities
- 500 meters to Cross Town Eglinton LRT
- Less than 1KM from Kennedy Station and Kennedy GO
- Previously utilized as Child Care Services Building
- In-place furniture available or can be removed
- Excellent on-site parking

GENERAL COMMENTS

The property is owned by the Children's Aid Foundation and was most recently occupied by the organization. The building is currently vacant and presents an excellent opportunity for immediate occupancy and/or repositioning. The property is zoned Institutional which generally permits a wide range of potential uses. A site-specific exception is currently in place that limits certain uses; however, discussions with a planning consultant are underway to explore a pathway toward removing this exception and/or a change of zoning. Based on preliminary consultations, accommodating alternative on-site uses appears to be achievable, provided adequate time for plan submission and to navigate the approval process. For additional details, please refer to the zoning information page.

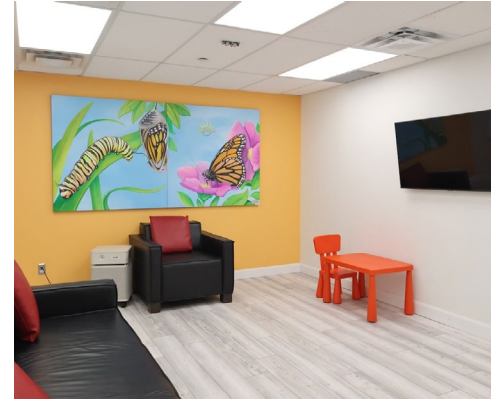
// FLOOR PLANS



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// **843 KENNEDY ROAD**
SCARBOROUGH, TORONTO

// INTERIOR PHOTOS



// ZONING & OCCUPANCY DETAILS

OCCUPANCY DETAILS

The subject property is designated “Apartment Neighbourhoods” in the Official plan and is currently zoned I 0.65 (Institutional General Zone) which would typically allow for the following permitted uses:

- Art Gallery
- Club
- Community centre
- Hospice care home
- Library
- Massage therapy
- Medical office
- Municipal shelter
- Museum
- Nursing home
- Park
- Recreation use
- Religious education use
- Religious residence
- Respite care facility
- Retirement home
- Wellness centre

Permitted uses with conditions :

- Ambulance depot
- Automated banking machine
- Cogeneration energy
- Crisis care shelter
- Day nursery
- Drive through facility
- Eating establishment
- Financial institution
- Fire hall
- Group home
- Personal service shop
- Place of assembly
- Place of worship
- Police station
- Public parking
- Private school
- Public school
- Public utility
- Renewable energy
- Residential care home
- Retail store
- Secondary suite
- Student residence
- Take-out eating
- Transportation use

The property is zoned Institutional but designated Apartment Neighbourhoods in the Official Plan. The current zoning includes site-specific Exception (x91), limiting uses to a residential care facility and related office space.

There may be potential to remove or amend Exception (x91) or to rezone the property to align with its Official Plan designation, subject to the proposed use and municipal review. Buyers should complete their own planning due diligence to assess feasibility, timing, and costs. The Vendor has held preliminary discussions with a planner, but no formal applications have been submitted.



// LOCATION & AMENITIES



LAWRENCE AVENUE E



WARDEN AVENUE

BIRCHMOUNT ROAD

KENNEDY ROAD



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ACCESSIBILITY

Destination	Distance (KM)
LRT Kennedy Station	0.5
Kennedy GO Station	0.9
Scarborough Health Network Hospital	3.8
Highway 401 On-Ramp	4.3
The Shops at Don Mills	7.2
Don Valley Parkway	8.2
Union Station	19.0
Pearson International Airport	34.0

NEARBY TRANSIT

- TTC ROUTE 113
- LINE 5 EGLINTON TRAIN



EGLINTON AVENUE E



KENNEDY GO

// **843 KENNEDY ROAD**
SCARBOROUGH, TORONTO

// EGLINTON CROSSTOWN LRT PROJECT



843 KENNEDY ROAD



Cushman & Wakefield is pleased to offer for sale, on behalf of our client, the property municipally known as 843 Kennedy Rd., Toronto. The property is being offered at an asking price of \$12,000,000 (\$395 per square foot). Our objective is to provide the market with sufficient exposure and adequate time for prospective purchasers to thoroughly review this offering and complete their pre-offer due diligence. The Vendor reserves the right to review and respond to offers on an as-received basis. Interested parties are encouraged to submit expressions of interest/offers in a timely manner and to contact the listing team with any questions or to arrange further review of the opportunity. Tours can be arranged through the listing team providing adequate notice and more detailed information about the property can be accessed once a confidentiality agreement is executed.

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