

RETAIL PLAZA **FOR SALE**

PROGRESS PARK CENTRE

1601 ELLESMERE ROAD, TORONTO



Sam Park

COMMERCIAL DIVISION HEAD

416-616-7100

sampark@kw.com

Kamal Gautam

COMMERCIAL SALES ASSOCIATE

416-859-7016

kamal@MotifRE.ca

Sergey Beloglazov

COMMERCIAL SALES ASSOCIATE

416-806-0706

s.beloglazov@kw.com

PROPERTY SUMMARY



Sale Price: \$12,500,000

Property Size: 1.193 Acres

Building GFA: 16,038 Sq Ft

Property Taxes (2025): \$106,530.76

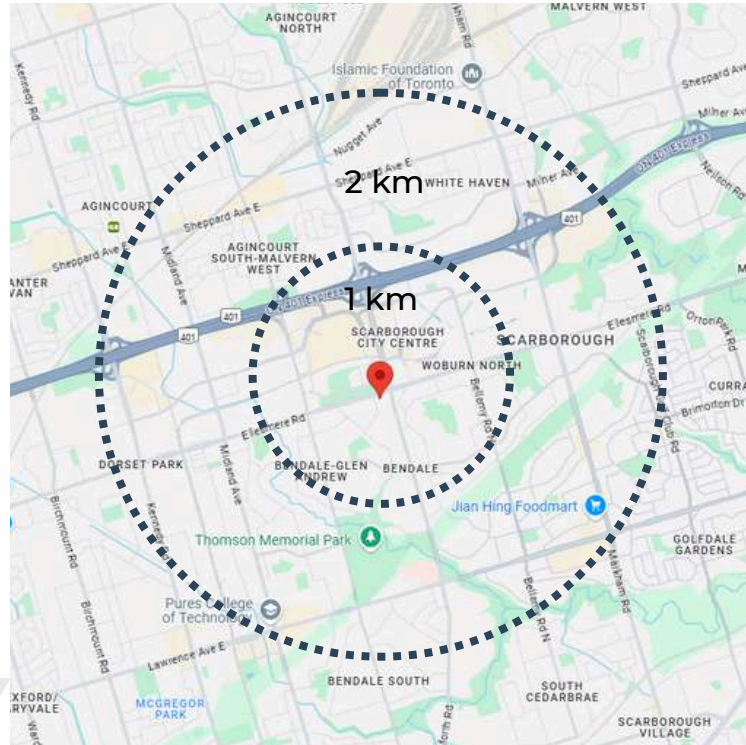
Units: 15 Rental Units and 69 Parking Spots

Legal Description: PARCEL B-1, SECTION M772 BLK B, PLAN M772

Zoning: OFFICIAL PLAN DESIGNATED - RESIDENTIAL, MAJOR TRANSIT STATION AREA, CORNER LOT



DEMOGRAPHICS OF THE AREA



Population	1 km	2 km
Population	18,777	50,437
5 Yr Growth	5.7%	5.1%
Median Age	38	38
5 Yr Forecast	40	40
Employment	40,629	71,384
Buying Power	\$486M	\$1.1B
College Graduates	50.3%	43.7%

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 2.2 km.

- **Scarborough General Hospital:** 3050 Lawrence Ave E
- **Fire Station:** 740 Markham Rd
- **Police Station:** 242 Milner Ave

Nearby Schools:

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

- St. Andrews Public School
- David and Mary Thomson Collegiate Institute
- ÉÉ Laure-Rièse
- ÉS Étienne-Brûlé

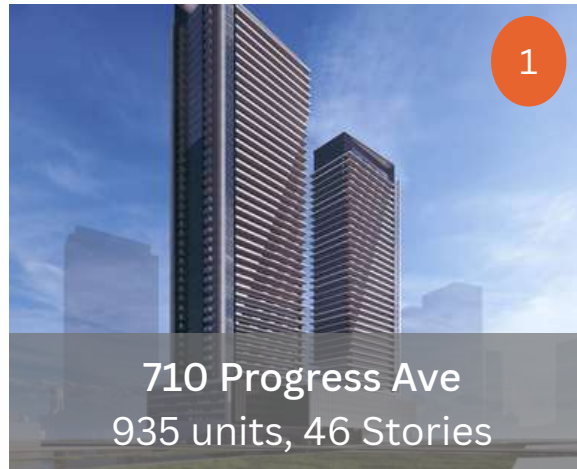
Transit:

- Scarborough Subway Extension (Under Development)
- McCowan Station (5 mins. walk)
- GO Bus at Scarborough Town Centre
- 401 Interchange (2 mins. drive)

Neighbourhood data source from HoodQ



NEW DEVELOPMENTS



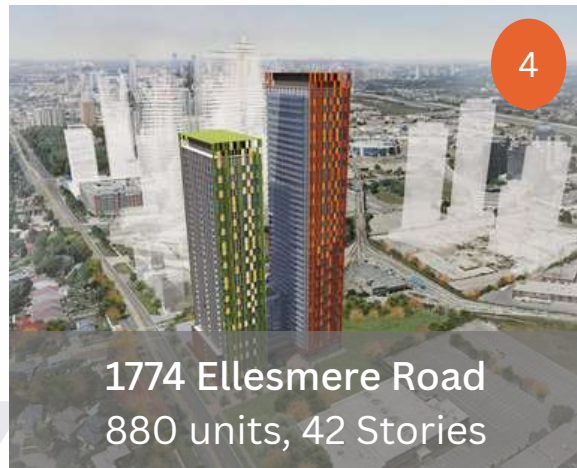
710 Progress Ave
935 units, 46 Stories



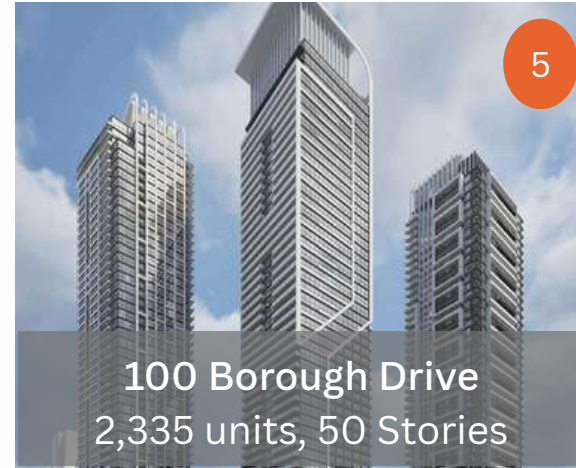
1710-1712 Ellesmere Road
2,392 units, 53 stories



Matrix Condos
McCowan Rd & Ellesmere Rd



1774 Ellesmere Road
880 units, 42 Stories



100 Borough Drive
2,335 units, 50 Stories

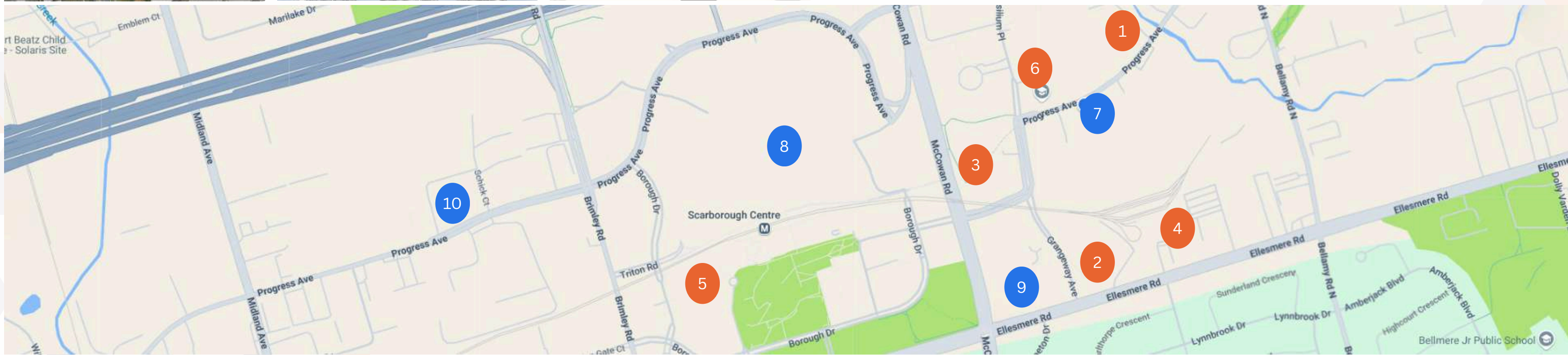


670-690 Progress Ave
3,203 Total homes

Proposed/ Planned Condos	Developer	Units
675 Progress Ave Condos	Selkirk Investments Ltd.	1,371
Scarborough Town Centre Redevelopment	Oxford Properties Group	15,500
1215 McCowan Road Condos	Crombie REIT	1,412
350 Progress Avenue & 1750 Brimley Road Condos	Transmetro Properties Limited	1,797

LEGEND:

- UNDER CONSTRUCTION
- PROPOSED/PLANNED



For SALE

Progress Park Centre

1601 Ellesmere Road, Toronto



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