

Lennard:

User Opportunity with Development Upside

230 Browns Line Etobicoke, ON



Executive Summary

The Offering

Lennard Commercial Realty, Brokerage (the “Advisors”) has been retained on an exclusive basis by 2442530 Ontario Inc. (the “Vendor”) to offer for sale a 100% freehold interest in a freestanding commercial/medical building located at 230 Browns Line, Etobicoke, ON (the “Property”).

The offering represents an opportunity to acquire a ±14,500 SF (including usable lower level) building on 1.14 acres with tremendous redevelopment potential. The Property is currently fully leased to a pharmacy and the renowned Galea Clinic with both leases set to expire in January 2025. The asset is perfect for a User seeking to acquire a unique building for their own business operation which also has significant density upside. After preliminary consultation meetings with the City, it has been established that approximately 89,500 SF of mixed-use GFA would likely be supported on site.

The Property is comprised of two floors above grade with a fully built out and usable level below grade. The building sits on a unique piece of land that provides for excellent visibility and frontage with a staggering 662 feet of depth. The vast amount of land at the rear of the building allows for a significant amount of parking, along with green space that can be used for potential expansion and/or outdoor activities by the future owner of the Property.

The asset is located within the growing Alderwood neighborhood in Etobicoke. It benefits from excellent connectivity with its close proximity to the Gardiner Expressway/QEW/Hwy 427 interchange which can be accessed directly from Browns Line. It is also within 1 km of the Long Branch GO Station and within a short walk from multiple TTC bus stops.

Offering Process

Proponents are invited to submit their offers to Lennard Commercial Realty, Brokerage at any time. Offers will be reviewed as received.

Asking Price

\$6,750,000

Lennard:



Large 1.14 Acre Lot with an Abundance of
Parking and Excess Functional Green Space

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Investment Highlights



±14,500 SF commercial/medical property (including usable lower level)



Situated on 1.14 acres



User opportunity with development potential



Two storey building with fully built-out and usable lower level



Perfect for several uses including medical/professional office, school/daycare, place of worship, etc.



Property will be sold vacant with the option of retaining the Pharmacy (671 SF)



Potential to develop a 89,500 SF mixed-use property



Abundant parking on site with excess functional green space in the rear

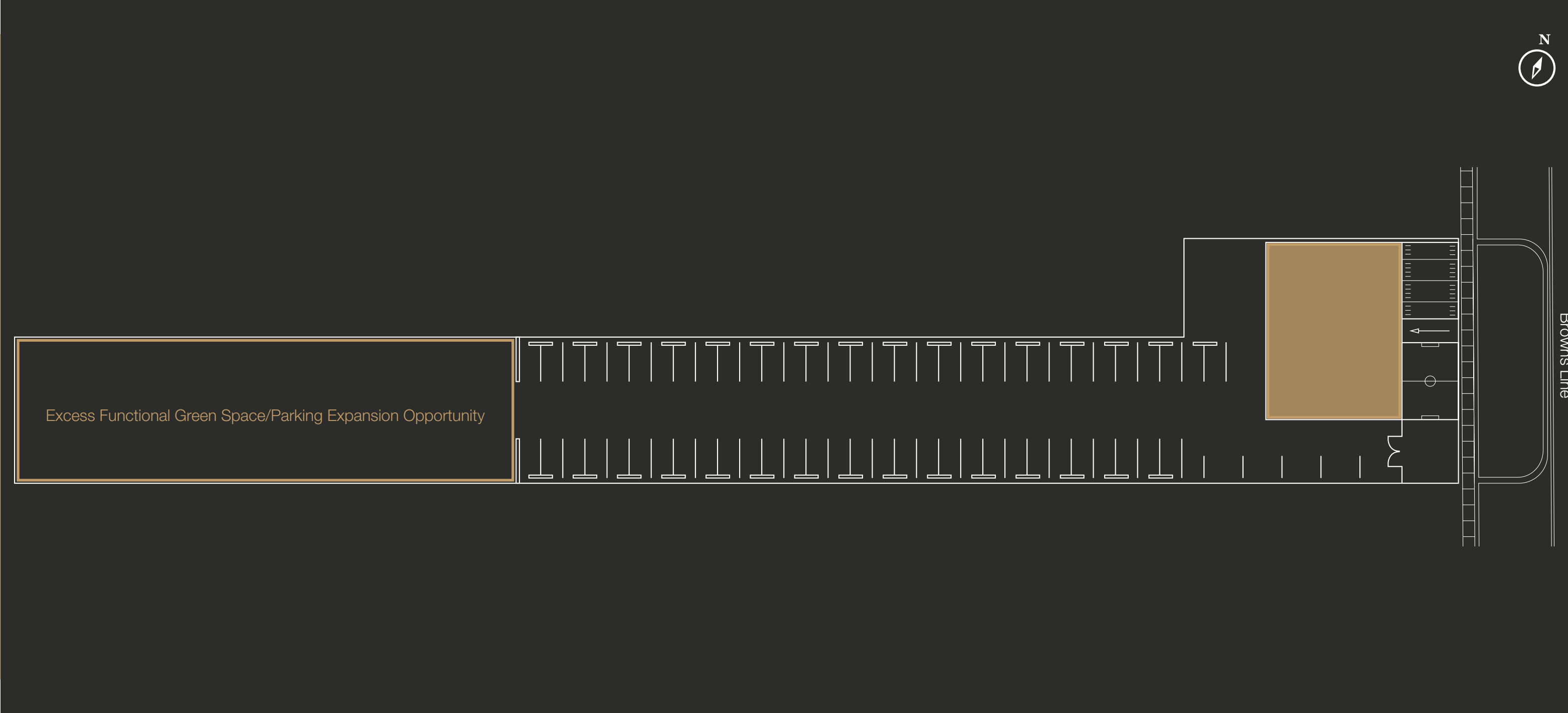


Tenants include the Galea Clinic & Pharmacy



Excellent connectivity – steps from Gardiner/GEW/427, TTC & Long Branch GO

Site Plan



Lennard:

Floor Plan



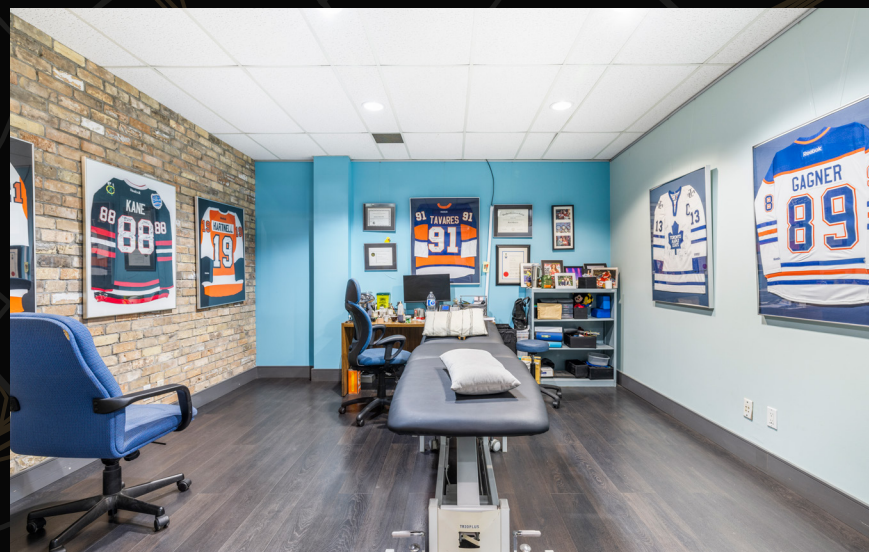
Lower Level



First Floor



Second Floor



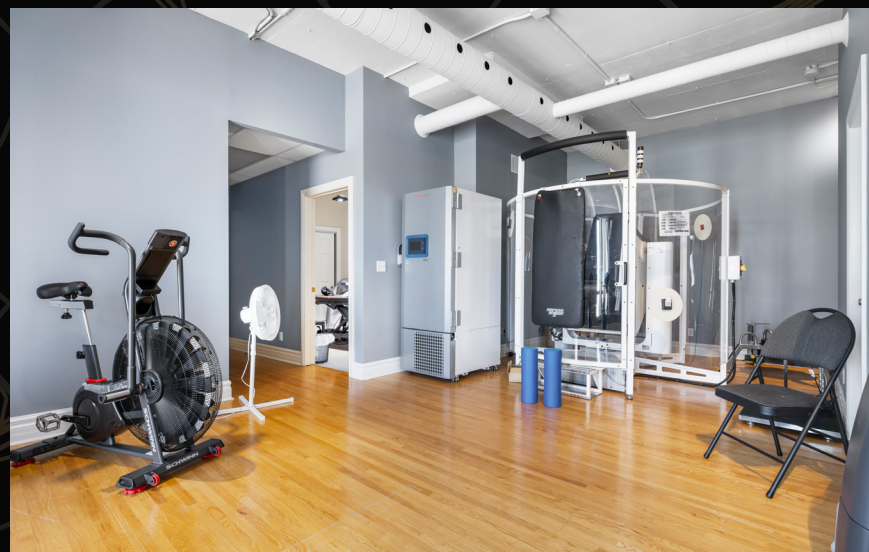
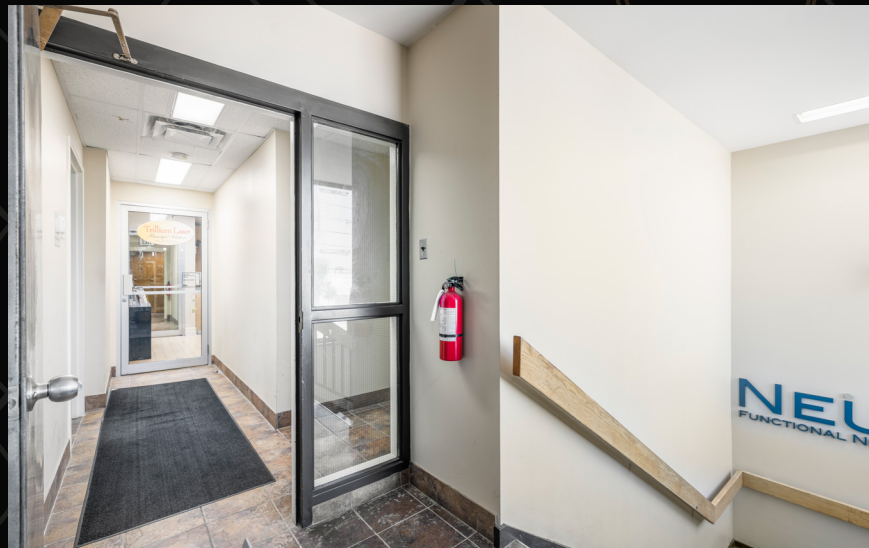
Lower Level

[Click Here For Virtual Walkthrough](#)



First Floor

[Click Here For Virtual Walkthrough](#)



Second Floor

[Click Here For Virtual Walkthrough](#)

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