

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

#### 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

#### 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

### DEVELOPMENT TYPE

Residential

### LAND AREA

**15 Augusta Ave:** 2,153 SF

**17 Augusta Ave:** 1,894 SF

**Total:** 4,047 SF

### PARKING

**15 Augusta Ave:** 10

**17 Augusta Ave:** 1

**Total:** 11

### ZONING

R (d1.0) (x853)

### OFFICIAL PLAN

Neighbourhoods

### CITY WARD

10

### POSSESSION

TBD

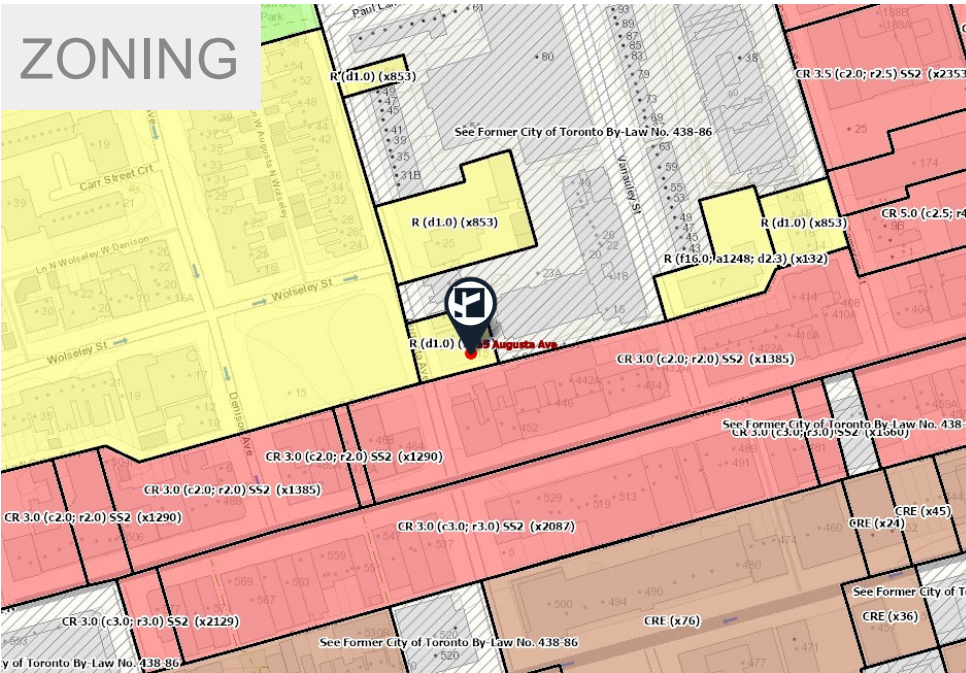
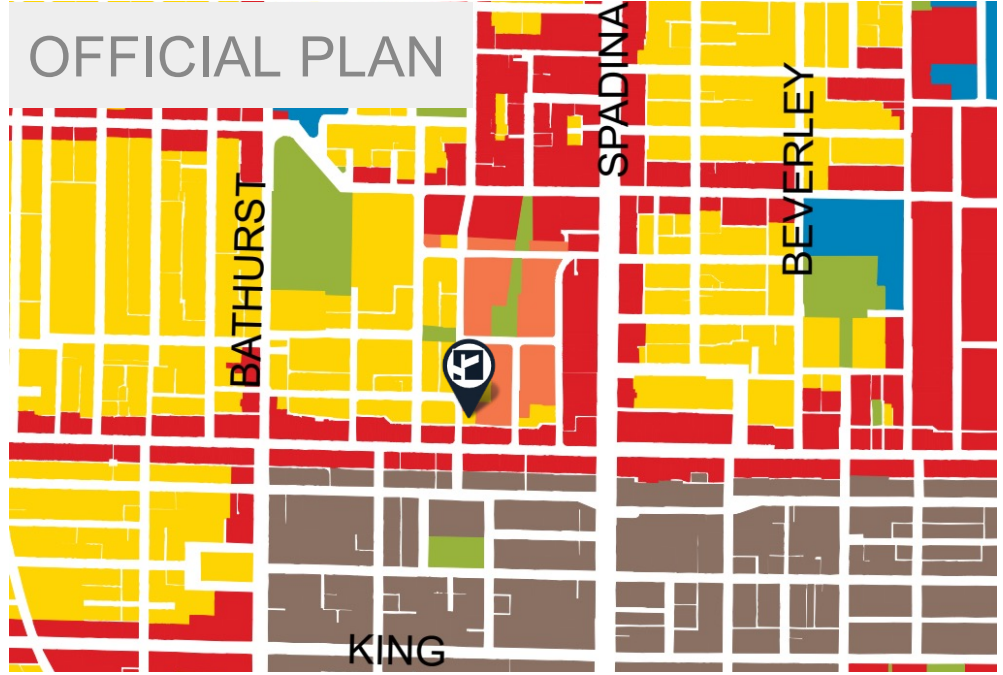
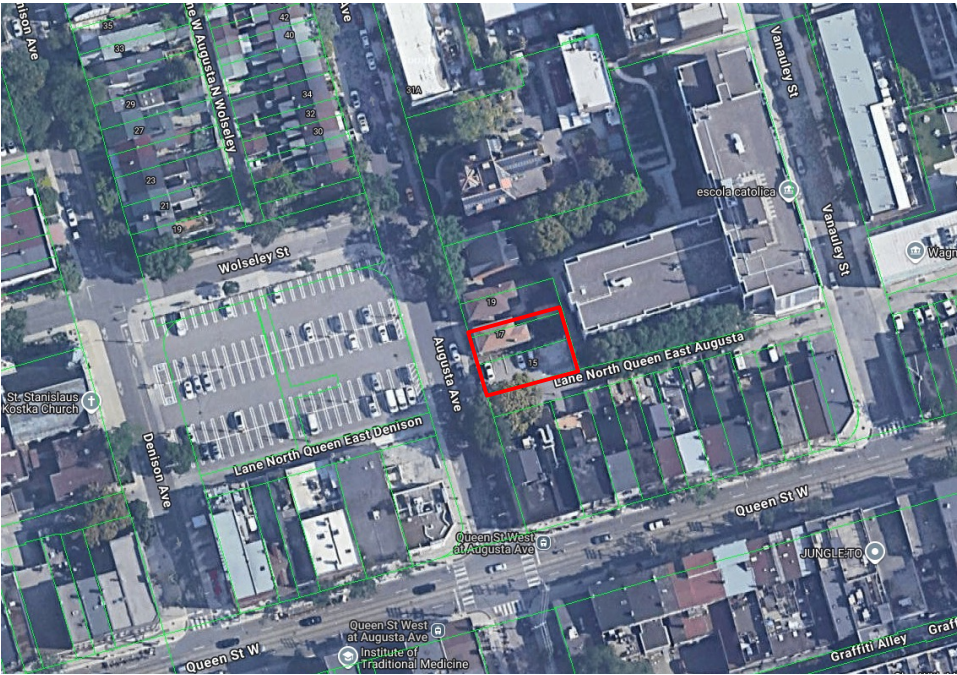
### ASKING PRICE

**15 Augusta Ave:** \$1,385,000

**17 Augusta Ave:** \$1,495,000

**Total:** \$2,880,000

# 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

O: 416.703.6621 Ext. 232

E: [claire.blicker@cbmetcom.com](mailto:claire.blicker@cbmetcom.com)

370 KING STREET WEST, UNIT 802

TORONTO, ON | M5V 1J9

416.703.6621

[CBMETCOM.COM](http://CBMETCOM.COM)

DISCLAIMER: The information contained herein has been gathered from sources deemed reliable. However, CB Metropolitan Commercial Ltd., Brokerage, its agents, employees, independent contractors, and all affiliates of the Corporation make no representations or warranties on the accuracy of said information, images, assumptions or projections obtained from its sources. Prospective purchasers and their advisors are advised to independently verify any information provided herein by CB Metropolitan Commercial Ltd., Brokerage. Information herein has not been verified by CB Metropolitan Commercial Ltd. and may change and may be withdrawn from the market at anytime without notice to the recipient.