FOR SALE

APPROVED MID-RISE DEVELOPMENT SITE

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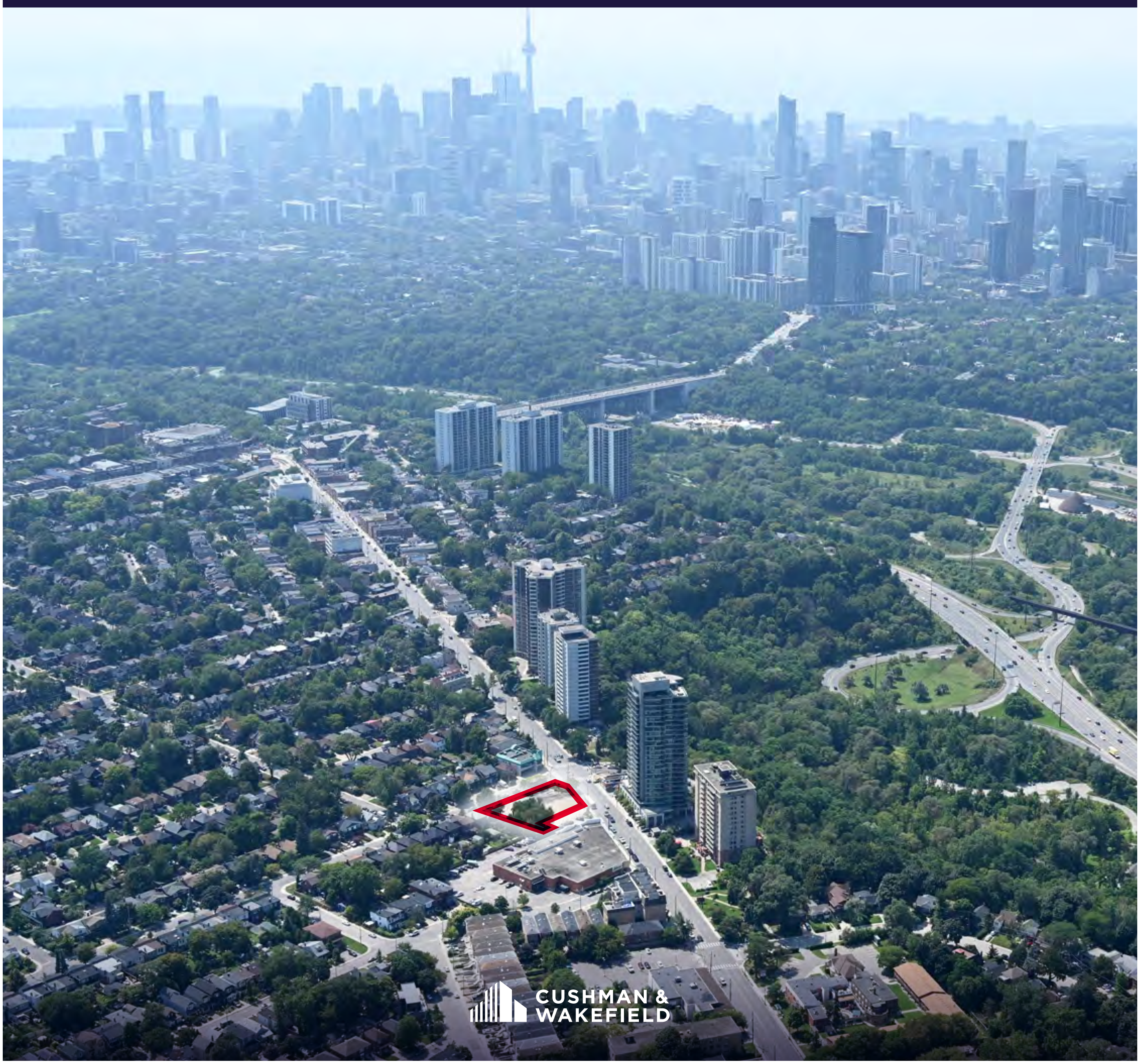
995-1005 BROADVIEW AVENUE & 2-4 MORTIMER AVENUE, TORONTO



Offering at a Glance

Cushman & Wakefield National Capital Markets Group is pleased to present to the market on behalf of IRA SMITH TRUSTEE & RECEIVER INC., in its capacity as Receiver of 2808234 Ontario Inc., a 100% freehold interest in the 16,483 sf development site located at 995-1005 Broadview Avenue & 2-4 Mortimer Avenue, Toronto, Ontario.

Positioned atop the Don Valley and overlooking some of Toronto's most significant natural and urban landscapes, the Property presents a rare opportunity to acquire a development site in one of the city's most connected and evolving residential corridors. Located within walking distance of Broadview Station, Danforth Avenue's vibrant retail and restaurant offerings, and a diverse range of neighbourhood amenities, the Site benefits from exceptional connectivity to downtown Toronto, major transportation routes, and extensive greenspace networks, including the Don Valley Trail and Evergreen Brick Works. Future transit enhancements, including the Ontario Line's Cosburn Station, will further strengthen accessibility and support long-term residential demand. Surrounded by established communities such as the Danforth, Leslieville, Leaside, and Yorkville, the Property offers a highly desirable urban lifestyle complemented by premium valley and skyline views.

The Property is zoned for a 7-storey mixed-use development comprising 61,494 square feet of gross floor area (3.73 FSI), including 50 residential units and 4,001 square feet of ground-floor commercial space. While the zoning was approved in March 2023, the planning framework has since evolved to include changes to the Mid-Rise Guidelines. The application for a Zoning By-law Amendment may have been previously submitted in respect of the Property. The Receiver has not submitted, advanced, endorsed, or taken a position on any application. Prospective purchasers should make their own inquiries with the City of Toronto regarding the current status of any such application. The subject Site can support additional height and density achievable through the rezoning process (Listing Agent's market analysis).

Located along the Broadview Avenue corridor north of Danforth Avenue, the Property offers an opportunity to deliver new housing in an established urban neighbourhood with limited recent condominium and purpose-built rental development. With continued population growth, intensification objectives, and demand for transit-oriented housing, the Property is well-positioned within a supply-constrained market.

The Property is offered for sale on an unpriced basis. Submission of offers will be on a specific date that will be communicated by the Advisor at least seven (7) days in advance. All inquiries and offers should be addressed to the attention of Jeff Lever and Mike Murray at the address provided within.

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Investment Highlights

Prime Urban Location
The Property benefits from exceptional views of the Don River Valley Park and City skylines, making this an attractive opportunity for end tenants and/or end users. Within a 3-kilometre radius of the Property are some of Toronto's most vibrant neighbourhoods, including the Danforth, Leslieville, Yorkville, Leaside, and Playter Estates. Widely regarded as one of Toronto's most established and desirable residential communities, Playter Estates is characterized by its mature tree-lined streets, heritage homes, and immediate proximity to both the Danforth and Don Valley park system. Danforth and Broadview are less than a 10-minute walk from the Site, providing access to Broadview subway station as well as the restaurants and shops along Danforth Avenue. By subway, Yonge & Bloor is a short 5-minute ride away. By car, Pottery Road is directly across Broadview Avenue, providing convenient access to Bayview Avenue and the Don Valley Parkway. Overlooking the Don Valley, the Site is exceptionally well-connected to the City of Toronto and provides residents with a walkable and transit-oriented lifestyle.

Abundant Amenities
The Property is positioned within close proximity to walkable daily retail needs, such as Sobeys, the shops and restaurants of Danforth Avenue, Leaside, Yorkville and greenspaces including the Don Valley Trail, Evergreen Brick Works, as well as having exceptional access to transit and major roadways. Upon completion, Cosburn Station on the Ontario Line, approximately a 10-minute walk northeast of the Site, will provide additional transit access.

Underserved Residential Market
The Broadview Corridor north of Danforth represents a highly underserved residential submarket, with limited recently completed condominium supply and no recently completed purpose-built rental buildings in the immediate area. Only one new condominium project has delivered along the corridor, Nahid on Broadview, a 33-unit boutique project that achieved occupancy in June 2025. This limited supply is notable given the area's established neighbourhood character, strong transit connectivity, proximity to Danforth amenities, and potential for premium west-facing views over the Don Valley. While a growing pipeline of proposed condominium and rental projects demonstrates increasing developer confidence in the corridor, the lack of completed new-build inventory highlights a compelling opportunity to deliver residential product into a supply-constrained and increasingly recognized east-end market.

Approved Development with Upzoning Potential
An application for a Zoning By-law Amendment may have been previously submitted in respect of the Property. The Receiver has not submitted, advanced, endorsed, or taken a position on any application. Prospective purchasers should make their own inquiries with the City of Toronto regarding the current status of any such application. The approved development contemplates a seven-storey mixed-use building totalling 61,494 square feet of gross floor area (3.73 FSI), comprising 50 residential units and 4,001 square feet of ground-floor commercial space. Given the surrounding development context, there may also be potential to further increase the project's height and density to approximately 14 storeys with a total GFA of 125,810 sf through a future rezoning application. Documentation related to approvals in place and all site due diligence completed in support of the application is available for review in C&W's online data room.

Poised for Growth
The Greater Toronto Area is forecast to grow by 41.3% by 2046, underscoring the need for intensification and compact housing forms in key municipalities such as the City of Toronto. East Toronto neighbourhoods, such as the areas north of the Danforth, are characterized by semi-detached and detached houses. These communities have yet to experience the intensification seen in other parts of the City, making them an ideal target for development and critical to achieving the provincial and municipal density targets required to match anticipated growth.

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Property Details

Address	995-1005 Broadview Avenue & 2-4 Mortimer Avenue, Toronto
PINs	103990081, 103990080, 103990079, 103990078, 103990077, 103990076, 103990082 & 103990074
Land Area	16,483 sf / 0.38 ac
Frontage	100.05 feet – Broadview Avenue 172.44 feet – Mortimer Avenue
Existing Improvements	Demolition Completed
Official Plan	Mixed Use Areas / Neighbourhoods
Zoning	CR 3.9 (c0.3; r3.6) SS2 (x845)

Approved Development Concept Summary

Total GFA	61,494 sf
Residential GFA	57,493 sf
Commercial/Retail GFA	4,001 sf
Residential Units	50
FSI	3.73
Storeys	7

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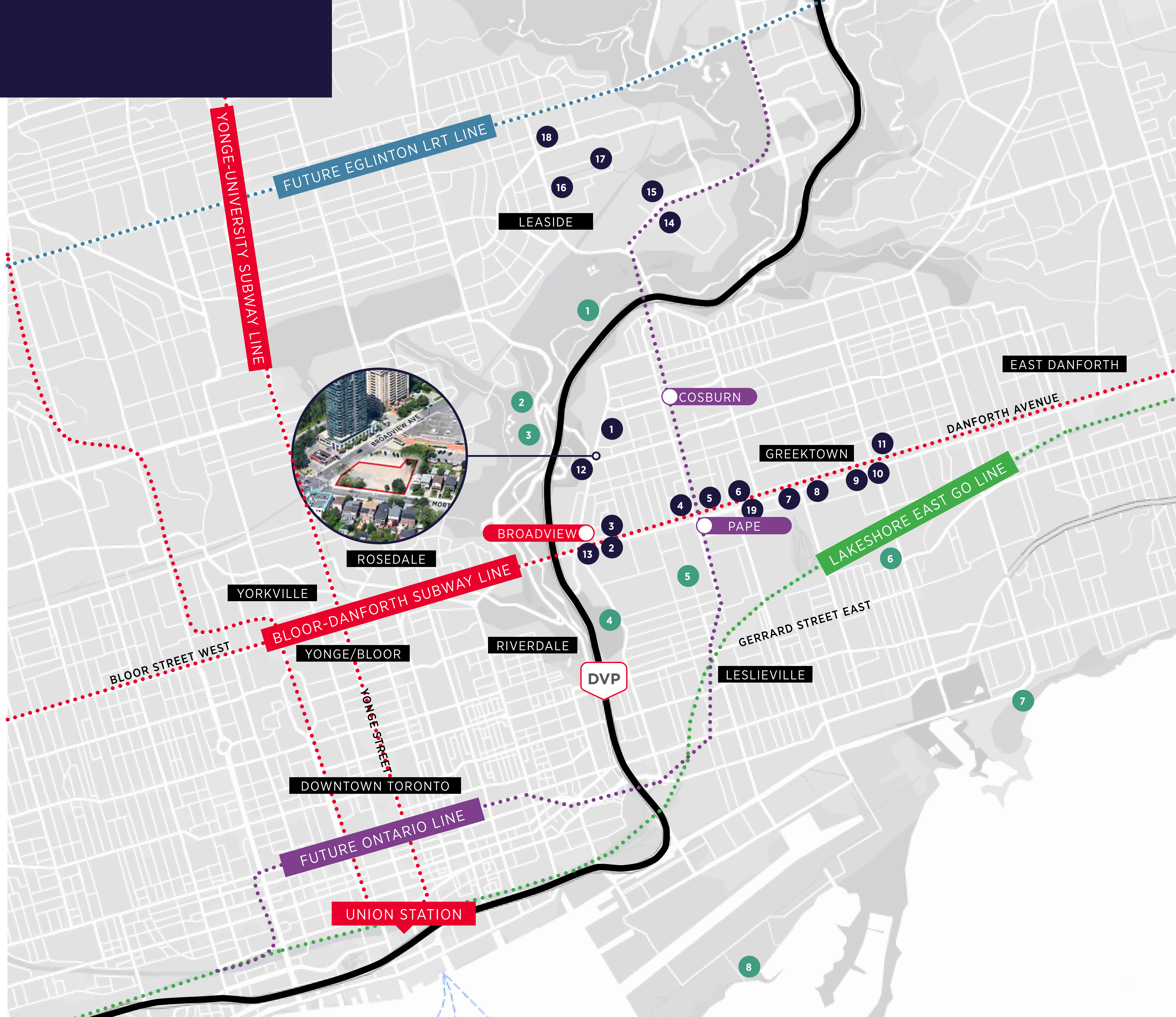
Local Amenities

1. Sobeys
2. Danforth Music Hall
3. LCBO
4. The Big Carrot Danforth Community Market
5. Pizzeria Libretto
6. Il Fornello
7. Shoppers Drug Mart
8. Square Boy
9. LCBO
10. Esso
11. North of Brooklyn Pizzeria
12. Dairy Queen
13. A&W
14. No Frills
15. Costco
16. Leaside
17. The Home Depot
18. Canadian Tire
19. Pape Market (Foodland)

Parks & Leisure

1. Lower Don Parklands
2. Don Valley Brick Works Park
3. Evergreen Brick Works
4. Riverdale Park East
5. Withrow Park
6. Monarch Park
7. Woodbine Beach Park
8. Cherry Beach



Submission Guidelines

Interested parties will be required to execute and submit the Receiver's form of Confidentiality Agreement ("CA") prior to receiving detailed information on the Property 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.

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Price

The Property is offered on an unpriced basis.

Submissions

Offers are to be submitted to the Advisors at:

Jeff Lever & Mike Murray
Cushman & Wakefield ULC
161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada

CUSHMAN & WAKEFIELD

SIGN CA HERE

Contact

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