

2784

Keele Street,
North York, ON

For Sale



Boutique Office Building at
Keele & Wilson



THE OPPORTUNITY

The JLL Private Capital Group (“JLL”) is pleased to offer for sale a 100% freehold interest in 2784 Keele Street, North York ON (the “Property”).

Located in the Downsview neighborhood of North York, the Property features a 3,300 SF office building, situated on 6,969 square feet (“SF”) of land. Occupying a desirable location on Keele Street, just north of Wilson Avenue, the Property is positioned with convenient access to Highway 400, 401, Allen Road and is a short drive to Downsview Park, the Humber River Hospital, and Yorkdale Shopping Centre. The Property is currently vacant, presenting an opportunity for owner-users or value-add investors.



INVESTMENT HIGHLIGHTS

Immediate owner-user opportunity

Ample on-site parking with convenient road access from Keele Street. Close proximity to Highway 400, 401 and Allen Road

In-place development plans with different scenarios support heights in the range of six (6) to thirteen (13) storeys, further assembly and approvals required

High profile project planned at Downsview Airport, surrounding area subject to major growth

Endless amenities in the area including popular restaurants, shopping centers, parks, and hospital

SALIENT DETAILS

SITE AREA
6,969 SF

TOTAL BUILDING AREA
3,300 SF

FRONTAGE
50.7 FT

DEPTH
143.0 FT

ZONING
CR

OFFICIAL PLAN
Mixed-Use Areas

PARKING STALLS
10

TYPICAL FLOOR PLATE
1,100 SF

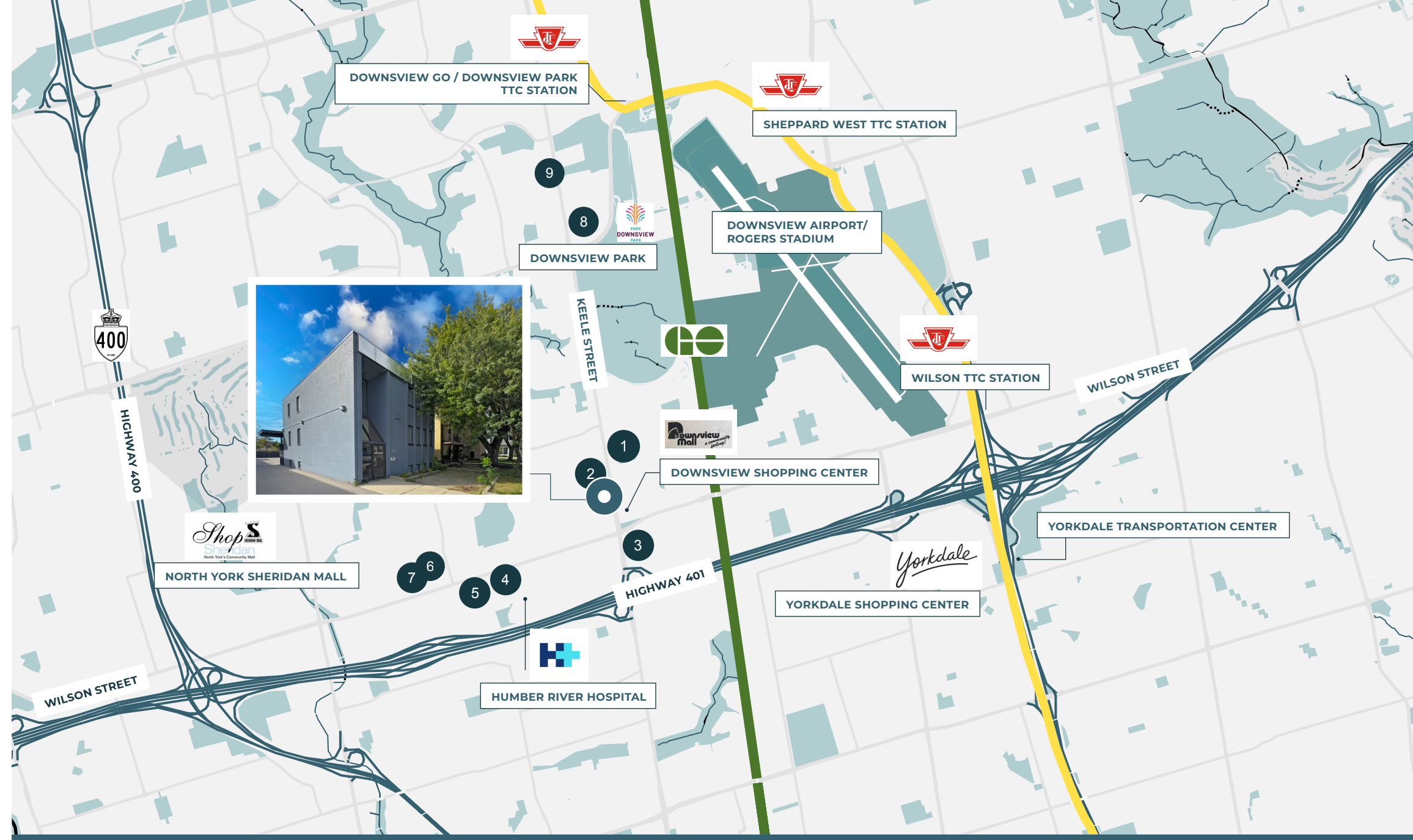
STOREYS
3

ASKING PRICE: \$2,900,000

LOCATION OVERVIEW

Located in the Downsview neighborhood of North York, 2784 Keele Street is positioned at the intersection of massive transformation in the surrounding area. Situated within minutes from Highway 400, 401, and Allen Road, the Site is in direct access to major road and highway networks connecting the Greater Toronto Area. The area is home to premier retail amenities, large green spaces, and leading medical facilities such as Yorkdale Shopping Center, Downsview Park, and Humber River Hospital.

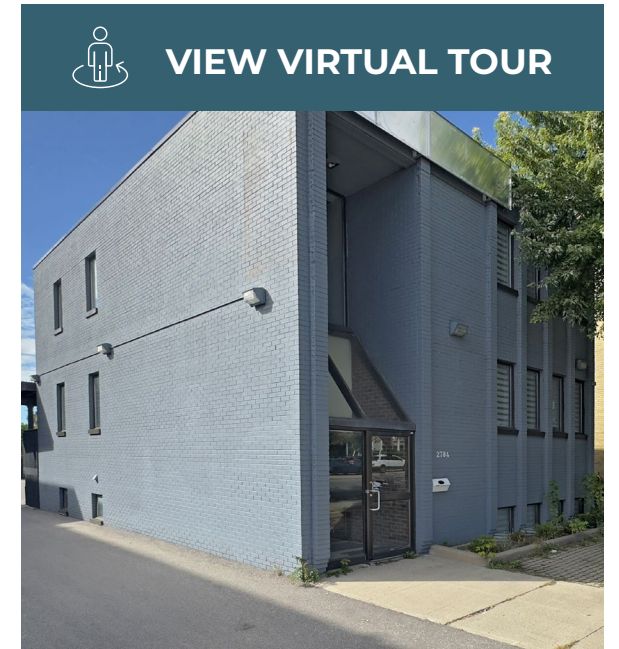
Situated in a convenient neighborhood, the area is witnessing significant transformation with seven (7) proposed developments near the Keele Street and Wilson Avenue intersection that will add 1,857 units in the next several years, along with a further 4,281 units proposed at Keele Street and Sheppard Avenue. In addition, a significant redevelopment project is underway by PSP Investments (Northcrest Developments) at Downsview Airport, where once completed will be home to 55,000 new residents. A new concert venue, Rogers Stadium, was also recently announced near the Property to be completed in 2025.



LIST OF PROSPED DEVELOPMENTS

- 1 2801 Keele St – 156 Units
- 2 2808 – 2810 Keele St – 288 Units
- 3 2699-2701 Keele St – 390 Units
- 4 1265 Wilson Ave – 559 Units
- 5 1277 Wilson Ave – 309 Units
- 6 1304 – 1308 Wilson Ave – 90 Units
- 7 1310 – 1328 Wilson Ave – 65 Units
- 8 1350 Sheppard Ave W & 3465-3599 Keele St -1400 + 2585 Units
- 9 3374 Keele St – 296 Units

Total of 6,138 Units



 [VIEW VIRTUAL TOUR](#)



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FREE & CLEAR

The Property is offered for sale free and clear of existing financing.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained to seek proposals to acquire the Property. The Property is offered for sale on an as-is, where-is basis. Interested parties will be required to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

ADVISORY TEAM

All inquiries regarding the Property should be directed to:

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