

For Sale

+/-6.83 Net Acre Industrial Development Opportunity in Core Markham

50 Esna Park Drive, Markham, ON



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Investment Overview

Introduction

Colliers International (the “Agent”) has been exclusively retained by the Vendor as exclusive agent to arrange for the offering and sale of a 100% freehold interest of an approximately 9.92-acre site improved with a 29,318 SF industrial building, municipally described as 50 Esna Park Drive, Markham, ON (the “Property”).

Investment Overview

The Property is ideally located within one of Markham’s most established and sought-after business corridors, situated on a nearly 10-acre lot with a net developable area of 6.83 acres. The Property offers a unique development and/or repositioning opportunity for developers/ investors.

Esna Park Drive is strategically positioned within the Markham submarket, one of the strongest performing industrial nodes in the Greater Toronto Area (GTA) East. The Property benefits from excellent access to Highway 404 and Highway 407, providing seamless connectivity throughout the GTA and beyond. The surrounding area is well served by retail and amenity infrastructure and is accessible via public transit. Markham has long been a highly desirable location for corporate users and industrial occupiers, given its ability to draw skilled labour from across York Region while offering proximity to a deep pool of executive-level talent residing in Markham, Stouffville, and the broader 905 corridor.

Assuming 50% site coverage across the 6.83-acre net developable area, the Property can support approximately 148,000 SF of gross floor area (GFA) in a new construction scenario. New construction industrial condominium developments in Markham are currently achieving sale prices in excess of \$600 PSF with an average of \$580 PSF, presenting a compelling value creation opportunity for a developer or investor. Furthermore, as the Property is improved with an existing industrial building totalling 29,318 SF, Demolition/Development Credit (DC Credits) applicable to the existing structure should apply toward a redevelopment, providing meaningful cost savings to a prospective developer.



OPPORTUNITY AT A GLANCE



6.83
Acres



29,318 SF
Total Building Size



4
Points of Entry



\$580 PSF
AVG Condo Sales

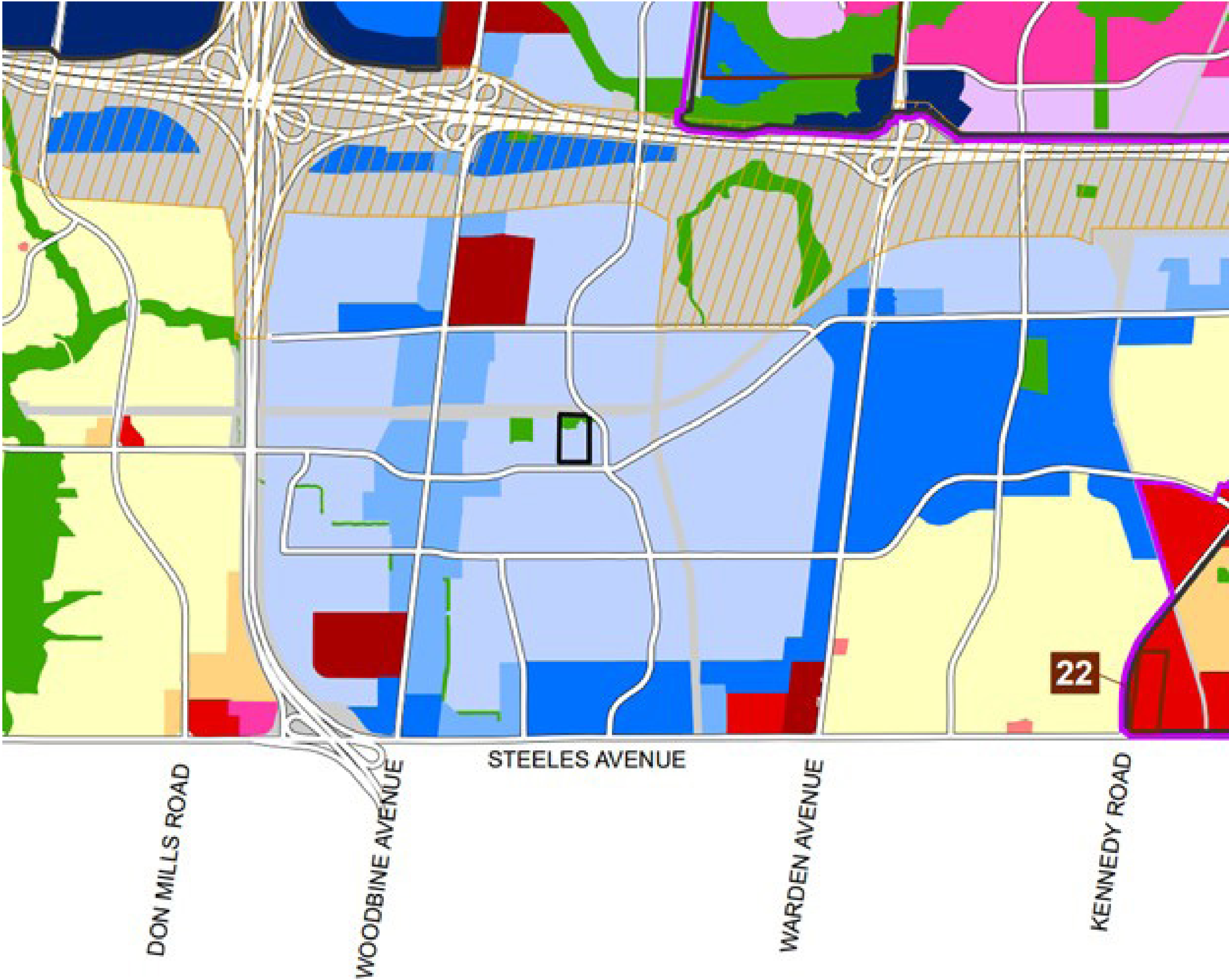


\$1.52M
DC Credits

Property Profile

Lot Size	9.92 Acres
Net Development Acres	+/- 6.83 Acres (estimated)
Existing Building (Banquet Hall)	29,318 SF
Site Access	4 Entry Points on Esna Drive
Official Plan	General Employment
Zoning	EMP-GE

- Commercial
- Business Park Employment
- Business Park Office Priority Employmen
- Service Employment
- General Employment
- Intensification Area
- Future Urban Area
- Future Neighbourhood Area
- Future Employment Area
- Secondary Plan Area Specific Policy
- Deferral Area



50 Esna Park Drive

Condo Sales Comparables

Transaction Date	Address	Municipality	Price	Price/sq.ft	Construction Year	Building Size (sq.ft.)	Clear Height Max
5/28/2026	Unit 111, 197 Cachet Woods Court	Markham	\$2,696,915.00	\$594.00	2025	4,540	20' 0"
4/29/2026	Unit 114, 197 Cachet Woods Court	Markham	\$3,543,495.48	\$583.00	2025	6,078	20' 6"
4/24/2026	Unit 110, 197 Cachet Woods Court	Markham	\$1,486,553.62	\$599.00	2025	2,482	22' 0"
4/23/2026	Unit 108, 197 Cachet Woods Court	Markham	\$8,371,656.34	\$512.00	2025	16,338	22' 5"
3/27/2026	Unit 106, 180 Allstate Parkway	Markham	\$6,127,740.00	\$586.00	2025	10,454	32' 0"
1/14/2026	Unit 102, 7755 Birchmount Road	Markham	\$8,376,500.00	\$550.00	2024	15,230	32' 0"
1/9/2026	Unit 102, 190 Allstate Parkway	Markham	\$8,356,770.00	\$570.00	2025	14,661	32' 0"
11/13/2025	Unit 107, 180 Allstate Parkway	Markham	\$5,017,800.00	\$594.00	2025	8,442	32' 0"
11/13/2025	Unit 105, 180 Allstate Parkway	Markham	\$7,128,362.25	\$594.00	2025	11,991	32' 0"
11/13/2025	Unit 101, 180 Allstate Parkway	Markham	\$9,625,680.00	\$577.00	2025	16,674	32' 0"
7/4/2025	Unit 105, 7755 Birchmount Road	Markham	\$8,574,490.00	\$563.00	2024	15,230	32' 0"
5/7/2025	Unit 106, 7755 Birchmount Road	Markham	\$9,214,150.00	\$604.00	2024	15,255	32' 0"
5/1/2025	Unit 103, 7755 Birchmount Road	Markham	\$9,256,586.15	\$608.00	2024	15,230	32' 0"
3/18/2025	Unit 122, 2600 John Street	Markham	\$2,150,000.00	\$552.00	1980	3,896	18' 0"
3/17/2025	Unit 8, 75 East Beaver Creek Road	Richmond Hill	\$1,930,000.00	\$623.00	1984	3,100	15' 0"
3/6/2025	Unit 7, 120 West Beaver Creek Road	Richmond Hill	\$2,900,000.00	\$574.00	1987	5,050	18' 0"

Average Price Per Square Foot: \$579.59

Interested parties are required to sign a Confidentiality Agreement prior to receiving additional information on this Offering.

Please [click this link](#) for a copy of the Confidentiality Agreement.

For more information about this offering please contact:

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