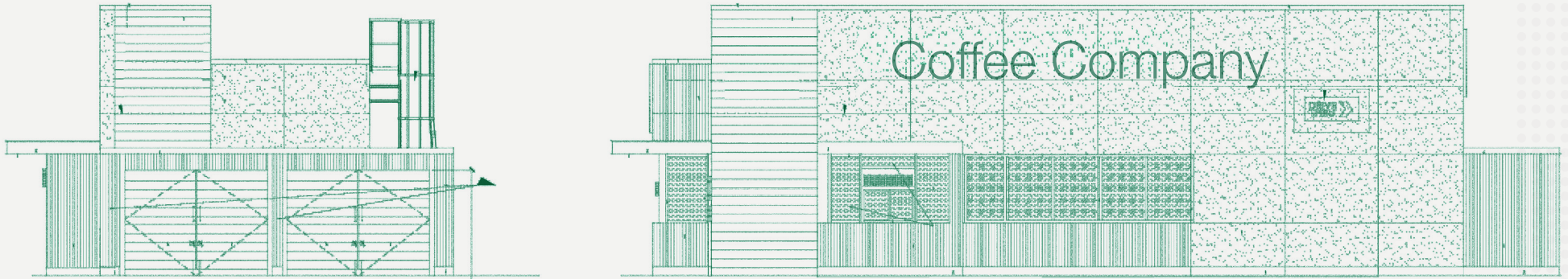


Prime Retail Site:

AAA Anchor Tenancy Secured

846 Milner Avenue



For Sale: Prime Retail Site – AAA Anchor Tenancy Secured

Lennard:

Property Summaries

846 Milner Avenue



Legal Description
PLAN 66M2249 PT LOT 7 RP
66R26673 PARTS 4 AND 6



Zoning
EL



Site Area
58,297 SF
(1.34 acres)



Total Proposed Footage
10,850 SF



Official Plan
Mixed Use Area



77 **Walk Score:**
Very Walkable
Most errands can be
accomplished on foot



64 **Transit Score:**
Good Transit
Many nearby public
transportation options

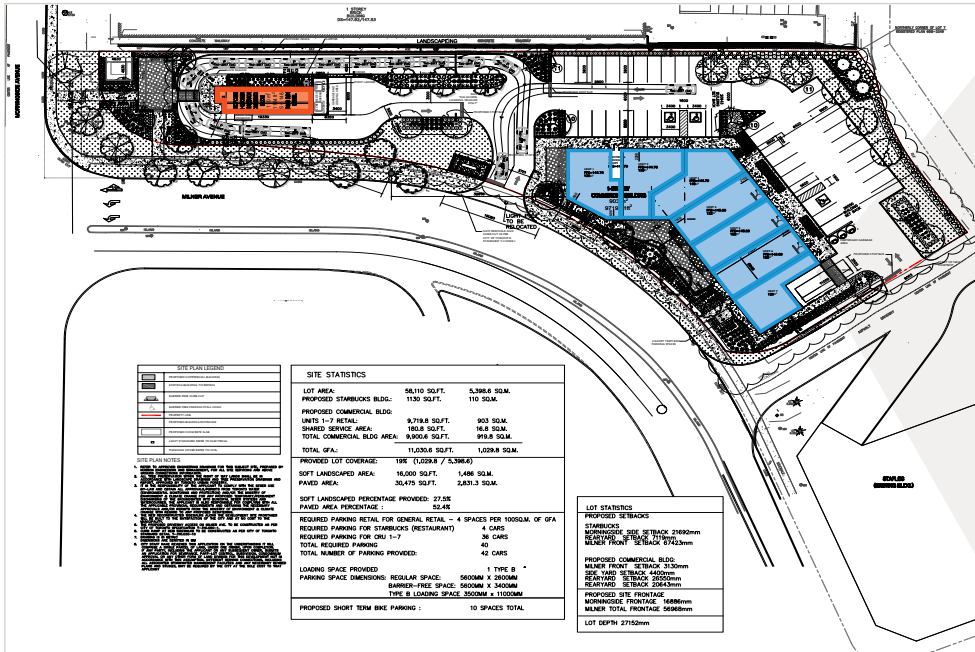
Property Highlights

- Proposed new construction, correctly-sized retail available at the north east corner of Milner Ave and Morningside Avenue (lit intersection)
- The site benefits from strong vehicular traffic due to its proximity to the Hwy 401 interchange, which is amplified during peak hours
- Near SPA Approved
- Anchor tenancy is AAA Coffee Company

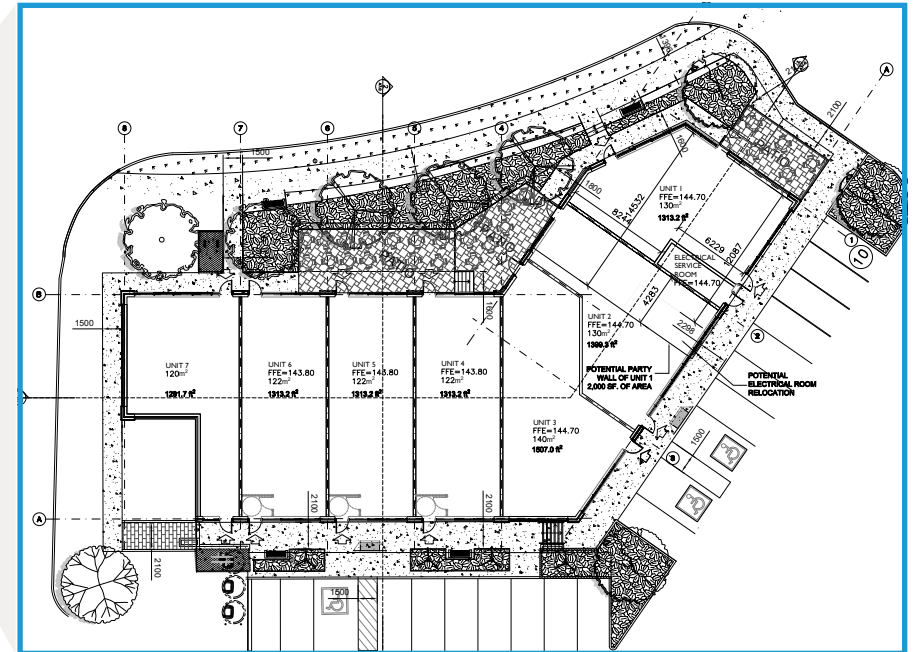


Survey

846 Milner Avenue



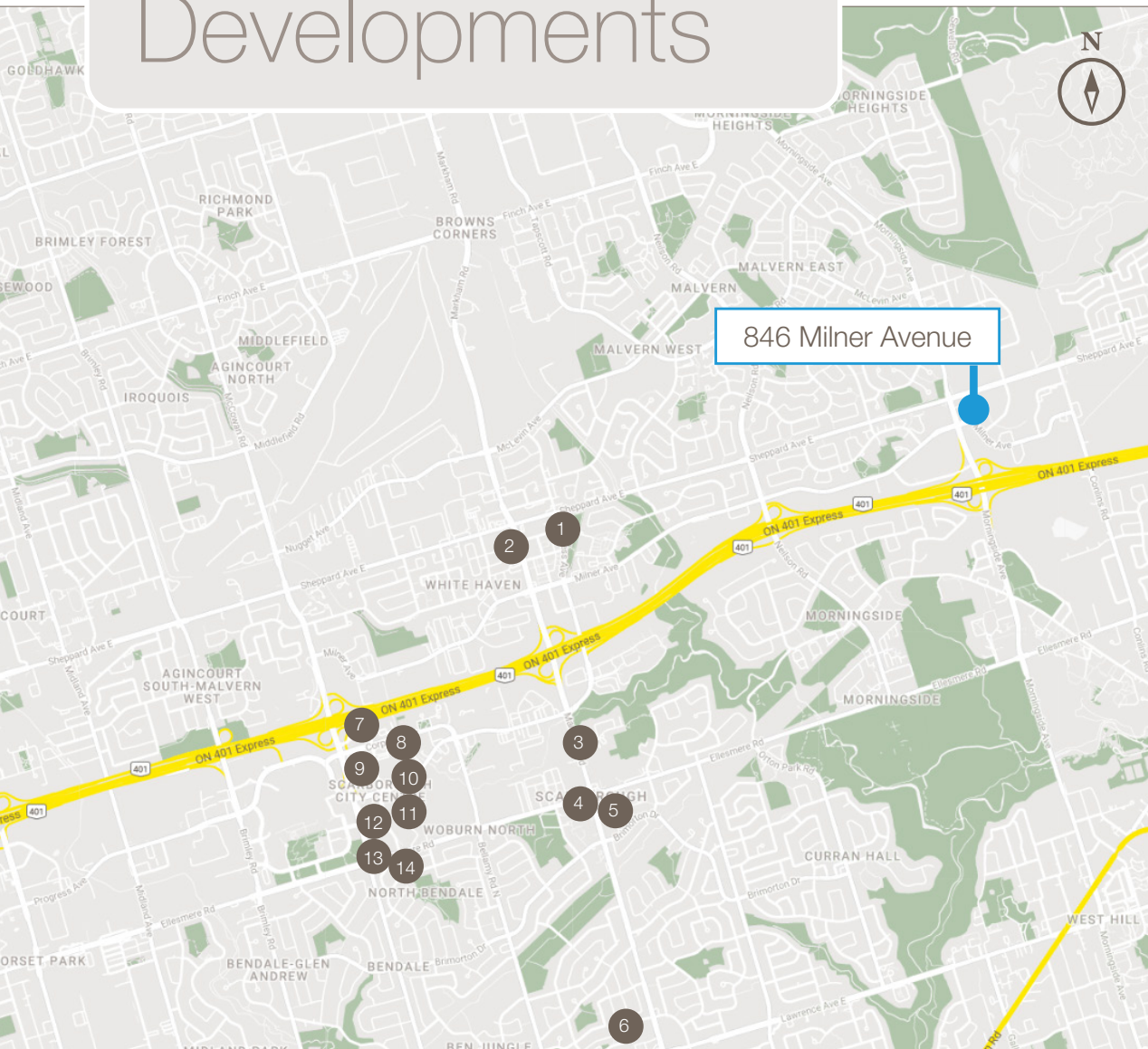
Proposed 1 Storey Retail Commercial Building:
1,184 SF



Multi-tenanted Building:

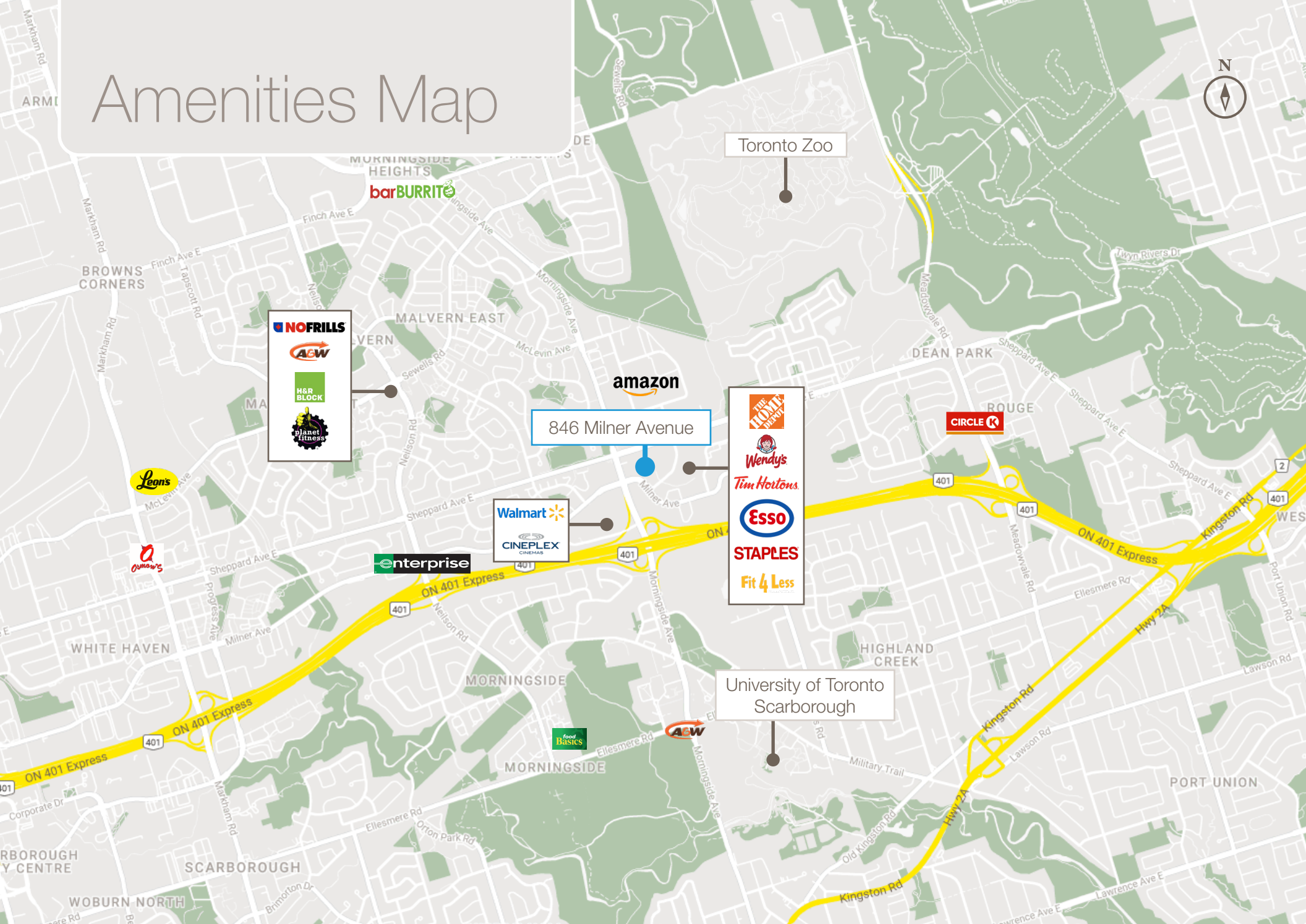
Unit 1:	Unit 3:	Unit 5:	Unit 7:
1,313 SF	1,507 SF	1,313 SF	1,292 SF
Unit 2:	Unit 4:	Unit 6:	
1,399 SF	1,313 SF	1,313 SF	

Neighbouring Developments



	Building Name	Developer	Units
1	Ten88	Empire Communities / Pace Developments	268
2	Markham / Sheppard	1386897/1051725 Ontario Inc	372
3	Sequence Condominiums	1221 Markham GP Inc (LeBANC Development)	879
4	Markham / Ellesmere	Lash Developments	440
5	Markham / Ellesmere	Arya Developments	997
6	Markham / Lawrence	First Capital REIT	540
7	Consilium Place - Block C	Kevric	620
8	Consilium Place - Block D - Phase 1	Kevric	760
	Consilium Place - Block D - Phase 2	Kevric	755
9	Consilium Place - Block B - Phase 2	Kevric	315
10	McCowan / Progress - Block 1	Fieldgate Urban	715
	McCowan / Progress - Block 2	Fieldgate Urban	442
	McCowan / Progress - Block 3	Fieldgate Urban	519
	McCowan / Progress - Block 4a	Fieldgate Urban	921
	McCowan / Progress - Block 4b	Fieldgate Urban	508
11	Grangeway / Progress - Block 1	Selkirk Investments	798
	Grangeway / Progress - Block 2	Selkirk Investments	574
	Grangeway / Progress - Block 3	Selkirk Investments	1,084
12	Grangeway / Progress	Goldman Group	1,229
13	McCowan Square - Tower 2	Crombie REIT	497
	McCowan Square - Tower 3	Crombie REIT	690
14	Midland / Ellesmere - Block 1	2764433 Ontario Ltd. (Tridel)	1,060
	Midland / Ellesmere - Block 2	2764433 Ontario Ltd. (Tridel)	1,052

Amenities Map



The Area

846 Milner Avenue

Scarborough, nestled in eastern Toronto, seamlessly merges urban conveniences with natural allure, notably highlighted by Rouge National Urban Park.

This dynamic community boasts diverse neighborhoods like Malvern, Rouge, and Highland Creek, offering residents a vibrant cultural experience with eclectic dining options and lively festivals. Its family-friendly environment, complete with schools and parks, fosters a sense of community spirit evident in neighborhood clean-ups and block parties. Despite its suburban charm, Scarborough maintains excellent connectivity to the Greater Toronto Area through major highways and public transit, making commuting hassle-free and enhancing its appeal as an attractive residential destination.

With its blend of scenic landscapes, cultural diversity, and strong community bonds, Scarborough continues to attract both newcomers and long-time residents seeking a high quality of life. Its unique combination of urban and natural amenities creates a dynamic living environment that embodies the essence of modern city living while preserving a sense of warmth and belonging within its neighborhoods. provides convenient access to urban amenities. Major highways such as Highway 401 and Highway 407 connect the area to the rest of the Greater Toronto Area, while public transportation options, including buses and the Toronto Transit Commission (TTC) subway system, make commuting easy for residents.



Demographics

846 Milner Avenue

Within Trade Area (3km Radius)



41

Median Age



\$106,090

Average Household Income



50.4%

Employment Rate



Lennard:

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