



HIGHWAY 7

SOUTH TOWN CENTRE BLVD

CEDARLAND DRIVE

FLEXIBLE  
MIXED USE  
DESIGNATION

**SOLD**

WARDEN AVENUE

**8200 W WARDEN AVENUE**

**MARKHAM CENTRE DEVELOPMENT OPPORTUNITY**

MARKHAM | ONTARIO

**CBRE**

**LAND SERVICES GROUP**





# 8200 WARDEN AVENUE

## MARKHAM CENTRE DEVELOPMENT OPPORTUNITY

<b>ACREAGE</b>	~ 5.82 acres
<b>OFFICIAL PLAN</b>	<ul style="list-style-type: none"> <li>▶ 1987 Official Plan (In Effect): Commercial – Community Amenity Area</li> <li>▶ 2014 Official Plan (Appealed to OMB): Mixed Use High Rise</li> </ul>
<b>SECONDARY PLAN</b>	▶ Community Amenity Area – Major Urban Place
<b>ZONING</b>	▶ M.C. (60%) Selected Industrial with Limited Commercial
<b>SERVICING</b>	▶ Municipal servicing is available
<b>COMMENTS</b>	<ul style="list-style-type: none"> <li>▶ Road and fly-over may be transferred/reconfigured subject to mutual agreement between the Purchaser and the Vendor if required based on the sale option selected by the Vendor</li> <li>▶ Sale will be conditional on severance. Vendor will undertake severance with collaborative participation from the purchaser</li> <li>▶ Existing building on south end of the site (option 2) is leased until 2021 with no options for renewal</li> <li>▶ Recent high rise residential projects achieving prices in excess of \$500 per square foot</li> <li>▶ Adjacent access to YRT Viva with connections to Unionville GO, Finch TTC and Don Mills TTC</li> <li>▶ Highway 407 Warden Avenue interchange located just south of the site</li> <li>▶ Access including full turning movement on Cedarland Drive has been negotiated with the City and relevant transportation authorities; agreement will be provided to the successful proponent during due diligence period</li> </ul>





## RECEIPT OF MARKETING BROCHURE

This marketing brochure has been provided to potential purchasers highlighting the magnitude and quality of this development opportunity.

## CONFIDENTIALITY AGREEMENT

Potential purchasers that require access to the online document centre are to complete the CA and return it to: [LSGGTA@CBRE.COM](mailto:LSGGTA@CBRE.COM)

## DOCUMENT CENTRE

- ESA Phase 1
- Geotechnical Report\*
- Survey\*
- Daycare Operating Cost and Lease Summary\*
- Cost-sharing Estimate
- Standard Agreement of Purchase and Sale

\*will be made available at a later date

## OFFER SUBMISSIONS

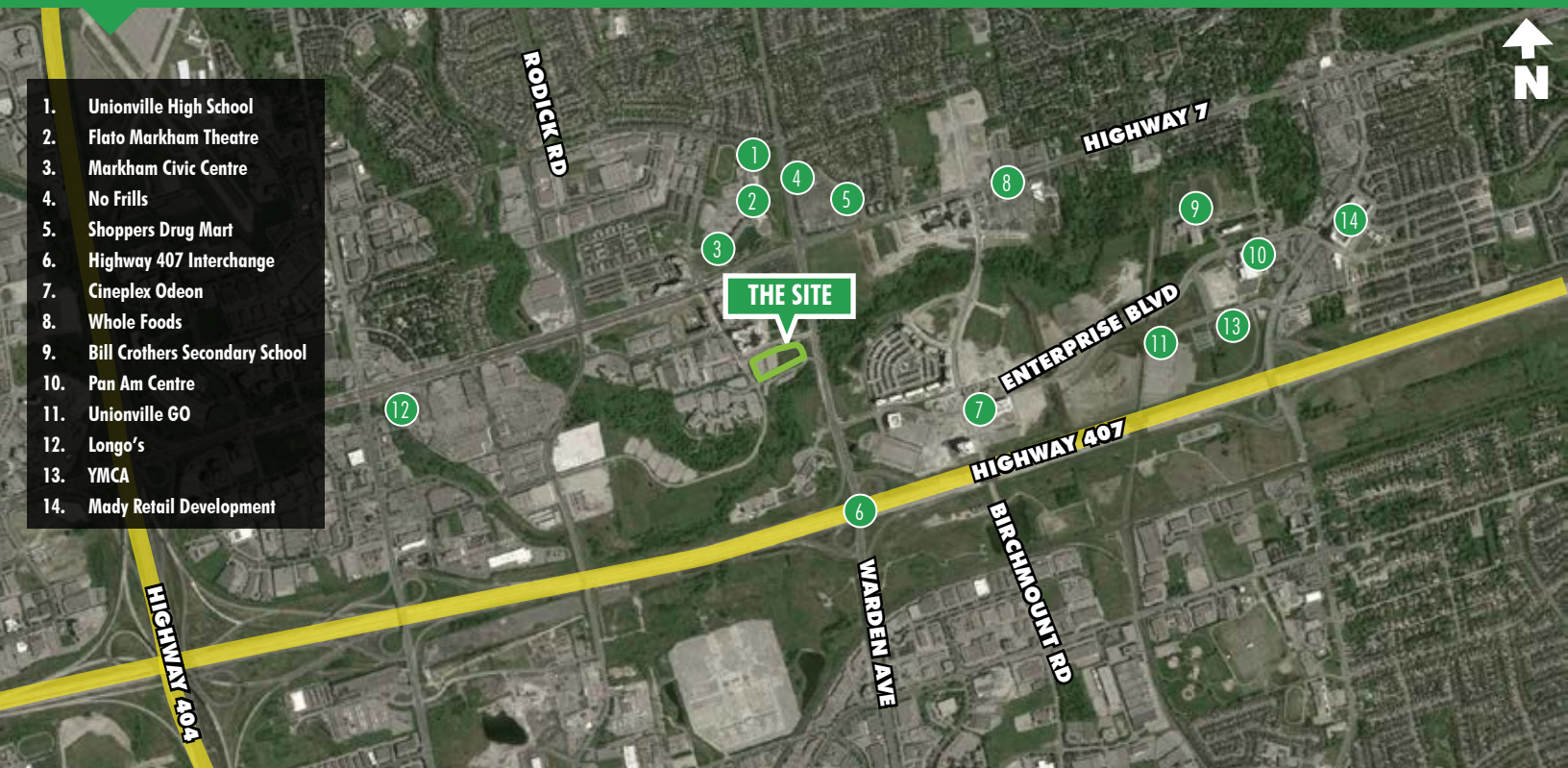
All offers are requested to be submitted on the Vendor's Agreement of Purchase and Sale provided in the data room.

## SUBMISSIONS SHOULD BE MADE TO:

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## NEARBY AMENITIES

1. Unionville High School
2. Flato Markham Theatre
3. Markham Civic Centre
4. No Frills
5. Shoppers Drug Mart
6. Highway 407 Interchange
7. Cineplex Odeon
8. Whole Foods
9. Bill Crothers Secondary School
10. Pan Am Centre
11. Unionville GO
12. Longo's
13. YMCA
14. Mady Retail Development



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