

16.9 AC

Mixed Use Development Land



HWY 401

Kingston Rd W

Finch Ave

Brock Rd

Subject Site



FOR SALE

2205 – 2207 Brock Rd, Pickering



LAND &
INVESTMENT
GROUP

OPPORTUNITY SUMMARY

Mixed-use land on Brock Road in Pickering. The site is primarily vacant with natural features, with a structure on the property. Due to heritage regulation, there is **approximately 4 AC developable**.

- Community Node designation permits mixed-use residential and commercial uses, including townhouses, stacked townhouses, and mid-rise buildings. Under current designation up to 2.4 FSI is allowed
- Site benefits from convenient access to an adjacent plaza and proximity to French & Catholic elementary schools.
- Several high-rise developments have been approved along Kingston Road, as the City of Pickering pursues significant residential intensification.
- Site is served by transit lines on Brock Rd (916, 112A) that connect the property to the Pickering Parkway Terminal and Pickering GO Station.

Lot Size	16.87 AC
Frontage	448 ft.
OP Designation	Agricultural Community Node
Zoning	Agricultural
Official Plan	City of Pickering Official Plan – March 2022
Servicing	Available, though property is currently on well and septic



AREA AMENITIES

- ① PICKERING TOWN CENTRE
- ② BROCK NORTH PLAZA
- ③ RONALD-MARION FRENCH SCHOOL
- ④ ST. WILFRID CATHOLIC SCHOOL
- ⑤ MONTESSORI & KUMON SCHOOLS



NEARBY DEVELOPMENTS

93 Townhouses
Under Review

53 Townhouses
Under Review

20- & 6-storey condo (328 units), and
three 3-storey townhouse blocks (44 units)
Approved

SUBJECT
PROPERTY

SKALE
ANSAR

SKALE

Kingston Rd W

Finch Ave

Brock Rd

- ① CEDAROAK HOMES
- ② KENNEDY HOUSE YOUTH SERVICES
- ③ RONALD-MARION FRENCH SCHOOL
- ④ PINERIDGE NURSERIES (now closed)
- ⑤ BROCK NORTH PLAZA
- ⑥ CHURCH & CHILDCARE

THE OFFERING PROCESS

ADDITIONAL INFORMATION

The Designated Representatives from the Land & Investment Group Team of Royal LePage Real Estate Services Ltd. Brokerage have been retained by the vendor as the exclusive advisors to seek offers for the Disposition of 2205-2207 Brock Rd in Pickering.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.

OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on the development potential. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Tom Lou, Arash Fatemi or Renato Viele.

**Royal LePage Real Estate Services Ltd.,
Brokerage**

4101 Yonge St Ste 502, North York, ON M2P 2E3



LEAD ADVISORS

Tom Lou**

Commercial Sales & Leasing
Cell: 416.268.6877
tlou@land-investmentgroup.ca

Renato (Ron) Viele*

Sr. VP, Land & Investment Group
Cell: 416.726.4358
rviele@land-investmentgroup.ca

Arash Fatemi*

VP, Capital Markets
Cell: 416.910.4726
afatemi@land-investmentgroup.ca



*Com. Broker

**Sales Representative