

FOR SALE

1629 Sheppard Avenue West, North York



ASKING PRICE: \$2,750,000

Approval to Build 7 Dwelling Units Totaling 13,346 square feet of Finished Area

- The ideally located 12,960 square foot site provides access to public transit at the door on two direct routes to/from York University (bus 106 or bus 41) and a direct route to/from Centennial College (bus 84). Highway 400's network access is through a 10-minute drive via Keele Street. Also, two direct accesses to/from the Downsview Park subway station are provided directly via bus 84 and bus 108. Direct access to/from the Yonge-Sheppard subway station is provided via bus 84.
- City of Toronto By-Law 980-2022 (Exception RS 38) and By-Law 7625 (Section 64.20-31) permit subject to an 8.01-meter Road widening dedication a maximum of 7 dwelling units in 3 semi-detached buildings and 1 detached building with minimum parking of 7 spaces and maximum gross floor area of 1,400 square metres (15,069 sf. ft.)
- The Buyer will complete the Site Plan Agreement subject to the Notice of Acceptance Conditions (NOAC) and will be responsible to obtain the building permits and its cost.



Pierre Gagné, Broker of Record
416-955-1885
PGagne@PetrusRealty.ca
Petrus Commercial Realty Corp. Brokerage

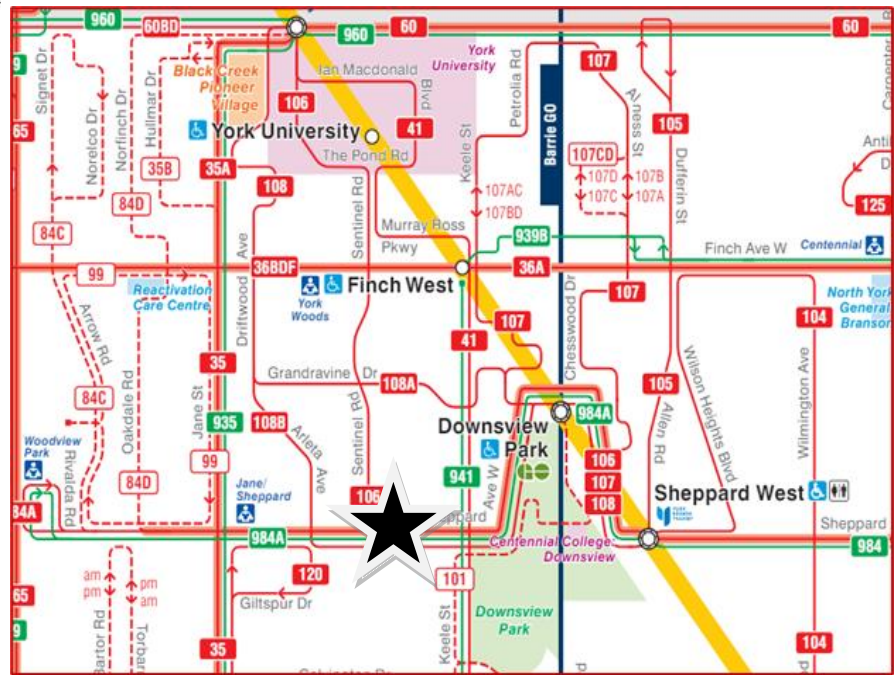
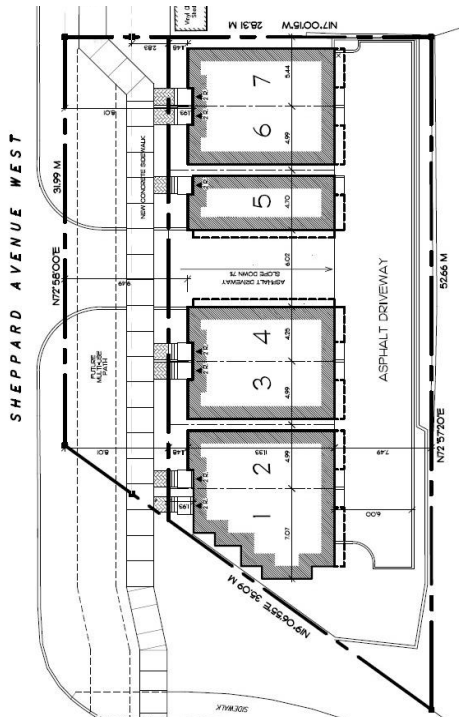


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Offering Process Email offers in the name of **Two Bars Inc.** to PGagne@PetrusRealty.ca Offers will be reviewed as they are received. Pre-offer due diligence documentation and the Vendor's Form of Offer is available to those who have executed and returned OREA Form 560: Confidentiality Agreement – Commercial.

Disclosure Pierre Gagné, Broker of Record and President of Petrus Commercial Realty Corp. Brokerage is also part owner of Two Bars Inc., Seller, through a wholly owned corporation.



FLOOR AREAS							
UNIT	FIN. BASEMENT	FIN. GROUND	FIN. SECOND	FIN. THIRD	FIN. ROOF ACCESS	TOTAL FINISHED AREA	TOTAL AREA LESS BSMT
1	21.55 SQ. M. (232 SQ. FT.)	57.23 SQ. M. (616 SQ. FT.)	57.23 SQ. M. (616 SQ. FT.)	55.65 SQ. M. (599 SQ. FT.)	6.13 SQ. M. (66 SQ. FT.)	197.79 SQ. M. (2129 SQ. FT.)	176.24 SQ. M. (1897 SQ. FT.)
2	21.37 SQ. M. (230 SQ. FT.)	52.03 SQ. M. (560 SQ. FT.)	52.03 SQ. M. (560 SQ. FT.)	49.80 SQ. M. (536 SQ. FT.)	7.43 SQ. M. (80 SQ. FT.)	182.65 SQ. M. (1966 SQ. FT.)	161.28 SQ. M. (1736 SQ. FT.)
3	21.37 SQ. M. (230 SQ. FT.)	52.03 SQ. M. (560 SQ. FT.)	52.03 SQ. M. (560 SQ. FT.)	49.80 SQ. M. (536 SQ. FT.)	7.43 SQ. M. (80 SQ. FT.)	182.65 SQ. M. (1966 SQ. FT.)	161.28 SQ. M. (1736 SQ. FT.)
4	19.32 SQ. M. (208 SQ. FT.)	49.52 SQ. M. (533 SQ. FT.)	49.52 SQ. M. (533 SQ. FT.)	47.38 SQ. M. (510 SQ. FT.)	7.43 SQ. M. (80 SQ. FT.)	153.85 SQ. M. (1656 SQ. FT.)	173.17 SQ. M. (1864 SQ. FT.)
5	19.32 SQ. M. (208 SQ. FT.)	49.52 SQ. M. (533 SQ. FT.)	49.52 SQ. M. (533 SQ. FT.)	47.38 SQ. M. (510 SQ. FT.)	7.43 SQ. M. (80 SQ. FT.)	153.85 SQ. M. (1656 SQ. FT.)	173.17 SQ. M. (1864 SQ. FT.)
6	21.37 SQ. M. (230 SQ. FT.)	52.03 SQ. M. (560 SQ. FT.)	52.03 SQ. M. (560 SQ. FT.)	49.80 SQ. M. (536 SQ. FT.)	7.43 SQ. M. (80 SQ. FT.)	182.65 SQ. M. (1966 SQ. FT.)	161.28 SQ. M. (1736 SQ. FT.)
7	21.37 SQ. M. (234 SQ. FT.)	53.23 SQ. M. (573 SQ. FT.)	53.23 SQ. M. (573 SQ. FT.)	50.82 SQ. M. (547 SQ. FT.)	7.43 SQ. M. (80 SQ. FT.)	186.46 SQ. M. (2007 SQ. FT.)	164.72 SQ. M. (1773 SQ. FT.)
PROJECT TOTAL						1,239.88 SQ. M. (13,346 SQ. FT.)	997.96 SQ. M. (10,742 SQ. FT.)

1. Limitations and Disclaimer - The sale of the Property will be on a “purchaser’s due diligence” basis. Prospective purchasers are responsible for satisfying themselves, through whatever verification or due diligence process they determine is necessary, as to the accuracy and completeness of any information and as to the potential of the Property. Neither the Seller nor PETRUS COMMERCIAL REALTY CORP., Brokerage (“PCR”) makes any representation or warranty, whether express or implied, as to the accuracy or completeness of any such material, information, reports or statements. The Seller and PCR expressly disclaim any and all liability for any errors or omissions in all information, material, reports or any other written or oral communication obtained by, given to or made available to any prospective purchaser. The Vendor reserves the right to remove the Property from the market at its discretion. **2. Brokerage Disclosure** - It is understood that PCR acts as the Listing Brokerage for the Vendor and owes to the Vendor a fiduciary duty and will be compensated by the Vendor. Vendor has agreed to the possibility of multiple representation whereby PCR, may introduce the Property to and provide services to one or more purchasers in accordance with the offering process. **3. Co-Operating Brokerage** - Unless advised otherwise in writing, it shall be conclusively deemed that any co-operating brokerage involved on behalf of a prospective purchaser will act as representative of the purchaser and be paid by the purchaser. Co-operating brokerages are required to register their client(s) with PCR.