



For Sale:

448-454 Markham Rd

Scarborough, ON

INVESTMENT SUMMARY | MULTI-RESIDENTIAL GROUP

Unique 47-unit approved townhouse site located in the heart of Scarborough.

Site plan approval imminent providing immediate marketing and construction possibilities.

Provides unique opportunity to take advantage of the Limited Time HST rebate.

Project can also be developed as a purpose built rental.

**AVISON
YOUNG**

The Opportunity

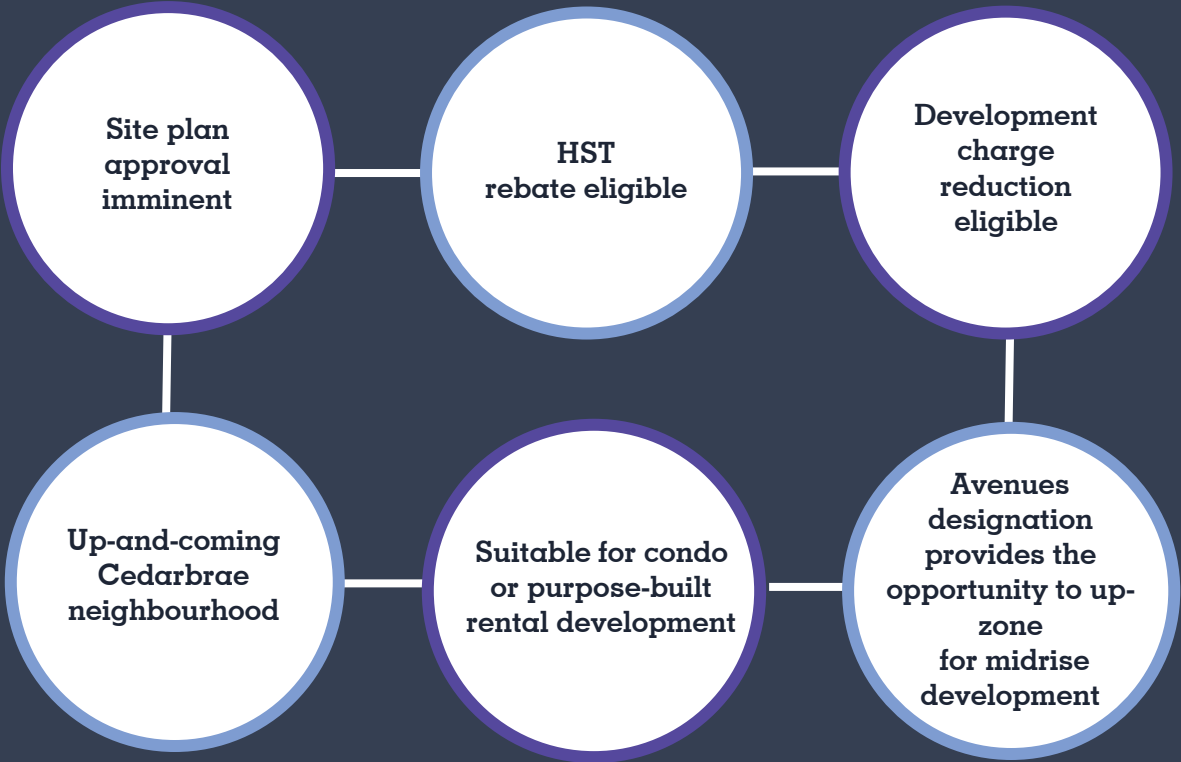
Avison Young is pleased to offer for sale **448-454 Markham Road, Scarborough, ON** (the “Site” or “Property”). Located in a desirable location on Markham Rd, south of Lawrence Ave E, the Site offers builders and developers the opportunity to develop a 47-unit townhouse project that will appeal to first time home buyers. The Site is approaching Site Plan Notice of Approval Conditions and is well-positioned to capitalize on HST rebates on new homes and residential development charge reductions in Toronto. Located minutes to Lake Ontario and overlooking the Scarboro Golf and Country Club, the Property will provide future residents with family-sized homes in a mature, tree-lined environment. The Property benefits from its proximity to the 401, Kingston Rd, and Eglinton East GO Station providing easy transportation throughout the city.

The offering represents an opportunity for townhouse developers to acquire a near-shovel ready site in a desirable location that is primed to capitalize on federal, provincial, and municipal incentives for new home buyers and developers.

Property Details

Existing Site Details	
Total Site Area	80,275 sf (1.84 ac)
Frontage	± 365 ft
Depth	± 223 ft
Official Plan	Neighbourhoods
Urban Structure	Avenues
Zoning By-law	Residential Townhouse – RT (u42) (x361)
Property Taxes	TBC
Financing	Treat as Free and Clear

Investment Highlights



Development Rendering



Artist's rendering of previously approved 42-unit design

Approved Development Plans

The Site received Zoning By-law Approval in 2022 for a 42-unit development and Minor Variance Approval In April 2025 increasing the development to 47 3-storey townhouse units with a total gross floor area of 96,789 sf. The units are divided between 24 back-to-back units and 23 regular townhouse units. The units provide up to 4 bedrooms each and ample parking. Site Plan Notice of Approval Conditions are expected in the summer of 2026. The Site has been cleared and pre-graded and is ready to begin construction upon permitting.

Due to the Site's near-shovel ready status, it is in a prime position to capitalize on the HST Rebate on new-home sales that is set to expire on March 31, 2027, as well as the recently announced reduction of development charges in the City of Toronto.

Property Details

Site Summary					
Total Site Area		80,275 sf (1.84 ac)			
Frontage		± 365 ft			
Depth		± 223 ft			
Townhouse Development Summary					
Site Area	80,275 sf	GFA	96,789 sf	Resident Parking	82
Unit Count	47	Saleable Area	88,360 sf	Visitor Parking	5
Height	3 storeys	Avg Unit Size	1,880 sf		



Project Renderings



In the Area

Shopping

- Cedarbrae Mall with No Frills, Canadian Tire, Winners
- Walmart Super Centre
- Rio Can Shopping Centre
- Cedar Heights Plaza

Groceries

- No Frills in Cedarbrae Mall
- M&M Food Market
- Jian Hing Foodmart
- Afghan Supermarket
- Batala Supermarket
- Metro in Rio Can Shopping Centre

Restaurants

- Prague Restaurant
- Tharavadu Home of Kerala Cuisine
- Tim Choi's Chinese Food
- North Kebab
- Desi Taste

Pharmacies

- Markham-Lawrence Pharmacy
- Shoppers Drug Mart
- Scarborough Health Network
- Cedarbrae Medical Centre

Healthcare

Education

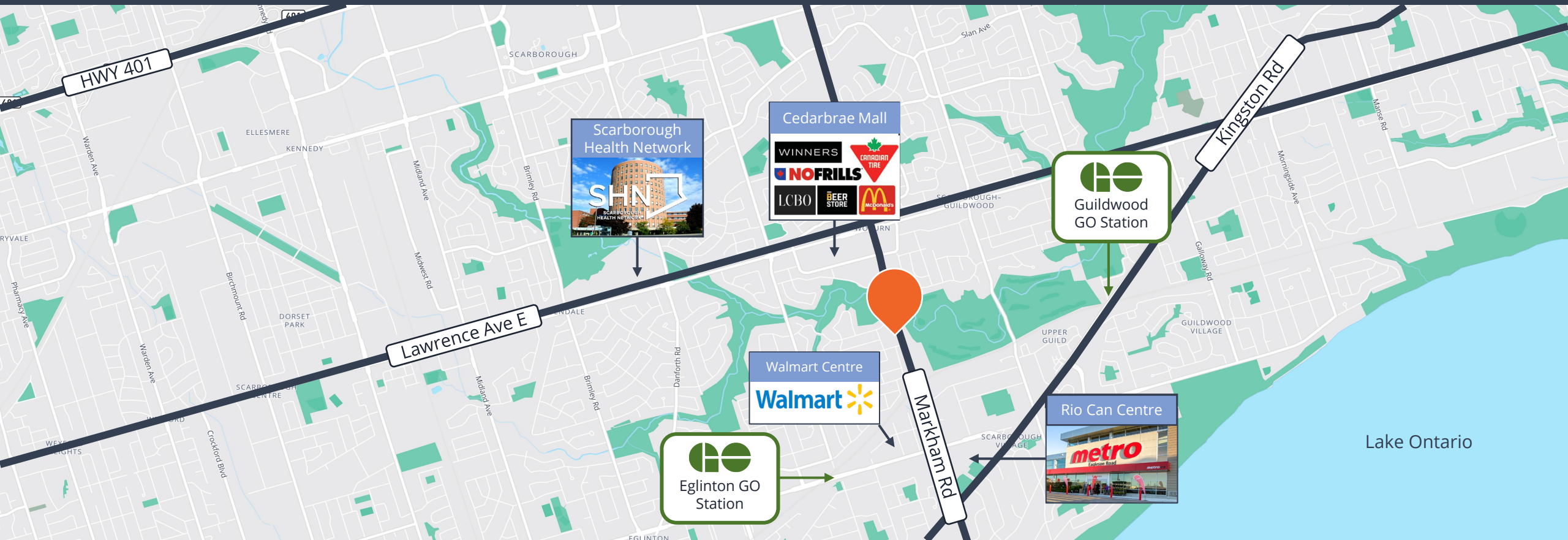
- Cedarbrook PS, JK -8
- Cedarbrae Collegiate
- St. Nicholas, JK -8
- University of Toronto Scarborough
- Centennial College Progress Campus

Access

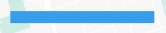
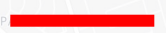
- Eglinton GO
- Access to 401
- Access to Kingston Road

Recreation

- Cedar Brook Park
- Scarboro Golf & Country Club
- Scarborough Bluffs & Beach
- Bluffer's Park Marina



Transportation

-  401 Bike Trails
-  Proposed Scarborough TTC Extension
-  GO Line
-  Scarborough TTC Line
-  Bloor-Danforth TTC Line
-  Eglinton LRT Line
-  Proposed Eglinton East LRT Extension





Cedarbrae Mall



WINNERS



Cedar Heights Plaza



Lawrence Ave E

Lawrence Ave E

Cedarbrae Collegiate

Cedarbrook Park

Markham Rd



Lake Ontario

Walmart

Eglinton GO
Station

St. Nicholas Catholic School

Cedarbrook Public School

Eglinton Ave E

Markham Rd



List Price: Unpriced Offers to be reviewed on an, “as come basis.”

Please contact the listing team for more information:

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