

861

AVENUE ROAD
FOREST HILL, TORONTO



FOR SALE

Approved Townhome Development Site
in Forest Hill



861

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THE OFFERING

The JLL Private Capital Group is pleased to offer an exceptional opportunity to acquire 861 Avenue Road, Toronto, ON (the "Property" or the "Site"), an approved luxury townhome development site situated in the prestigious Forest Hill neighbourhood. The 0.26-acre site is positioned on the southeast corner of Avenue Road and Chaplin Crescent, walking distance from prestigious schools, green space, and higher-order transit.

The approved development consists of nine (9) executive luxury freehold townhomes with common elements, designed by Richard Wengle, totalling 25,694 square feet ("SF"). Each residence is thoughtfully designed with its own private two-car garage and rooftop terrace, delivering privacy, convenience, and exclusivity. The offering is ideally suited to the area's affluent demographics, appealing to high-income downsizers and buyers seeking luxury residences in a sought-after location. Prospective developers can execute on the existing approvals or explore the opportunity to revise the design and potentially add density beyond what has been previously contemplated.



SITE DETAILS



0.26 acres
Site Area



ZBA Approved
Entitlement Status



R
Zoning



Neighbourhoods
Official Plan

APPROVED DEVELOPMENT DETAILS



25,694 SF
GFA



9
of Units



Freehold
Ownership



2
Car Garage Per Unit



INVESTMENT HIGHLIGHTS



Approved Development Opportunity

Recently approved plans for a 25,694 SF townhome project comprised of 9 executive luxury residential units ranging between 2,401 SF to 3,886 SF.



Prestigious Location

Situated on a 0.26-acre corner lot in Forest Hill, one of Toronto's most affluent and sought-after residential neighbourhoods.



Excellent Connectivity

Located near Davisville Station on Line 1 Yonge–University and Avenue Station on Line 5 Eglinton Crosstown.



Surrounding Amenities & Greenspace

Situated near prestigious schools including Upper Canada College and The Bishop Strachan School, complemented by nearby green spaces and retail amenities.

LOCATION OVERVIEW

The Property is located within Toronto's affluent Forest Hill neighbourhood, where some of the city's wealthiest families reside. With an average annual household income of approximately \$247,013, the surrounding neighbourhoods of Forest Hill, South Hill, Summerhill, Rosedale, Deer Park, and Moore Park are home to some of the most sought-after residential real estate in the country. Forest Hill is characterized as an exceptionally safe and family-friendly neighbourhood, that is located proximate to Downtown Toronto, and offers access to an abundance of prestigious schools, green space, and fine dining establishments.

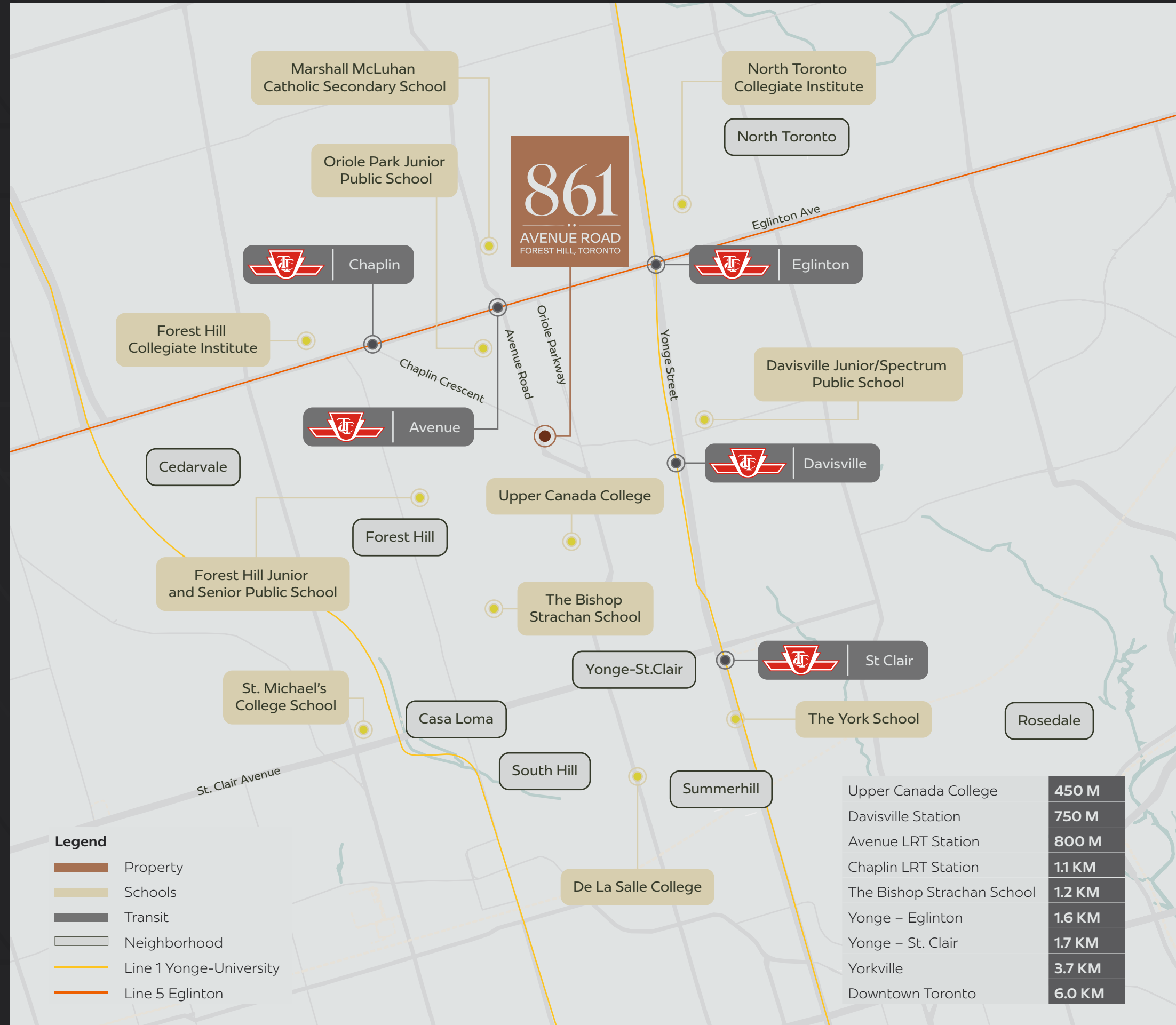


South Forest Hill
Average Home Price:
\$4.4M



South Forest Hill
Average Household Income:
\$247,013

Positioned at the southeast corner of Avenue Road and Chaplin Crescent, the Property enjoys excellent connectivity and accessibility. It is approximately 750 metres from Davisville Station on TTC Line 1 Yonge–University and 800 metres from Avenue Station on TTC Line 5 Eglinton Crosstown. Located in a coveted family-friendly area, the Site is also close to some of Canada's most renowned private schools, including Upper Canada College and The Bishop Strachan School.



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FREE & CLEAR

The Property will be offered for sale free and clear of existing financing.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. has been exclusively retained by the Vendor to seek proposals to acquire the Property. Interested parties will be requested to execute and submit the Vendor's form of Confidentiality Agreement prior to receiving detailed information about the Property.

All inquiries regarding the Property should be directed to the under-noted on behalf of the Vendor.

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