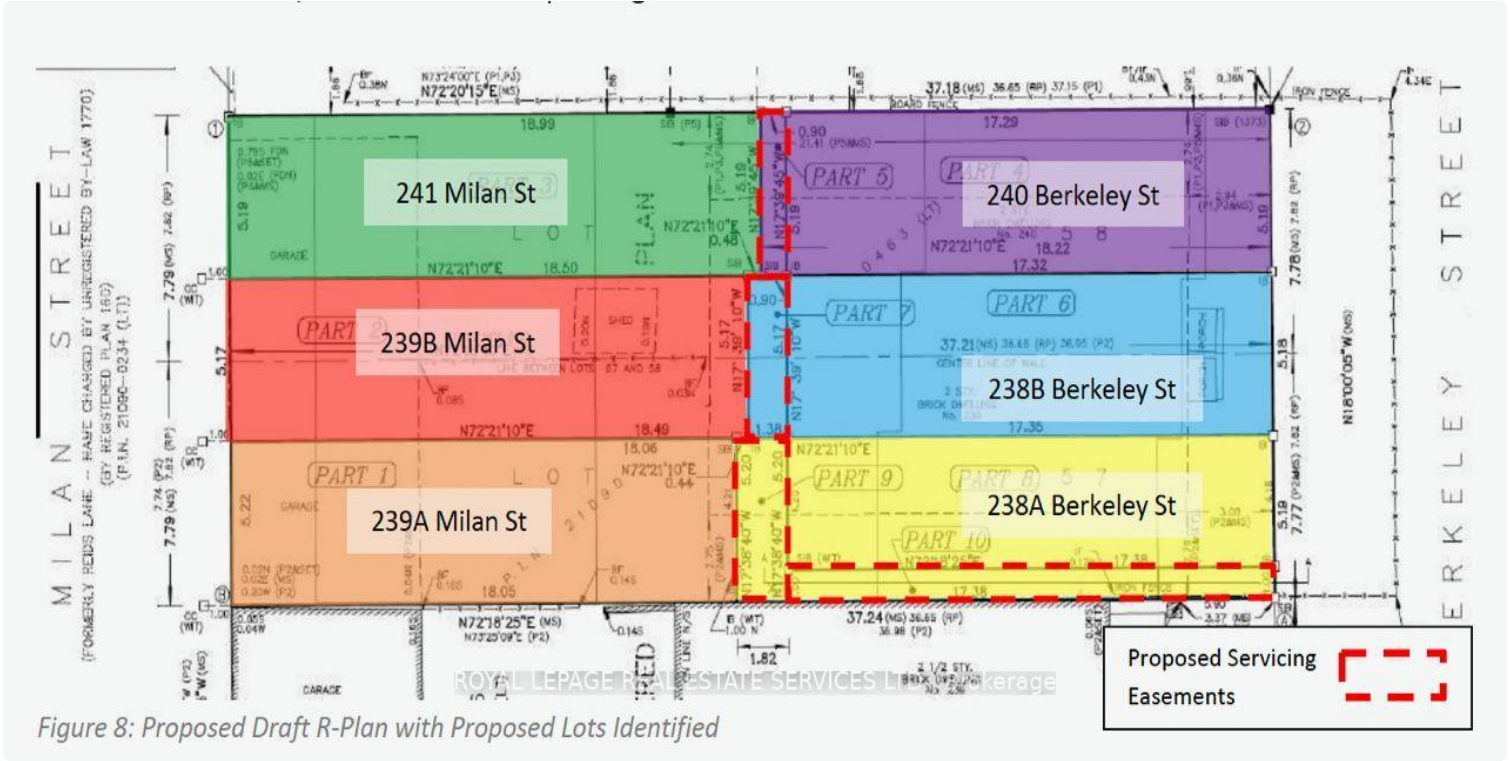




FOR SALE LAND MLS# C13849606

239A Milan Street, Toronto, ON M4K 1B4

Moss Park, Toronto · M4K 1B4

C\$ 1,750,000

0	0	3,122	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

PRIZE INFILL SITE - APPROVED RESIDENTIAL DEVELOPMENT LAND - THREE LOT PARCEL FOR SALE: A low risk "prize site" with clear entitlements and execution certainty. Located in the dynamic Moss Park neighbourhood of downtown Toronto. The Subject Site is currently vacant and located between Dundas St. to the north and Shuter St. to the south.THE APPROVAL: Allows the severance and reconfiguration of the two existing through lots into six individual lots, (3-lots fronting Berkeley, 3-lots fronting Milan) each improved with a 4-storey townhouse with integral garage and private driveway. Planning work completed by WND Associates and Craig Race Architecture. SITE METRICS: Two contiguous, generally rectangular through-lots spanning from Berkeley Streetto Milan Street, with a combined total lot area of 3,122 SF approx. for the 3-lot parcel. APPROVED BUILT FORM: Construction of three (3) modern, 4-storey townhouse units featuring integral garages and private driveways.-3 Units fronting Milan Street (239A - 239B - 241 Milan)-Individual Lot Areas: Range from 1,012 to 1,060 sq ft-Unit Sizes: Each approx. 2,000 sq ft GFA-Lot Frontage: 17 ft approx each of 3 lots ZONING COMPLIANCE: Compliant with maximum height provisions 41 ft./4 storeys with structured minor variances in place for parameters such as density, setbacks, and lot dimensions. EXEMPT FROM SITE PLAN CONTROL & PLAN OF SUBDIVISION: Thanks to provincial legislative thresholds exempting residential projects with 10 or fewer units, the development bypasses traditional, time-consuming Site Plan Control, drastically shortening the timeline to building permit issuance.ESTABLISHED NEIGHBOURHOOD CHARACTER: Designed with appropriate massing to seamlessly fit the local context. Three family-sized TH units in a high-demand downtown location with quick and easy access to employment, amenities, parks and extensive public transit options.

PROPERTY DETAILS

PROPERTY TYPE	Land
LISTING STATUS	For Sale
PROPERTY TYPE	Land
ANNUAL TAX	\$9,891
POSTAL CODE	M4K 1B4
NEIGHBOURHOOD	Moss Park

LISTING AGENT

Pavel Shaganenko

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