Power of Sale

361 Davenport Road

Toronto, ON

Residential Development Site
Opportunity for Additional Density

About the Offering

We are pleased to offer for sale a residential development opportunity with existing approvals located at 361 Davenport Road in Toronto, Ontario. The 4,333 Sq. Ft. property has existing approvals in place for a 7-storey residential building encompassing 16 residential units with 1 level of underground parking. The property is centrally located in Toronto's Annex neighbourhood and in immediate proximity to multiple modes of transportation. The surrounding area is rich in amenities including walkability to Toronto's prestigious Yorkville neighbourhood, many parks, restaurants, cafes and multiple colleges & universities. The local residential real estate market continues to outperform other neighbourhoods within the city.

TOTAL AREA	±4,333 Sq. Ft.
FRONTAGE	±59.71 Ft.
DEPTH	±86.23 Ft.
OFFICIAL PLAN	Residence
ZONING	CR 2.0
2023 ANNUAL TAXES	$22,714.86

Existing Approvals For:

16 TOTAL RESIDENTIAL UNITS
7 STOREY BUILDING
6 ONE-BEDROOM UNITS
9 TWO-BEDROOMS UNITS
1 THREE-BEDROOM UNIT

15,628.70 SQ. FT.
GROSS FLOOR AREA

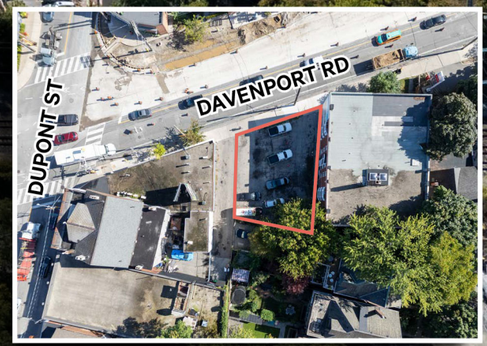
7 CAR & 16 BICYCLE SPOTS
ONE LEVEL OF UNDERGROUND PARKING

Well Connected:

98	90	97
Walk Score	Transit Score	Bike Score

Nearby Active Development Sales

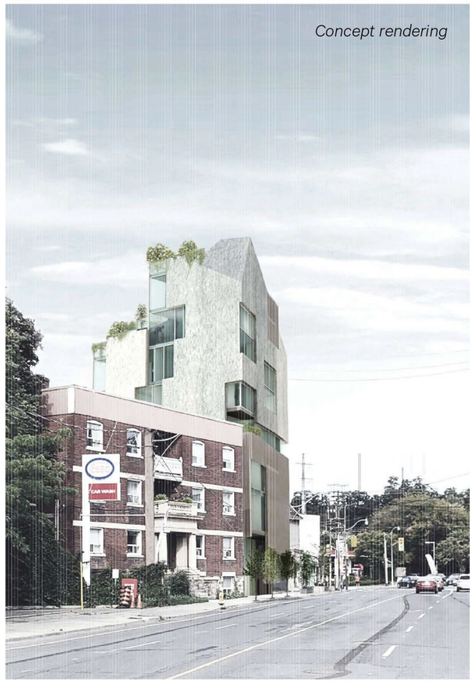
	Development	Opening	Unit Prices	Unit Sizes (SF)	$/per Sq. Ft	Currently Available Average $/ per Sq. Ft.	Total Units (% Sold)	Months to 70% Sold
1	One Ten Avenue Road Sierra Building Group Mid Rise Condo	24-Oct	TBD	TBD	TBD	TBD	TBD	TBD
2	Designers Walk Cityzen Development Group and Greybrook Realty Partners High Rise Condo	24-Oct	TBD	TBD	TBD	TBD	TBD	TBD
3	Bedford Burnac Developments Mid Rise Condo	22-Nov	$1,449,900 - $10,499,900	734 - 4,251	$1,805 - $2,944	$2,316.48	32 50%	TBD



361 Davenport Road
Toronto, ON

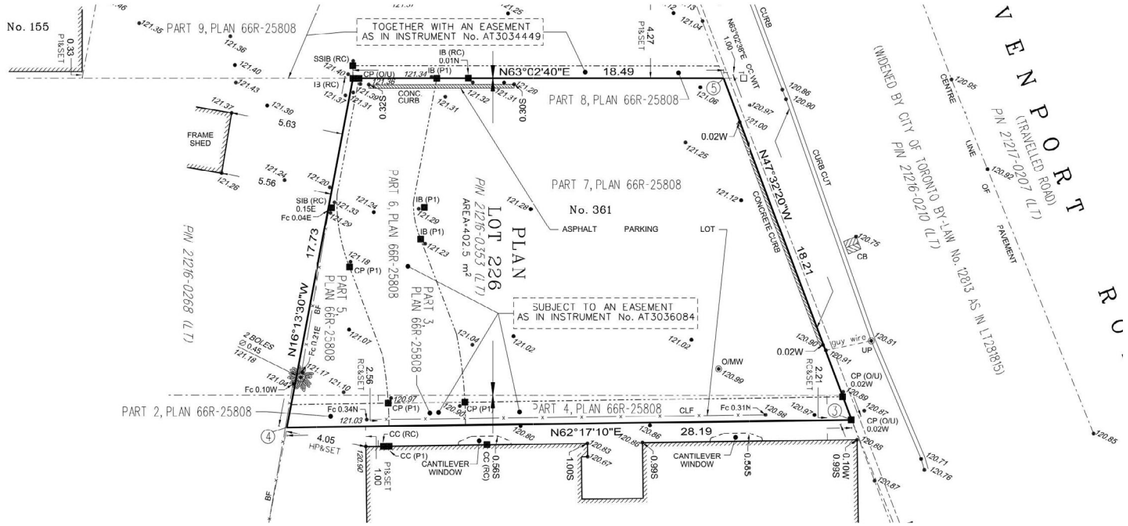
Renderings

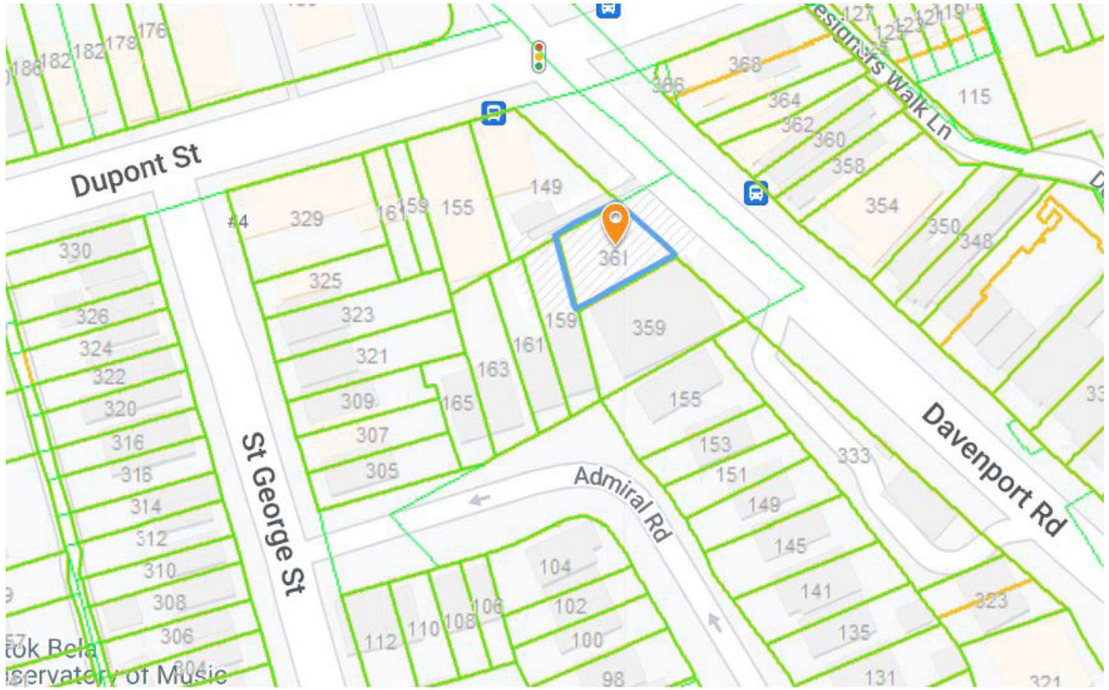
Concept rendering


Concept rendering

Concept rendering

Site Plan





FOR SALE

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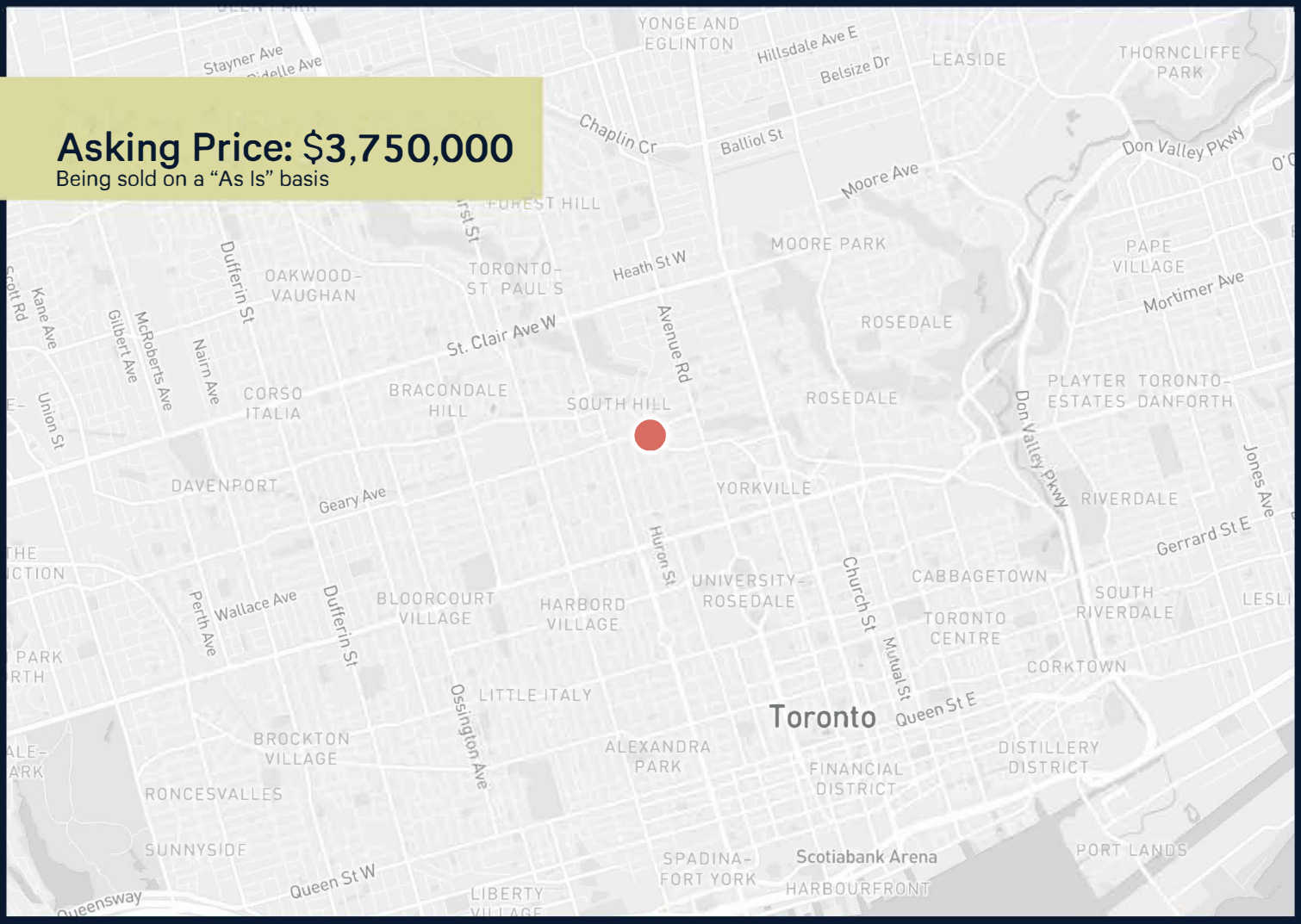
Toronto, ON

DOCUMENTS AVAILABLE:
- Architectural Plans
- Tax Bill
- Power of Sale Schedule
- Planning Application Documents
- Plans for Additional Density

Asking Price: $3,750,000
Being sold on a "As Is" basis



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