

For Sale:

1 Sand Beach Road, Toronto, ON



Vacant Residential Building Permitting Multiple Uses

- Currently approx. 13,500 ft² building with 15 resident rooms, offices, amenity rooms, and shared facilities
- Potential to convert offices and amenity rooms to approx. 11 additional resident rooms
- Large waterfront site (12,249 ft²) in Mimico, steps to shopping, streetcars, parks, and schools

For more information please contact
The Multi-Residential Group:

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Platinum member

1 Sand Beach Road

Opportunity

Avison Young has been mandated to advise and manage the sale of **1 Sand Beach Rd., Toronto, ON** in the Mimico area of Etobicoke. This is a unique opportunity to acquire a completely vacant property with multiple potential uses.

Sale Highlights

- Former long term care home with 15 resident rooms and capacity for 45 beds
- Potential to convert offices and amenity space to create additional residential rooms
- Located on the water in the Mimico area of Etobicoke



Existing Building Details

Current Use	Vacant multi-residential building
Site Area	12,249 ft ² (0.281 acres)
Building Area	Approx. 13,500 sf
Resident Rooms	15 current rooms
Bathrooms	11 washrooms (2 showers)
Kitchens	One common kitchen
Laundry	Common laundry facilities
Parking	Surface parking lot
Official Plan	Apartment Neighbourhoods
Zoning Code	Residential Apartment (d1.5) (x778)
Financing	Treat as free and clear

Permitted Uses

The Property is zoned Residential Apartment (RA) in the City of Toronto Zoning By-Law 569-2013, permitting the following uses, subject to specific conditions.	
Apartment Building	Community Centre
Crisis Care Shelter	Day Nursery
Group Home	Nursing Home
Private Home Daycare	Residential Care Home
Retirement Home	Seniors Community House
Short-Term Rental	

1 Sand Beach Road

Mimico - Queensway

1 Sand Beach Road ("The Property") is located in the Mimico neighbourhood of Toronto. The area is home to two commercial districts, 'Mimico Village' along Royal York Rd and 'Mimico By the Lake' along Lake Shore Blvd W. The Property is conveniently located between both commercial areas, giving it ease of access to shopping, amenities, and entertainment. Humber Bay Park is minutes from The Property and features approximately 139 hectares of green space, beaches, trails, boat slips, and other recreational areas. The Property also benefits from its ease of access to transit and highways. The Lake Shore Blvd streetcar line features is steps from The Property's front door and the Mimico GO provides regular travel to Downtown Toronto. The Gardiner Expressway is a short drive from The Property and connects to Highway 427 in minutes.

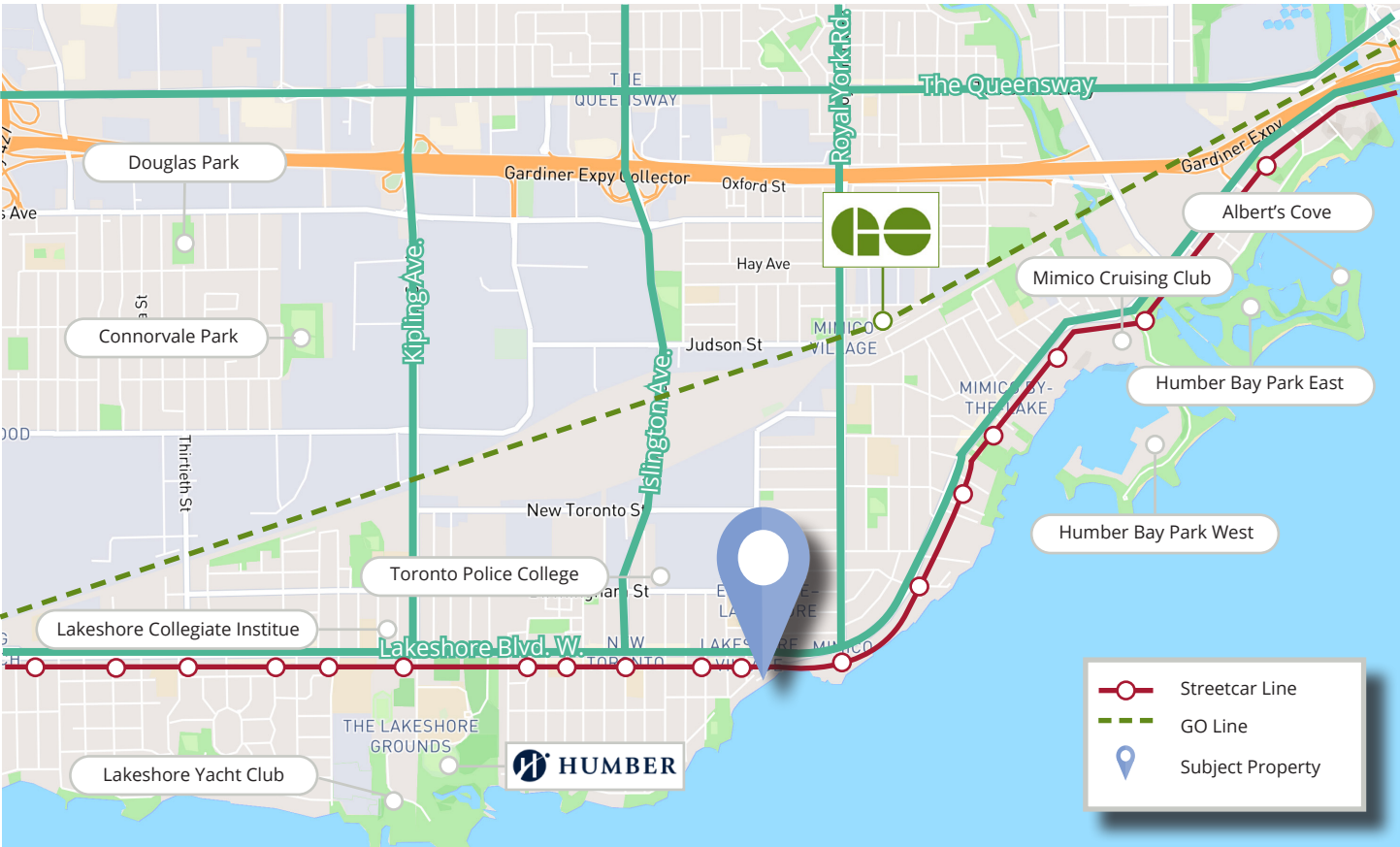
Mimico GO Station



Lakeshore Yacht Club



Humber College





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Pricing and offering process

The Property is being offered for sale, "Unpriced."

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

Offers to be reviewed on an,
"as come basis."

For more information and to discuss pricing please contact

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