

FOR SALE | RE-DEVELOPMENT PROPERTIES
15 & 17 AUGUSTA AVENUE
TORONTO | ON



PROPERTY OVERVIEW



PROPERTY NOTES

15 & 17 Augusta Ave comprise a two-property redevelopment assembly with a combined lot size of 4,047 SF. The site is located within a high-density mixed-use corridor, steps from major transit routes, retail, and entertainment amenities.

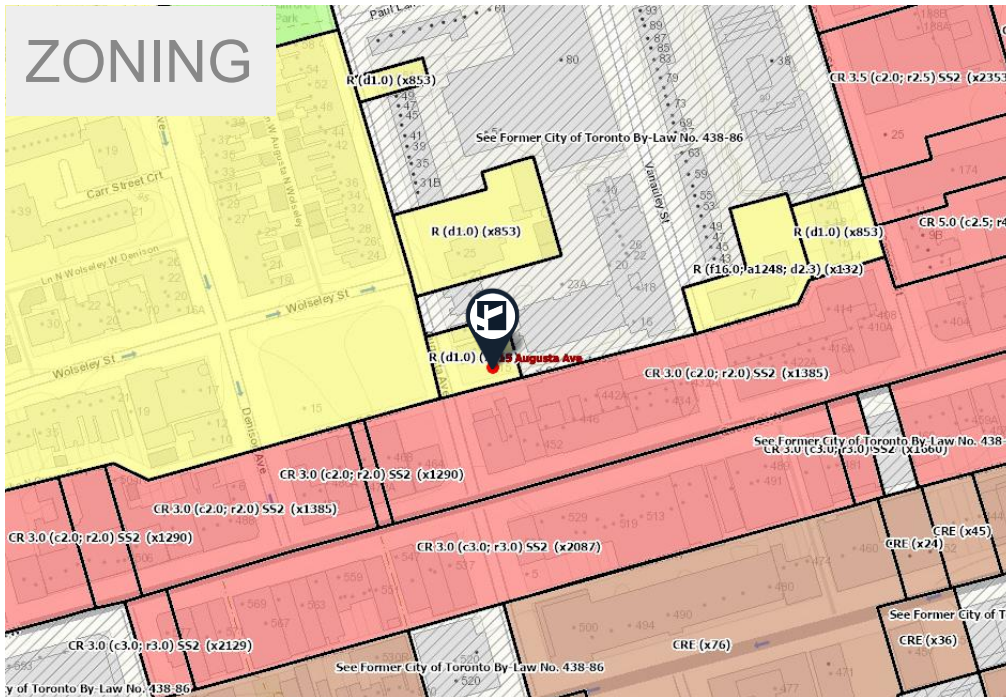
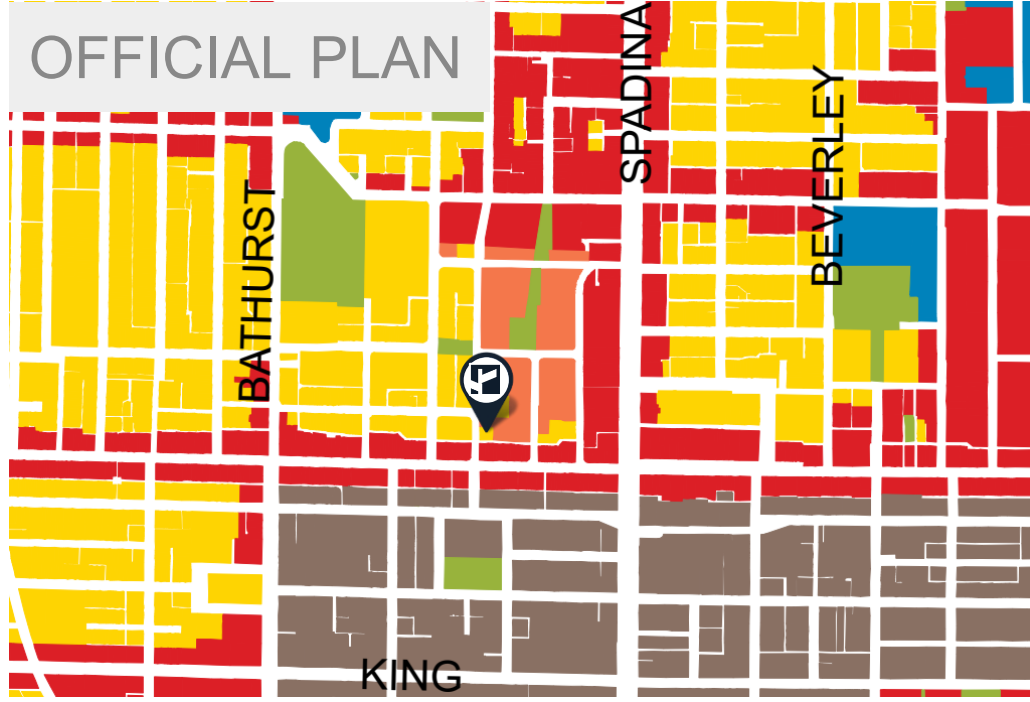
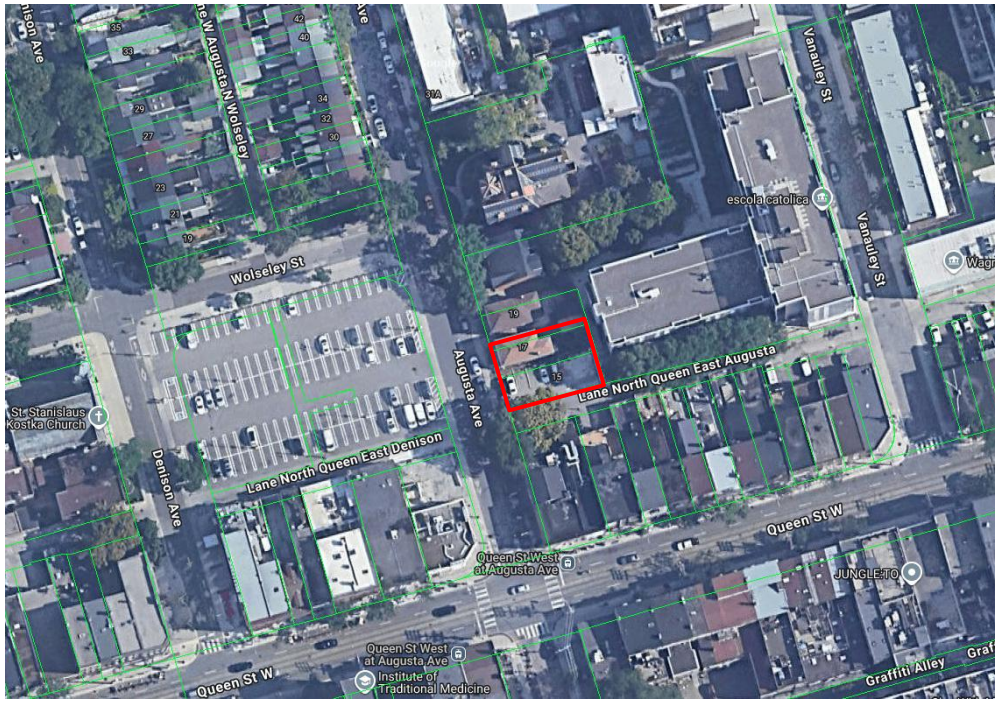
The properties are located on the east side of Augusta Avenue, just west of Spadina Avenue in Toronto's vibrant Queen West–Entertainment District.

Additional development opportunity with 19 Augusta Ave – total square footage is 6,500 SF - \$5,600,000 Asking price.

15 & 17 Augusta Ave are available for sale independently as well.

PROPERTY OVERVIEW	
ADDRESS	15 Augusta Ave & 17 Augusta Ave
PINS	212380116, 212380117
LEGAL DESCRIPTIONS	<p>15 Augusta Ave: PT LT 1 N/S QUEEN ST, 2 N/S QUEEN ST PL 65 TORONTO PT 1, 63R367; ;TORONTO , CITY OF TORONTO</p> <p>17 Augusta Ave: PT LT 2 N/S QUEEN ST PL 65 TORONTO AS IN CT461363; S/T & T/W CT461363; TORONTO , CITY OF TORONTO</p>
DEVELOPMENT TYPE	Residential
LAND AREA	<p>15 Augusta Ave: 2,153 SF 17 Augusta Ave: 1,894 SF Total: 4,047 SF</p>
PARKING	<p>15 Augusta Ave: 10 17 Augusta Ave: 1 Total: 11</p>
ZONING	R (d1.0) (x853)
OFFICIAL PLAN	Neighbourhoods
CITY WARD	10
POSSESSION	TBD
ASKING PRICE	<p>15 Augusta Ave: \$1,297,000 17 Augusta Ave: \$1,425,000 Total: \$2,722,000</p>

PLANNING/LAND USE



Toronto Zoning

- Residential
- Residential Apartment
- Open Space
- Utility and Transportation
- Commercial Local
- Commercial Residential
- Commercial Residential Employment
- Employment Industrial
- Institutional
- NO VALUE; Unknown

Official Plan – Land use

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

Offering Process

CB Metropolitan Commercial Ltd, (the “Listing Brokerage”) has been exclusively retained to seek proposals to acquire the Property(s). Kindly submit all offers to the contact listed below.



Contact

Claire Blicker

Vice President, Sales Representative

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