

# RETAIL PLAZA **FOR SALE**

## MIDLAND PARK CENTRE

### 1217 ELLESMERE ROAD, TORONTO



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# PROPERTY SUMMARY



**Sale Price:** \$7,500,000

**Property Size:** 0.870 Acres

**Building GFA:** 11,516 Sq Ft

**Property Taxes (2025):** \$62,202.38

**Number of Units:** 10 Units

**Legal Description:** BLK C PLAN 5645  
SCARBOROUGH

**Zoning:** CR0.33(c0.33;r0)\*417)

*Permitted Building Types:*

- a. Apartment Building
- b. Mixed Used Building
- c. Townhouse





# AREA OVERVIEW

Scarborough City Centre is in the midst of an intense redevelopment cycle. With the Scarborough Subway Extension slated to improve access, the proximity to the GO Bus and the 401 nearby, the area is set to become the region's most important transportation hub. This has attracted a rush of new developments, including a 36-tower master planned community that will create a walkable downtown core and double the population in the neighborhood.

Walk Score  
**82**

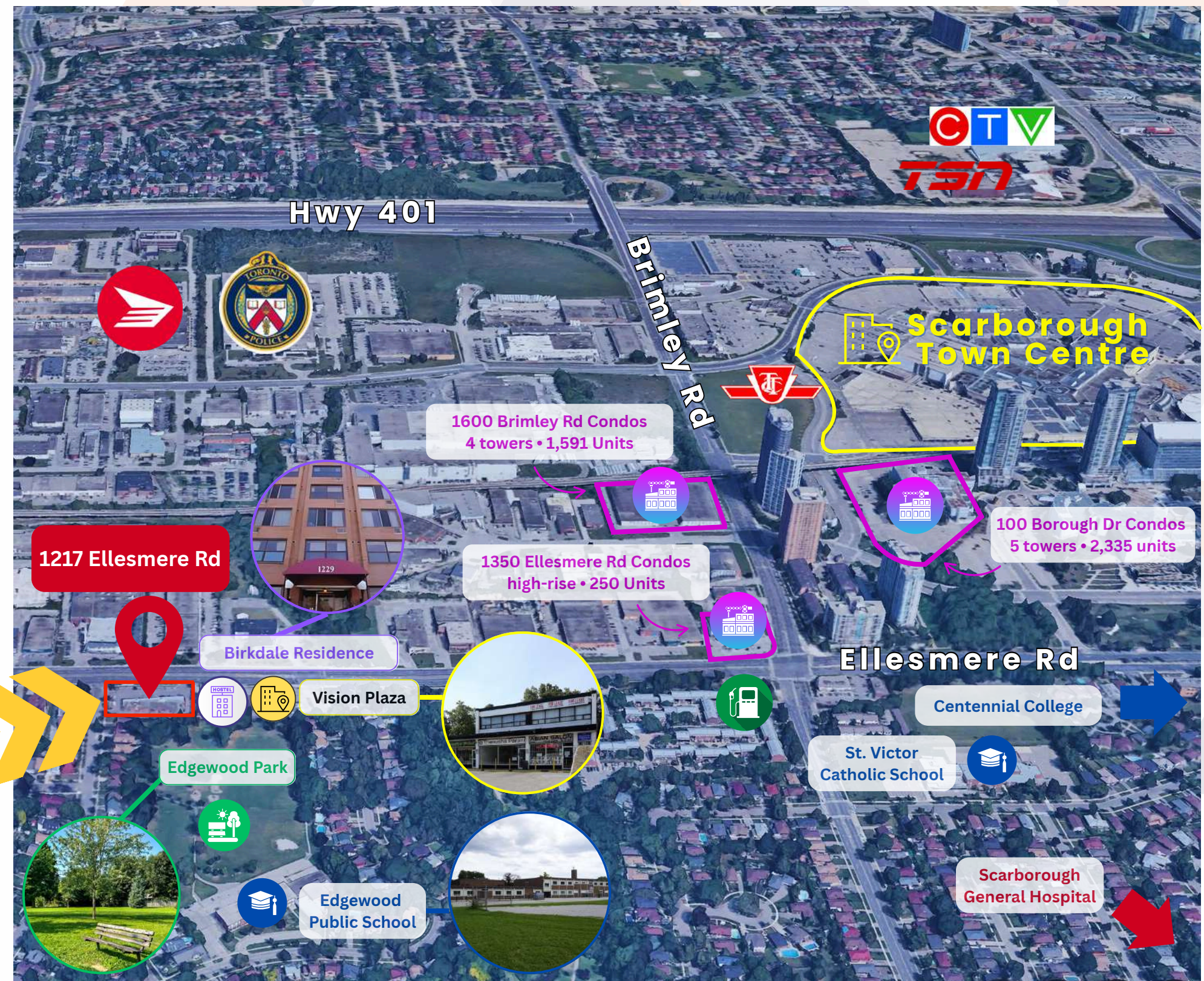
## Very Walkable

Most errands can be accomplished on foot.

Transit Score  
**81**

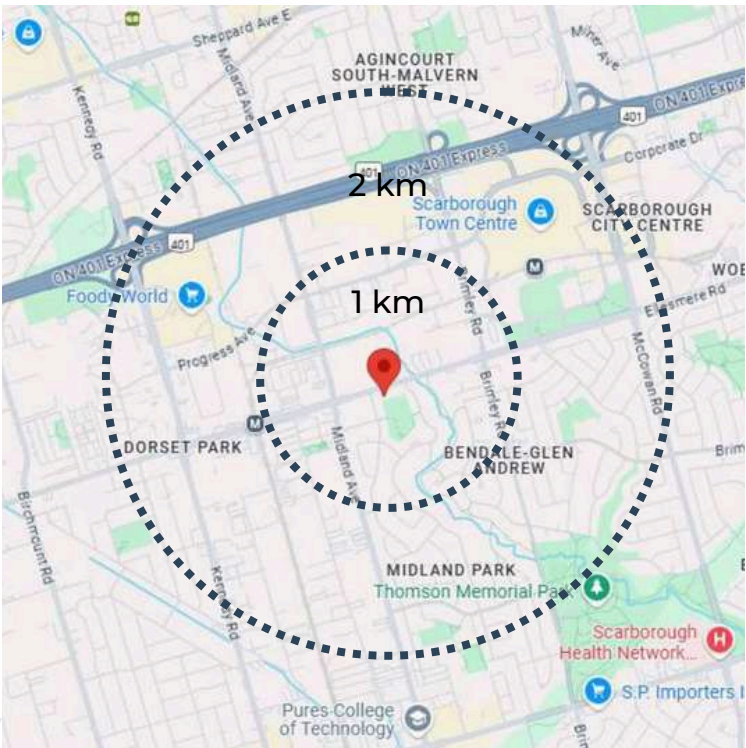
## Excellent Transit

Transit is convenient for most trips.





# DEMOGRAPHICS OF THE AREA



Population	1 km	2 km
Population	8,277	54,174
5 Yr Growth	3.8%	6.2%
Median Age	42	39
5 Yr Forecast	43	40
Employment	10,118	57,967
Buying Power	\$200.1M	\$1.2B
College Graduates	41.7%	43.5%

Scarborough-East Toronto and the rest of the country have seen material population growth in recent years. This has created a strong retail environment as retail spending increases with population, notwithstanding recessionary concerns on a per capita basis.

Demographics data source from Costar.

## Safety:

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a hospital, and a police station within 3.25km.

- **Scarborough General Hospital:** 3050 Lawrence Ave E
- **Fire Station:** 1550 Midland Ave
- **Police Station:** 242 Milner Ave

## Nearby Schools:

Excellent assigned and local public schools very close to this property.

- Edgewood Public School
- David and Mary Thomson Collegiate Institute
- ÉÉ Laure-Riése
- ÉS Étienne-Brûlé
- Broadlands Public School

## Transit:

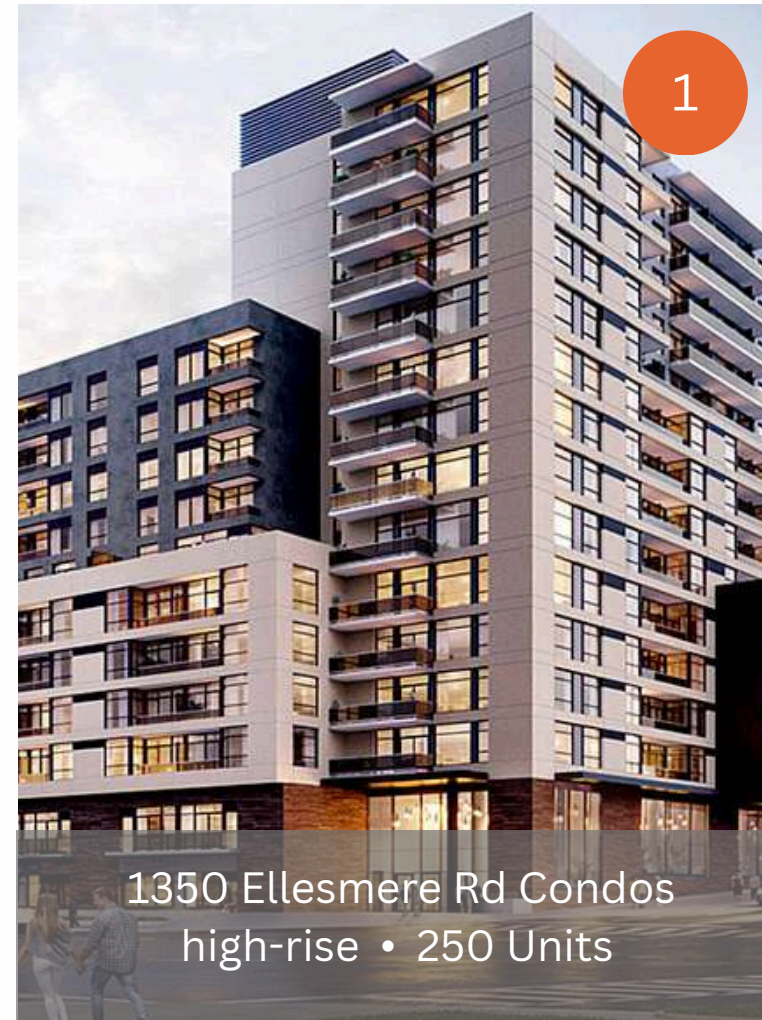
- Scarborough Subway Extension (Under Development)
- GO Bus at Scarborough Town Centre
- 401 Interchange (2 mins. drive)

Neighbourhood data source from HoodQ

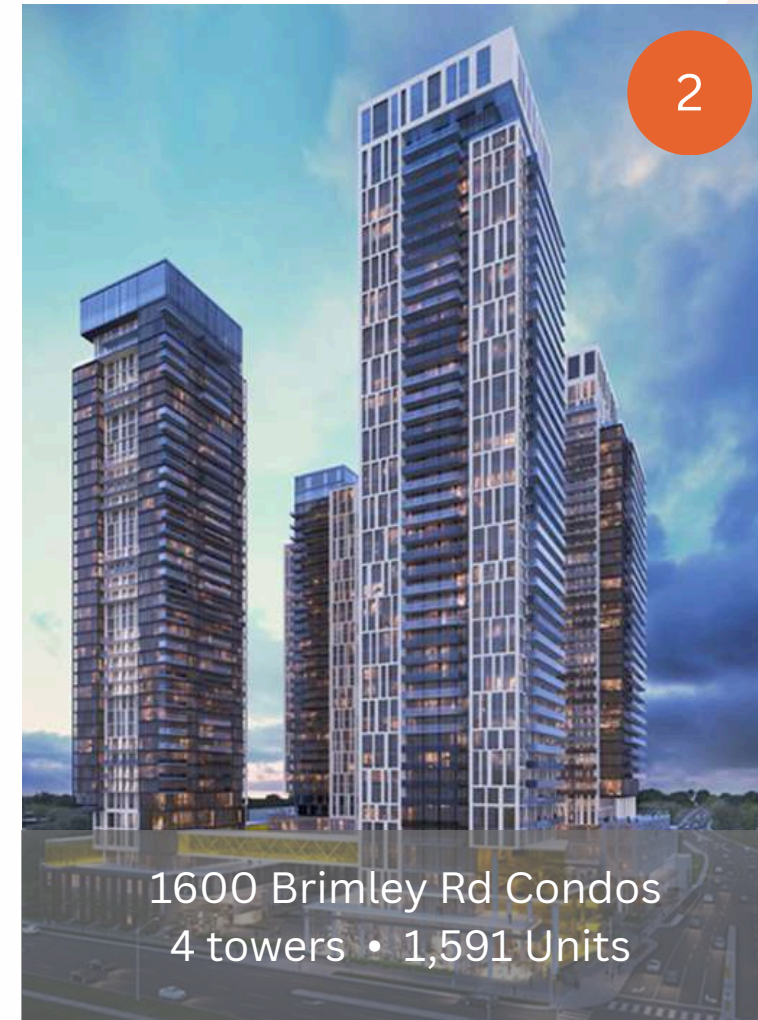




# NEW DEVELOPMENTS



1350 Ellesmere Rd Condos  
high-rise • 250 Units



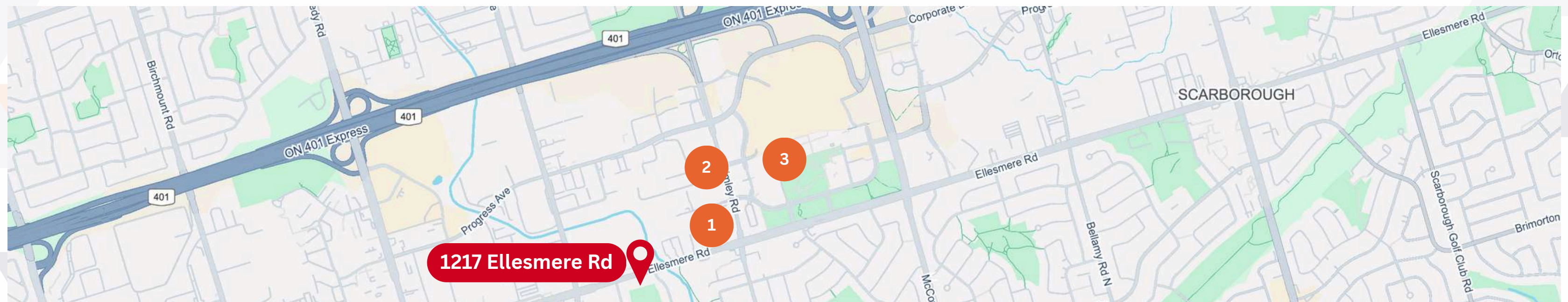
1600 Brimley Rd Condos  
4 towers • 1,591 Units



100 Borough Drive Condos  
5 towers • 2,335 units

## Prime Location:

Located at Ellesmere and Midland Roads, this property is in a prime area of Scarborough between the Scarborough Town Centre and Kennedy Commons. The area is ripe for redevelopment, with intensification, new condo construction and commercial development underway all around.





# For SALE

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