

FOR SALE



# Forest Hill

TRANSIT ORIENTED  
DEVELOPMENT OPPORTUNITY

852-868 EGLINTON AVENUE WEST,  
TORONTO ON

852-868  
Eglinton  
Avenue West

FOREST HILL  
LRT STATION  
CROSSTOWN

FOREST HILL  
LRT STATION  
CROSSTOWN






# THE OFFERING

852-868 Eglinton Avenue West, Toronto ON (the "Property" or the "Site") represents an exceptional opportunity to acquire a 100% freehold interest in a high-profile, 11,740 square foot ("SF") future development site in the Forest Hill-Cedarvale neighborhood of Midtown Toronto. The Property is located at the northwest corner of the high traffic Eglinton Avenue West and Bathurst Street intersection, neighboring the future Forest Hill LRT Station.

The Site is currently improved with three (3) mixed-use buildings totalling 12,460 square feet of gross leasable area ("GLA") and has a weighted average lease term ("WALT") of 2.81 years with landlord termination options. The leases offer flexibility for investors or developers, and generate attractive income to offset holding costs during the planning and entitlement stage.

## Site

 **Site Area**  
0.27 acre


 **Site Dimensions**  
106 FT x 110 - 114 FT  
(Irregular)

 **Zoning**  
CR SS2


 **Official Plan**  
Mixed-Use Areas

## Property

 **GLA**  
12,460 SF

 **No. of Units**  
14

 **WALT**  
2.81 Years

 **Occupancy**  
88%





# SIGNIFICANT DEVELOPMENT OPPORTUNITY

The Property's 0.27 acre area, high-profile positioning at the northwest corner of the Eglinton – Bathurst intersection, and favourable dimensions are optimal for mid-to-high rise development, including exceptional views south towards Downtown Toronto, as well as the potential for prominent streetfront retail at grade.

Existing ownership has draft plans that feature an 18-storey residential building with a gross floor area ("GFA") of 121,311 SF, matching the height of the Forest Hill condominium project recently completed across the street. A zoning by-law and official plan amendment will be required to pursue large scale residential development; however, the Site is primed for higher density given its placement along a Priority Transit Corridor and within a Major Transit Station Area.



Conceptual Rendering



# FOREST HILL OVERVIEW

The Property is located within Toronto's affluent Forest Hill Neighbourhood, where some of the city's wealthiest families reside.

With an average annual household income of approximately \$265,700, the surrounding neighbourhoods of Forest Hill, South Hill, Summerhill, Rosedale, Deer Park, and Moore Park are home to some of the most sought-after residential real estate in the country. Forest Hill is characterized as an exceptionally safe and family-friendly neighbourhood, that is located proximate to Downtown Toronto, and offers access to an abundance of prestigious schools, green space, and amenities.



**\$265,700**

Average Household Income



**\$4.3M**

South Forest Hill Average Home Price



**\$1,840 PSF**

Average Condo Sale Price

The Property is strategically situated adjacent from what will be the new Forest Hill station, along the long-awaited Eglinton Crosstown LRT. Forest Hill Station is one stop west from the Eglinton West terminus, a major midtown destination that provides connectivity to downtown Toronto and beyond, via the broader TTC network. In addition, the Property is located 850 meters east of Allen Road, which provides convenient access to the 400-series highway network.



Forest Hill LRT Station	5 M
Bathurst Street & Eglinton Avenue W	30 M
K. Gardner Beltline Trail	400 M
Eglinton West Station	1.4 KM
Yorkdale Shopping Centre	4.4 KM
Downtown Toronto	7.0 KM

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## FREE & CLEAR

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

## OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Vendor to seek proposals to acquire the Property. Interested parties will be requested to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor

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