



GREENBERG GATE

± 1.90 ACRES • MARKHAM, ON

Kennedy Road

Highway 407

VIEW SOUTHWEST

LAND FOR SALE, EXCELLENT ACCESS TO HIGHWAY 407, PROXIMITY TO AMENITIES, UNIVERSITY CAMPUS & GO TRAIN, DESIGNATED FOR LOW RISE RESIDENTIAL

CBRE

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THE OFFERING

CBRE Limited is pleased to offer for sale this ± 1.90 acre parcel of vacant land located off of Greenberg Gate in Markham, Ontario (the “Site” and/or “Property”).

The Site has excellent access to existing transit and transportation networks, including Highway 407 via the full Kennedy Road interchange, as well as the Unionville GO Station which is just west Kennedy Road (approximately 1.3km from the Site). Located in central Markham benefits the Site from close proximity to numerous amenities including retail shopping plazas and restaurants, as well as institutional and recreational amenities such as the YMCA, Markham Pan Am Centre, Bill Crothers Secondary School and York University Markham Campus.

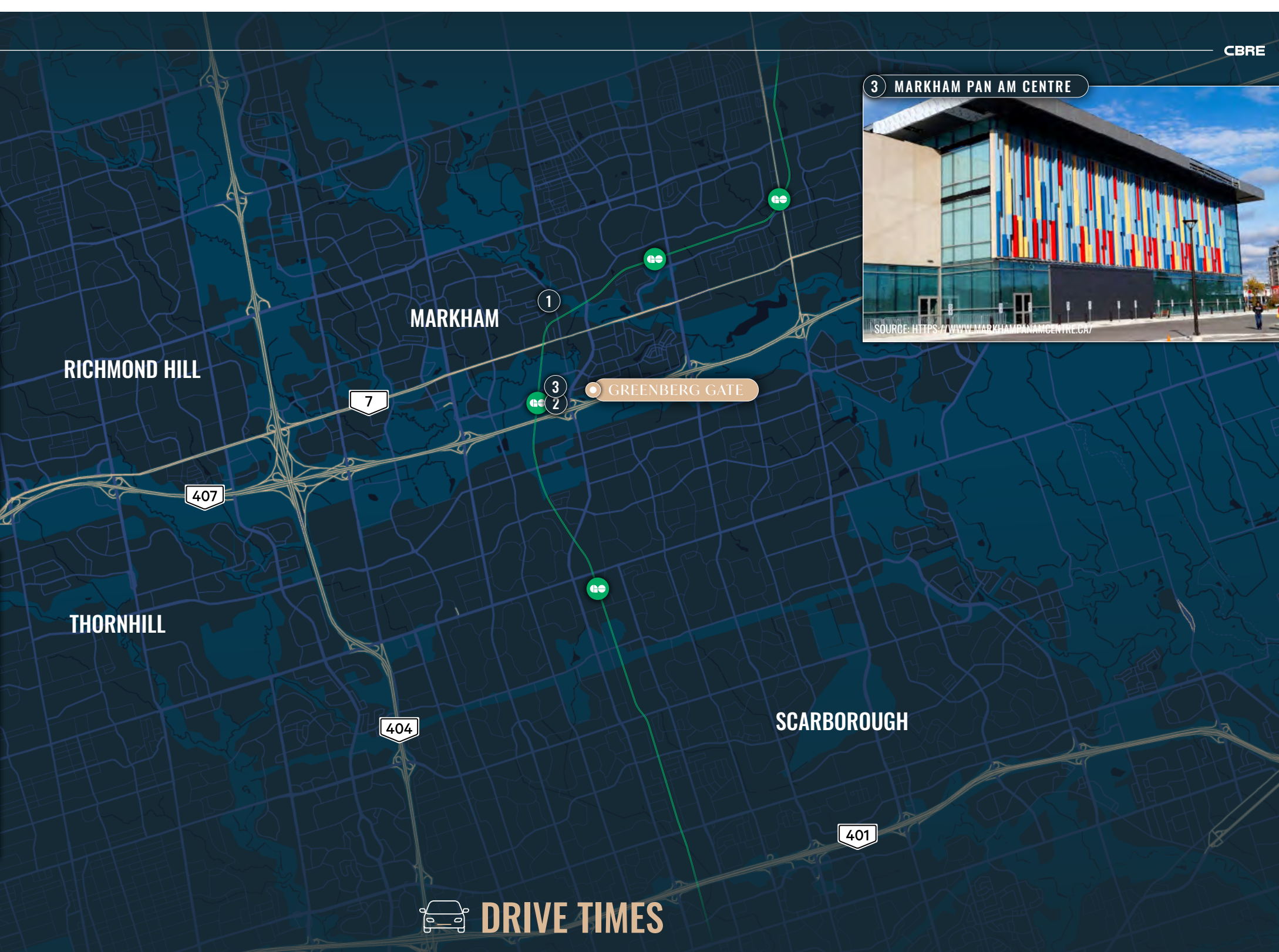
This Site offers an excellent opportunity to acquire land in downtown Markham, surrounded by transit networks and amenities.

The Property will be severed at the time of sale, therefore Property information below is subject to minor changes.

Address	Greenberg Gate, Markham, ON
Acreage	± 1.9 Acres
PIN	029631537
Official Plan	Residential Low Rise
Zoning	Existing zoning by-law permits one dwelling unit



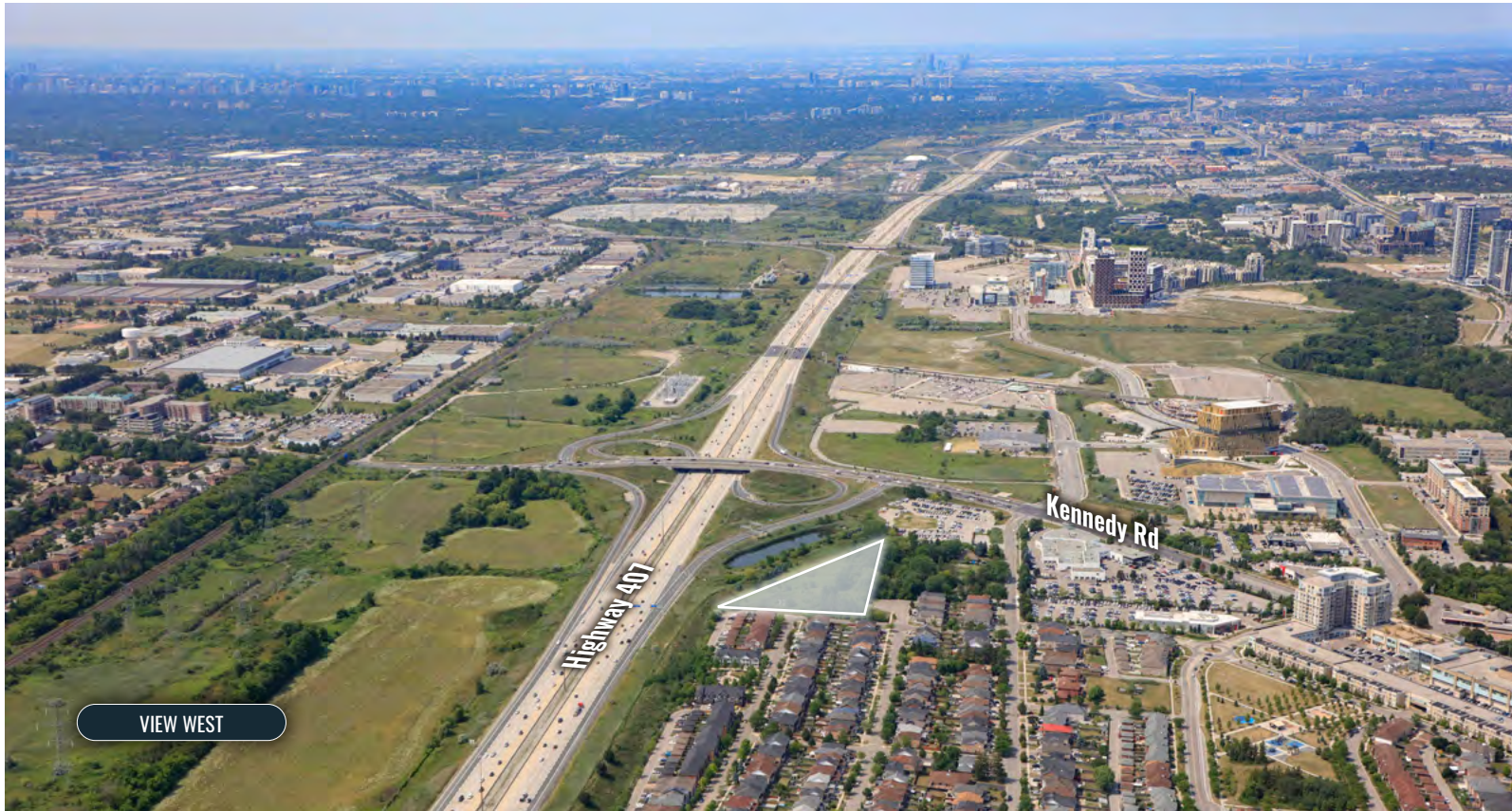
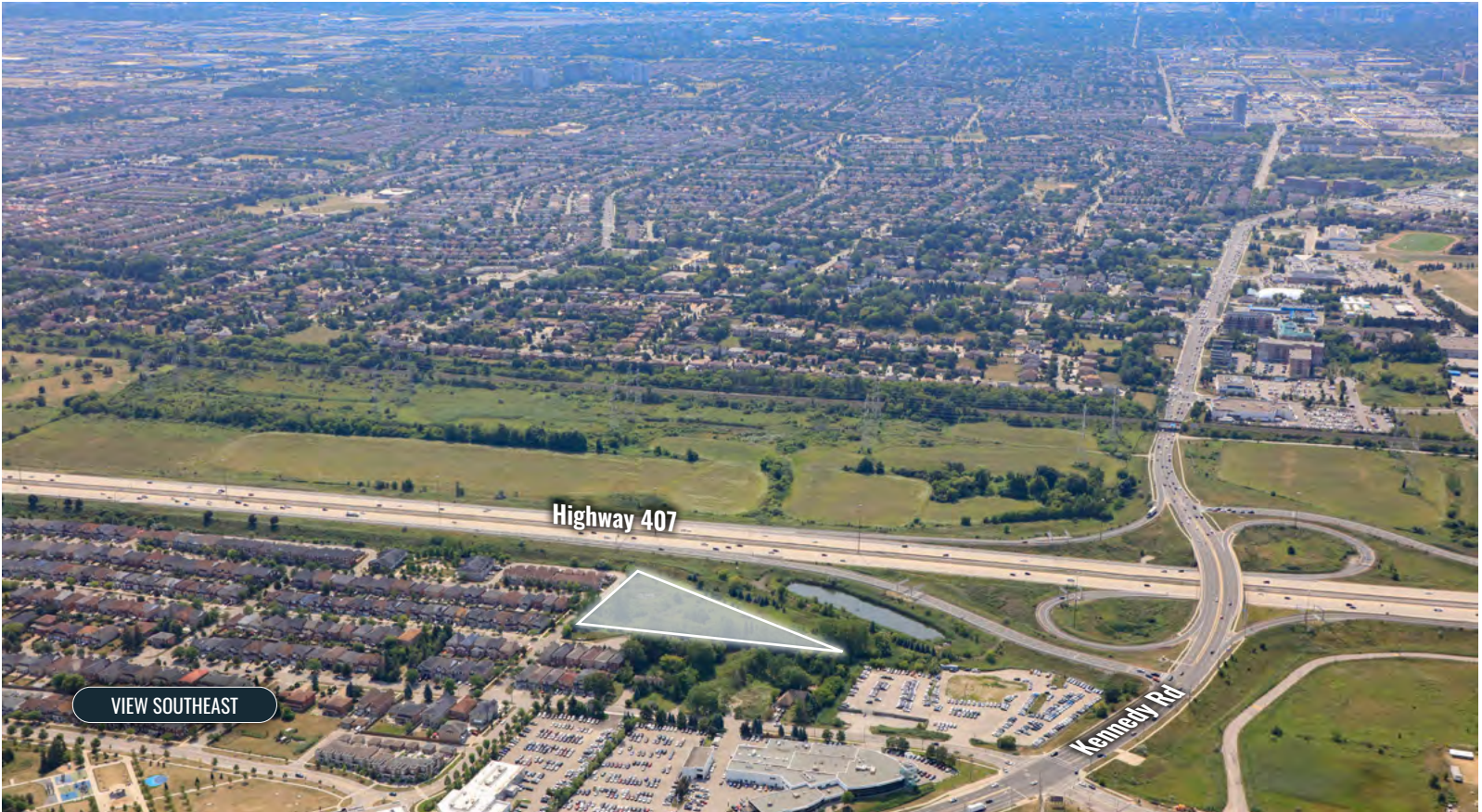
LOCATION OVERVIEW



DEMOGRAPHICS

363,622	384,951	5.9%	42.4	1.3 KM, 4 MINS	1.3 KM, 4 MINS	5.8 KM, 6 MINS
2024 TOTAL POPULATION	2029 PROJECTED POPULATION	% POPULATION CHANGE 2024 - 2029	MEDIAN AGE (2024)	HIGHWAY 7	HIGHWAY 407	HIGHWAY 404
79.9%	20.1%	\$150,552	\$173,443	15.4 KM, 17 MINS	15.4 KM, 16 MINS	1.3 KM, 4 MINS
2024 OWNED DWELLINGS	2029 RENTED DWELLINGS	2024 AVERAGE HOUSEHOLD INCOME	2029 PROJECTED AVERAGE HOUSEHOLD INCOME	HIGHWAY 401	DVP	UNIONVILLE - GO TRAIN LINE

AERIALS





GREENBERG GATE

MARKHAM, ON

DUE DILIGENCE & OFFERING PROCESS

Supporting material that is relevant to this offering has been made available in CBRE's confidential online data room. Prospective purchasers seeking access are asked to complete this offering's Confidentiality Agreement using the electronic CA submission button below. Alternatively, PDF versions of the CA can be requested from the listing team.

[CLICK HERE FOR CA](#)

DUE DILIGENCE

- Stage 1-2 Archaeological Assessment
- Phase 1 Environmental Site Assessment
- Survey

OFFERING PROCESS

CBRE Limited (the "Advisor") has been exclusively retained to seek proposals to acquire the Property. Please submit all offers electronically to Ian Hunt:
ian.hunt@cbre.com

ASKING PRICE: \$4,000,000

OFFERS TO BE REVIEWED UPON RECEIPT

CONTACT US

Ian Hunt*

Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

Jason Child*

Senior Vice President
+1 416 495 6249
jason.child@cbre.com

Daniel Satoor*

Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

Torey Ferrelli

Sales Representative
+1 416 495 6246
torey.ferrelli@cbre.com

Allison Conetta

Sales Representative
+1 416 495 6287
allison.conetta@cbre.com

*Sales Representative **Broker | All Outlines Are Approximate | CBRE Limited, Brokerage | 2005 Sheppard Ave E., Suite 800, Toronto ON M2J 5B4

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