



FOR SALE

**50
70 DON PARK RD**
PRESTIGE INDUSTRIAL CONDOS





THE OPPORTUNITY

Located on the North-East corner of Woodbine Avenue and Denison Street in the heart of Markham, 50-70 Don Park Road offers users and investors a rare opportunity to own high quality industrial space with direct access to major Highways 407 & 404 and convenient access to transit, various restaurants, hotels, and parks. 50-70 Don Park offers a prime location for business, employees, and customers alike.

PROPERTY SUMMARY

ADDRESS:	50 & 70 Don Park Road, Markham, ON
LOCATION:	Woodbine Ave & Denison St
UNIT SIZES RANGE:	1,600 - 4,500 sf
CLEAR HEIGHT:	14'4"
ZONING:	EMP-SE

PROJECT OVERVIEW



Founded in 2006, Sunray Group is a family-owned, multifaceted corporation specializing in hospitality and development. Sunray believes in the strength of brand equity. The group is successfully building an ever-increasing portfolio of award-winning brands, which include Marriott, Starwood, Hilton, Radisson, Best Western, IHG, Wyndham and Choice Hotels. They have also developed prominent brands such as Tim Horton's, McDonald's, Fionn MacCool's, Shell and Petro Canada. Sunray Group currently owns and operates 53 hotels and employs over 6,500+ talented individuals across Ontario, Quebec and Newfoundland with many new developments on the horizon.

PROJECT HIGHLIGHTS

-  Highly functional warehouse space
-  Centrally located in one of the GTA's strongest industrial market
-  Great exposure on Woodbine Avenue
-  Highly accessible location with public transportation at doorstep
-  Close proximity to Highway 404, 407 & Highway 7



DRIVE TIMES
3 mins to Highway 404
4 mins to Highway 407
5 mins to Highway 7
9 mins to Highway 401

YORK REGION MARKET OVERVIEW (Q1 2026)

185 MSF
Industrial Inventory

3.7%
Vacancy Rate

\$17.61 PSF
Average Net Asking Rent

AVAILABLE UNITS

UNIT	SIZE	PRICE	SHIPPING
50 Don Park Rd, Unit 1	2,594 sf	not available	
50 Don Park Rd, Unit 2	SOLD		
50 Don Park Rd, Unit 3	SOLD		
50 Don Park Rd, Unit 4	SOLD		
50 Don Park Rd, Unit 5	SOLD		
50 Don Park Rd, Unit 6	2,400 sf	not available	
50 Don Park Rd, Unit 7	2,400 sf	not available	
50 Don Park Rd, Unit 8	SOLD		
50 Don Park Rd, Unit 9	3,843 sf	not available	
50 Don Park Rd, Unit 10	1,916 sf	not available	
50 Don Park Rd, Unit 11	1,916 sf	not available	
50 Don Park Rd, Unit 12	1,948 sf	not available	
50 Don Park Rd, Unit 13	1,884 sf	not available	
50 Don Park Rd, Unit 14	4,499 sf	not available	

UNIT	SIZE	PRICE	SHIPPING
70 Don Park Rd, Unit 15	3,875 sf	not available	
70 Don Park Rd, Unit 16	1,582 sf	not available	
70 Don Park Rd, Unit 17	3,143 sf	\$1,694,077	2 truck level doors
70 Don Park Rd, Unit 18	SOLD		
70 Don Park Rd, Unit 19	SOLD		
70 Don Park Rd, Unit 20	1,582 sf	not available	
70 Don Park Rd, Unit 21	1,981 sf	not available	
70 Don Park Rd, Unit 22	1,981 sf	not available	
70 Don Park Rd, Unit 23	4,015 sf	\$2,164,085	2 truck level doors
70 Don Park Rd, Unit 24	1,948 sf	\$972,052	1 truck level door
70 Don Park Rd, Unit 25	SOLD		
70 Don Park Rd, Unit 26	SOLD		
70 Don Park Rd, Unit 27	4,101 sf	\$2,374,479	1 truck level door

50 - 70 DON PARK RD

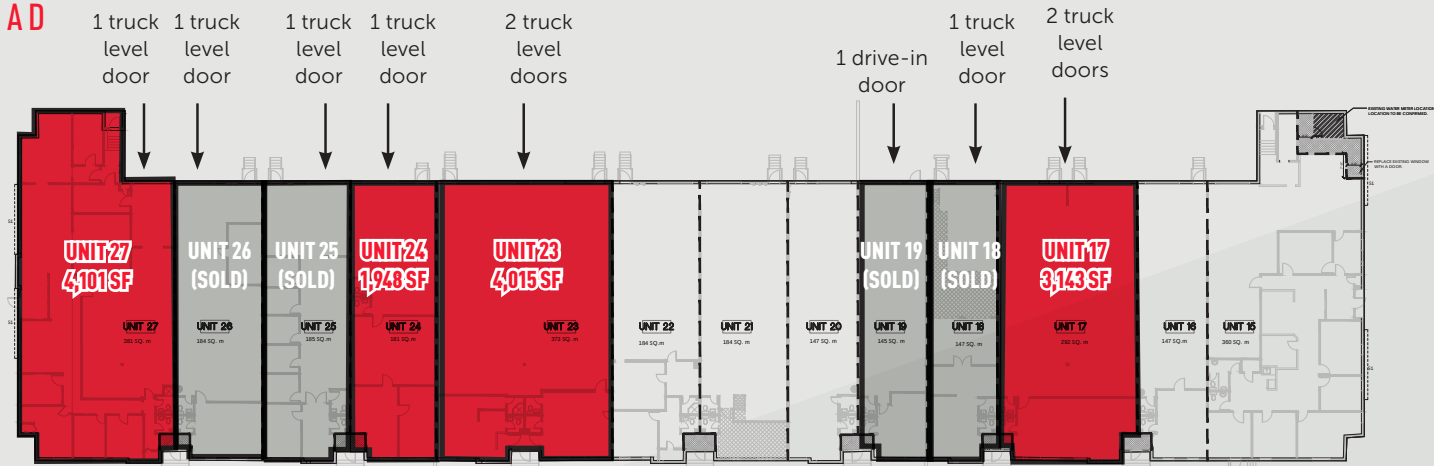
AVAILABLE UNITS



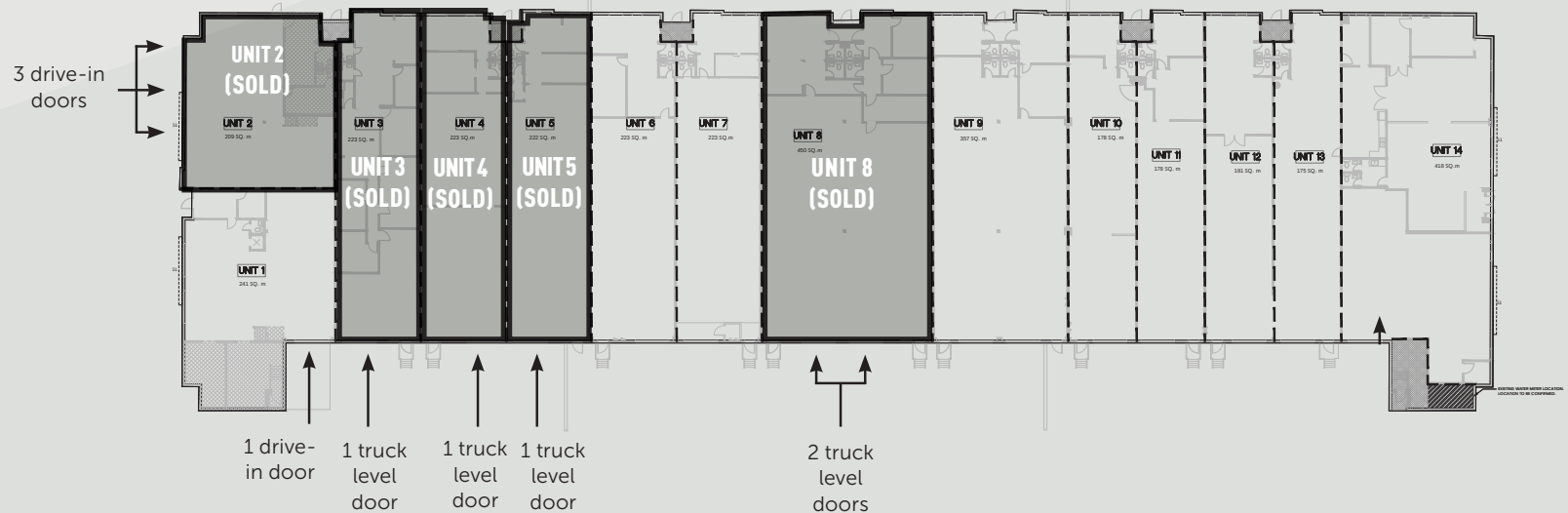
■ AVAILABLE UNITS

FLOOR PLAN

70 DON PARK ROAD



50 DON PARK ROAD



AVAILABLE UNITS

PROPERTY PHOTOS

 [CLICK TO SEE MORE PHOTOS](#)



ZONING: EMP-SE



PERMITTED USES

Artist studio
Business office
Cannabis establishment
Service and repair establishment
Commercial parking lot or garage
Commercial school
Film studio
Financial institution
Fitness centre, recreational
Hotel Industrial use
Craft brewery
Motor vehicle repair and body shop*
Motor vehicle maintenance shop*
Personal service establishment
Pet services establishment
Retail store
Retail brewery
Veterinary clinic

The following uses that legally existed on the lot on the date of the passing of this By-law:

- i) Industrial use
- ii) Banquet hall
- iii) Non-profit private club
- iv) Trade and convention centre
- v) College
- vi) University
- vii) Child care centre
- viii) Funeral establishment
- ix) Crematorium
- x) Commercial storage facility
- xi) Motor vehicle fuelling station*
- xii) Motor vehicle maintenance shop*
- xiii) Motor vehicle washing establishment*
- xiv) Motor vehicle repair and body shop*
- xv) Motor vehicle sales establishment*
- xvi) Motor vehicle rental establishment*
- xvii) Nightclub integrated within a hotel
- xviii) Place of worship

*Automotive use is prohibited under the property condominium restrictions.

WHY MARKHAM?

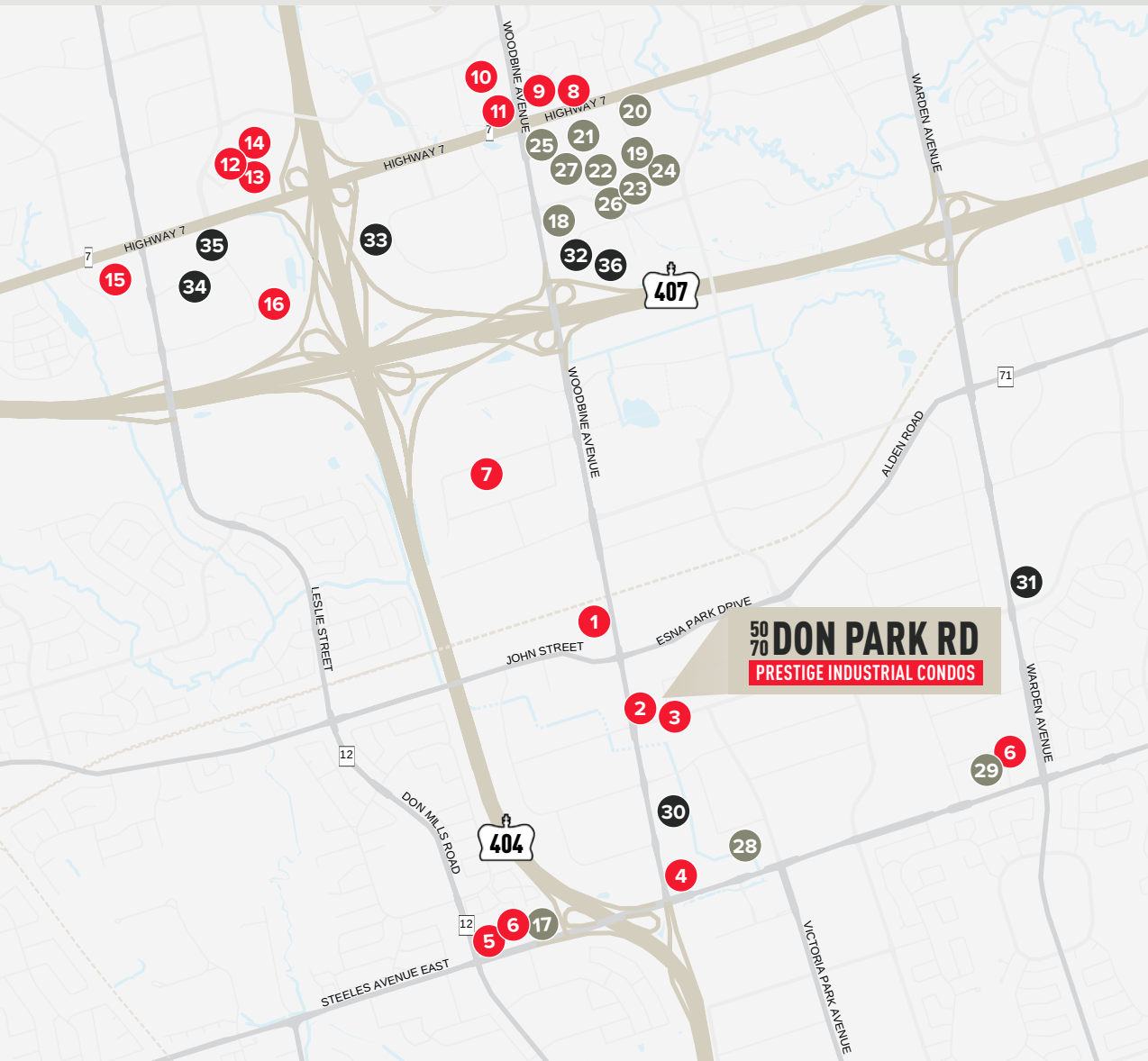
The City of Markham is an award-winning community with over 350,000 residents and over 10,400 businesses, there more than 400 Canadian head offices and over 1,000 technology based companies in Markham. Markham's competitive advantage comes from a thriving talent pool, innovation, and strong value. With being one of the fastest growing municipalities in Ontario and the most ethically diverse community in Canada, the City of Markham has earned distinction for strong economic growth and enviable livable facilities and spaces.

WHY #CHOOSEMARKHAM?

-  Highly skilled, diverse workforce
-  More than 60% of Markham's population has a post-secondary education
-  1,500 plus technology companies providing 37,000 plus jobs
-  Robust ecosystem of startups and industry leaders
-  Future home of York University
-  Lowest industrial and commercial tax rates in GTA



NEARBY AMENITIES



EAT & DRINK

- | | |
|------------------------|--------------------------------|
| 1. Mandarin Restaurant | 11. Starbucks |
| 2. Starbucks | 12. The Keg Steakhouse & Bar |
| 3. Swiss Chalet | 13. Moxies's Grill & Bar |
| 4. Tim Hortons | 14. Destiny Asian Fusion |
| 5. Montana's | 15. Szechuan Legend Restaurant |
| 6. Congee Queen | 16. Dragon Legend |
| 7. Wimpy's Diner | |
| 8. Burger King | |
| 9. Big Smoke Burger | |
| 10. Sunset Grill | |



SHOP

- | | |
|-----------------------|------------------------|
| 17. Food Basics | 24. Staples |
| 18. Costco Wholesale | 25. LCBO |
| 19. Winco Food Mart | 26. Kitchen Stuff Plus |
| 20. FreshWay Foodmart | 27. La-Z-Boy |
| 21. Longo's | 28. J-Town |
| 22. The Home Depot | 29. T&T Supermarket |
| 23. Winners | |



HOTEL

- | | |
|------------------------------|-------------------------------|
| 30. Courtyard by Marriott | 34. Courtyard by Marriott |
| 31. Monte Carlo Inn & Suites | 35. Hilton Garden Inn |
| 32. Hampton Inn & Suites | 36. Homewood Suites by Hilton |
| 33. Park Inn by Radisson | |

FOR MORE INFORMATION

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