



FOR SALE

OFFICE

MLS# C13879328

20 Upjohn Road, Toronto, ON M3B 2V9

Banbury-Don Mills, Toronto · M3B 2V9

C\$ 1

0	0	19,322	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

PRIME MIXED-USE DEVELOPMENT SITE A rare ~2-acre development opportunity in the heart of North York. Officially designated Mixed Use under the Minister's Official Plan Order 2026-03 (Planning Act s. 23(1)), signed September 24, 2026 and effective immediately,, the site is primed for high-density residential - ideal for purpose-built rental apartments, a seniors' residence, or a vibrant mixed-use community, with a preliminary 3-building concept already in place.Fully leased and generating \$600,000+ in annual net income, the property carries itself while you advance approvals and entitlements - income today, development upside tomorrow.A exceptional infill site where policy, scale, and cash flow align. Don't miss it.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
ANNUAL TAX	\$80,529
POSTAL CODE	M3B 2V9
NEIGHBOURHOOD	Banbury-Don Mills

GALLERY





LISTING AGENT

Pavel Shaganenko

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