

# FOR SALE

## ZONED RESIDENTIAL INFILL SITE 13 TOWNHOUSES

145 GREENBRAE CIRCUIT, TORONTO, ONTARIO



This infill development site of approximately 0.48 acres is zoned for 13 freehold townhouse units and centrally located on the northwest corner of Lawrence Avenue and Markham Road in Toronto, Ontario.

[www.gagnerealestate.ca/145greenbrae.php](http://www.gagnerealestate.ca/145greenbrae.php)

**P.G. GAGNÉ**  
COMMERCIAL REAL ESTATE CORP.

**CONTACT:**

**CHAD GEMMELL, SALES REPRESENTATIVE**

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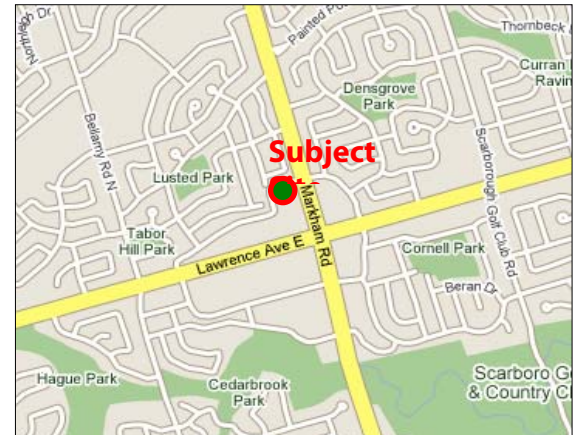
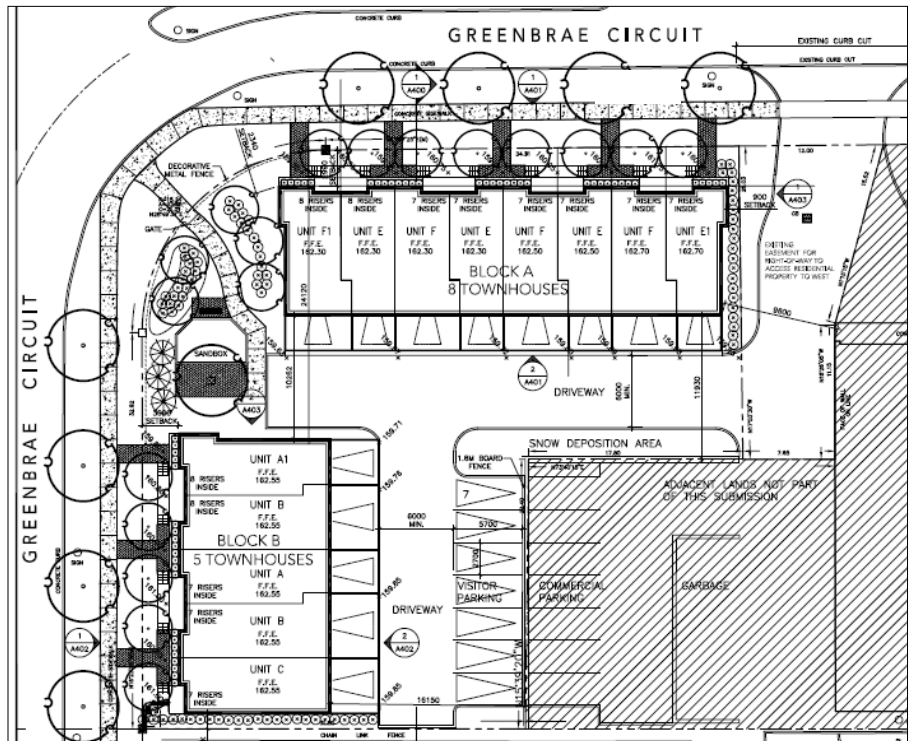
# RESIDENTIAL INFILL DEVELOPMENT SITE 145 GREENBRAE CIRCUIT

## PROPERTY DETAILS

- Municipal Address: 145 Greenbrae Circuit
- Ward: Scarborough Centre
- Community: Woburn
- Legal Description: Pt Lt 19, Con 1; Part 1 Plan 66R22281; T/W Easement Over Part 3 Plan 66R22281 As In AT1225201; Scarborough, City of Toronto
- Size: 0.48 acres / 20,979 sq. ft.
- Zoning: Street Townhouse Residential (ST)

## HIGHLIGHTS

- Zoned for 13 new townhouse units comprised of 8 and 5 unit blocks.
- Serviced to the lot line.
- Freehold development with common element park, walkways, access road and visitor parking areas.
- All Units - Three story units plus below grade basements and enclosed garage parking.
- Conveniently located near a variety of retails/service stores including a grocery store, medical clinic, banks, etc.
- Quick and easy access to Hwy 401 via Markham Road.



## OFFERING PROCESS

Offers will be considered as they are received and must be submitted to the offices of P.G. Gagné Commercial Real Estate Corp, 401 Bay Street, Suite 2704, Toronto, Ontario M5H 2Y4.

Pre Offer Documentation is available subject to the execution of a Purchaser Acknowledgment and Waiver Agreement which is available at [www.gagnerealestate.ca/145greenbrae.php](http://www.gagnerealestate.ca/145greenbrae.php) or by contacting Chad Gemmell at 416-955-1885 x226.

**CHAD GEMMELL**  
SALES REPRESENTATIVE  
chad@gagnerealestate.ca  
Telephone: 416.955.1885 x226  
Fax: 416.366.9800

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 Vendor nor P.G. GAGNÉ COMMERCIAL REAL ESTATE CORP. (PGG) make any representation or warranty, whether express or implied, as to the accuracy or completeness of any such material, information, reports or statements and 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 PGG, Brokerage 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 PGG, while representing the best interest of the Vendor, may introduce (a) purchaser(s) to the Vendor 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 brokerage of the purchaser. Co-operating brokerages will be required to register their client. For complete Limitations and Disclaimer, Brokerage Disclosure and Co-operating Brokerage Agreement visit our website at [www.gagnerealestate.ca/145greenbrae.php](http://www.gagnerealestate.ca/145greenbrae.php)