



FOR SALE

DETACHED

MLS# C13832614

290 Sheppard Avenue W, Toronto, ON M2N 1N5

Lansing-Westgate, Toronto · M2N 1N5

C\$ 2,458,000

4	3	2,750	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare Redevelopment Opportunity At 290 Sheppard Ave W In Prime North York! Excellent Site For Investors, Builders And Developers Seeking A Boutique Mid-Rise Residential Development Opportunity Along The Sheppard Corridor. Approximately 6,250 Sq. Ft. Lot With Excellent Sheppard Ave W Frontage And Existing Zoning Framework Supporting A 6-Storey Development With An FSI Of Approximately 2.5. Conceptual Residential Design Illustrates The Potential For An Approximately 38-Unit Boutique Hotel Residence, Subject To Required Municipal Site Plan Approvals. Minutes To Yonge & Sheppard, Subway, Hwy 401, Shopping, Restaurants, Schools And Neighbourhood Amenities. Existing Architectural And Development Materials Available For Review. Residential Rendering Is Conceptual Only. Buyer To Conduct Their Own Due Diligence And Verify All Zoning, Density, Uses And Development Potential.**** Commercial uses permitted in CR include things such as Office, Medical Office, Financial Institution, Personal-Service Shop, Wellness Centre, Art/Artist Studio, Education uses and other commercial/community uses; ****

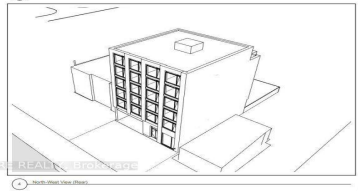
FEATURES

- ✓ Basement
- ✓ Garage
- ✓ Place Of Worship
- ✓ Park
- ✓ Public Transit
- ✓ Fenced Yard

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	Backsplit 5
PROPERTY TYPE	Detached
BASEMENT	Finished, Full
FACING	North
AREA RANGE	2500-3000 sqft
PARKING	8 spaces
ANNUAL TAX	\$26,843
POSTAL CODE	M2N 1N5
NEIGHBOURHOOD	Lansing-Westgate

GALLERY



LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.