

Power of Sale

# 361 Davenport Road

Toronto, ON

Residential Development Site  
Opportunity for Additional Density



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HORIZON BROKERS



# 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 | 1 | THREE-BEDROOM UNIT |
| 7  | STOREY BUILDING         |   |                    |
| 6  | ONE-BEDROOM UNITS       |   |                    |
| 9  | TWO-BEDROOMS UNITS      |   |                    |



15,628.70 SQ. FT.  
GROSS FLOOR AREA



7 CAR & 16 BICYCLE SPOTS  
ONE LEVEL OF UNDERGROUND PARKING

## Well Connected:

98

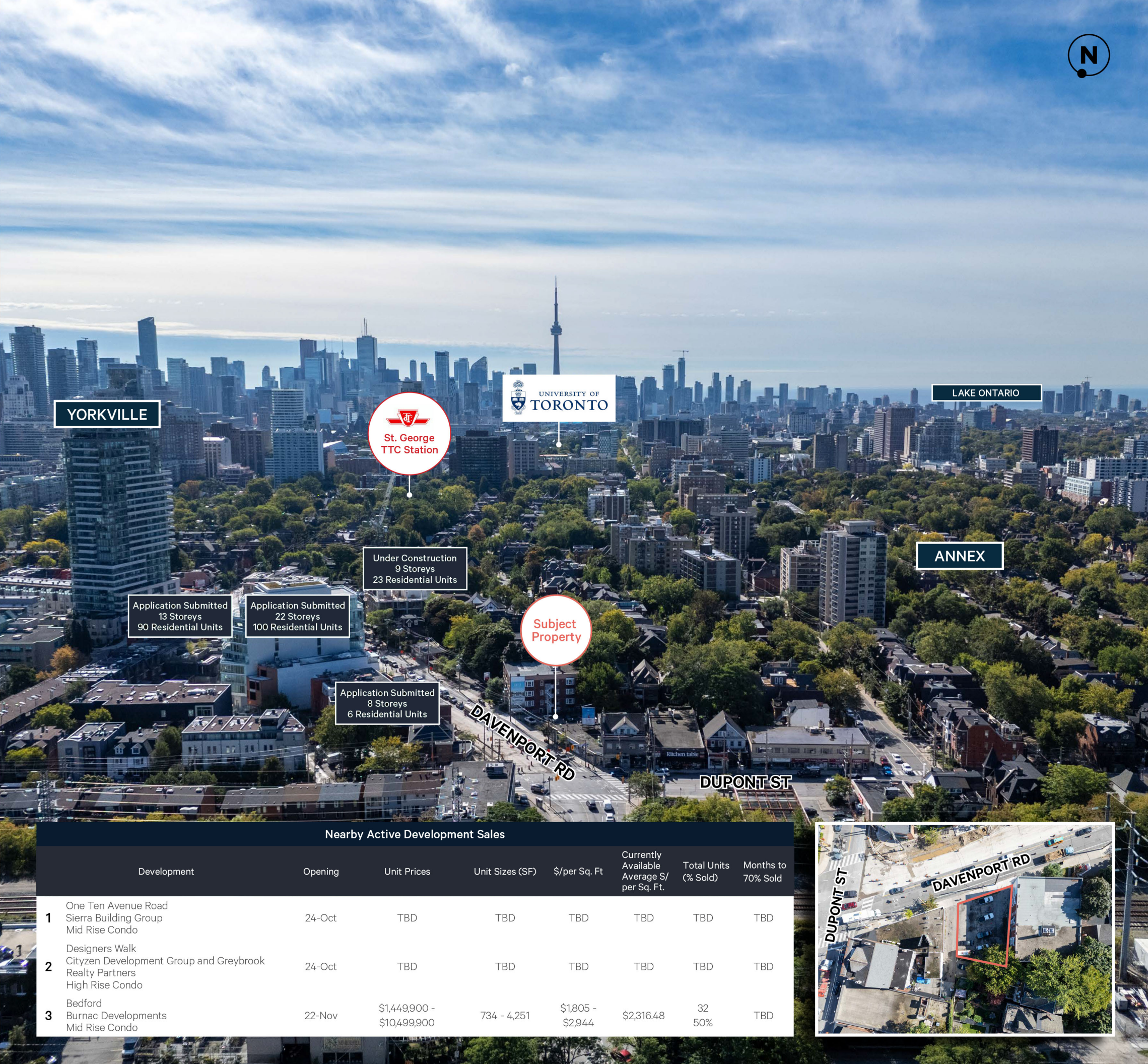
Walk Score

90

Transit Score

97

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<br>Sierra Building Group<br>Mid Rise Condo                               | 24-Oct  | TBD                        | TBD             | TBD               | TBD  | TBD                  | TBD                |
| 2                               | Designers Walk<br>Cityzen Development Group and Greybrook Realty Partners<br>High Rise Condo | 24-Oct  | TBD                        | TBD             | TBD               | TBD  | TBD                  | TBD                |
| 3                               | Bedford<br>Burnac Developments<br>Mid Rise Condo   | 22-Nov  | \$1,449,900 - \$10,499,900 | 734 - 4,251     | \$1,805 - \$2,944 | \$2,316.48                                 | 32 50%               | TBD                |



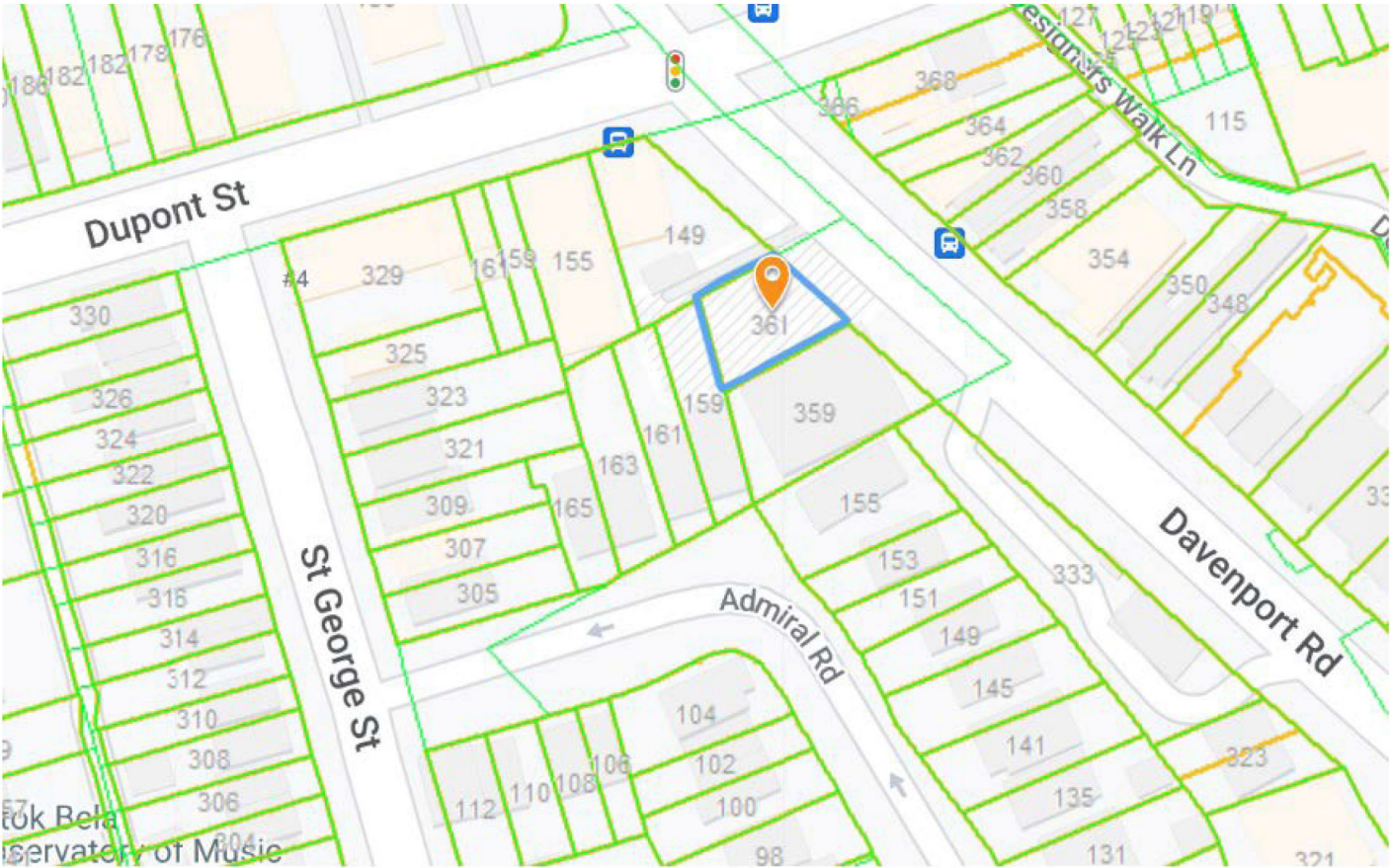
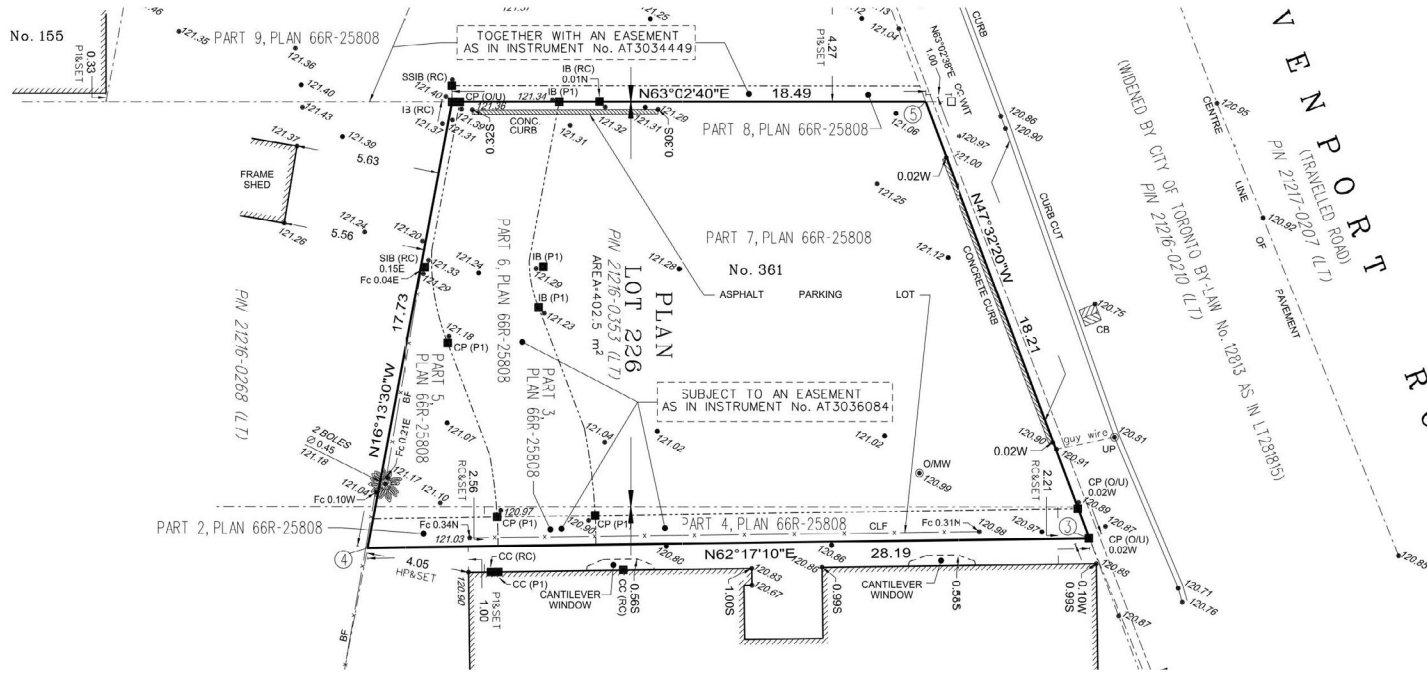


361 Davenport Road  
Toronto, ON

Renderings



Site Plan





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Toronto, ON

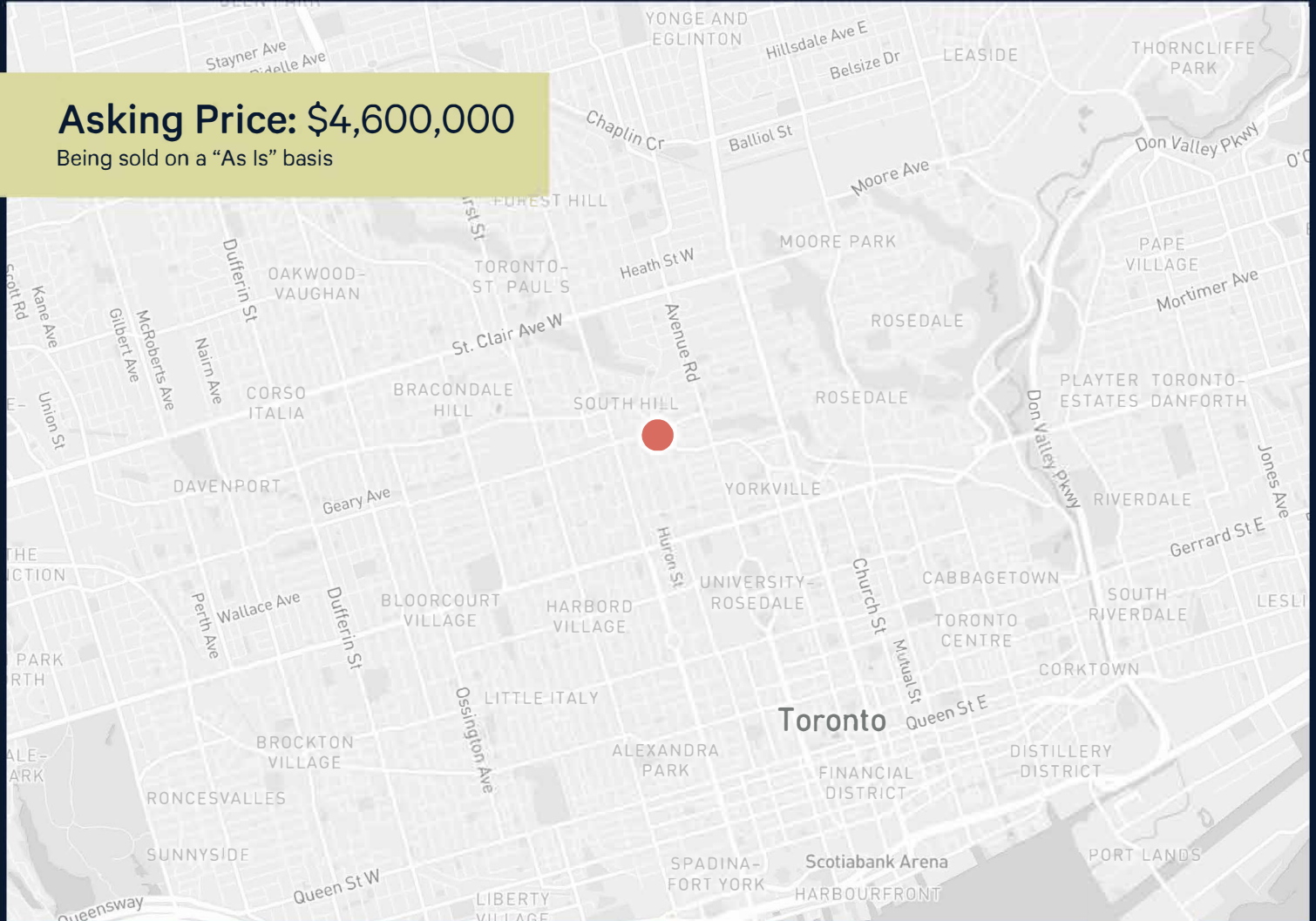
FOR SALE

DOCUMENTS AVAILABLE:

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

Asking Price: \$4,600,000

Being sold on a "As Is" basis



## EXCLUSIVE ADVISORS

**Ryan Bobyk | Founder & President\***

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