



FOR SALE

INVESTMENT

MLS# C13832624

290 sheppard Avenue W, Toronto, ON M2N 1N5

Lansing-Westgate, Toronto · M2N 1N5

C\$ 2,458,000

0	0	3,000	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

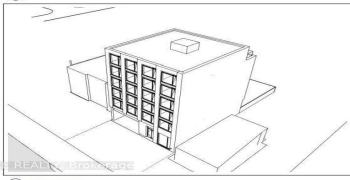
ABOUT THIS PROPERTY

Exceptional Development Opportunity On Sheppard Ave W In The Heart Of North York! Prime Site For Developers, Builders And Investors Along The Highly Desirable Sheppard Corridor. Situated On An Approx. 6,250 Sq. Ft. Lot, 290 Sheppard Ave W Benefits From Approved Zoning For A 6-Storey Boutique Hotel Development. The Architectural Concept Contemplates Approximately 38 Hotel Rooms, Presenting An Excellent Opportunity For Hotel Operators And Developers. The Property Offers Prominent Sheppard Ave W Frontage, Excellent Exposure And Convenient Access To Yonge & Sheppard, Subway, Hwy 401, Shops, Restaurants And Major Amenities. Architectural Plans And Development Documents Available. A Rare Opportunity To Acquire A Development Site In One Of North York's Most Established And Accessible Corridors. **** CR Zoning Also Permits A Range Of Commercial And Community Uses, Including Office, Medical Office, Financial Institution, Personal Service Shop, Wellness Centre, Artist Studio, Educational Uses And Other Permitted Uses. Approx. FSI 2.5. ****

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Sale
PROPERTY TYPE	Investment
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 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.