



FOR SALE

LAND

MLS# E14028870

16-26 Coburn Avenue, Toronto, ON M4K 2E7

Broadview North, Toronto · M4K 2E7

C\$ 19,000,000

0	0	23,203	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Approved high-density redevelopment assembly with in-place multifamily income in East York's Broadview North neighbourhood. Three adjacent parcels at 16, 20 & 26 Cosburn Ave., totaling approx. 23,203 SF (0.53 acres) with 186 ft of frontage. Zoning by-law Amendment approved for a 25-storey (80.93 m) apartment building with 211,284 SF of FGA, including indoor amenity space. The current plan includes 299 units (38 bachelor, 153 one-bed, 76 two-bed, 32 three-bed; mix is flexible) and 29 parking spaces. Site Plan Application deemed complete September 2022, with a second resubmission made December 2024; a buyer may assume and finalize the application. Rental Housing Demolition approved by City Council in July 2023, subject to a Section 111 Agreement requiring 30 replacement rental units (27 affordable, 3 mid-range). The site is currently improved with a 3-storey, 30-unit apartment building (20 Cosburn), approx. 90% occupied, and two vacant detached homes (16 & 26 Cosburn), providing holding income and lease-up upside during pre-development. Located within an MTSA, approx. a 6-minute walk to the future Ontario Line Cosburn Station, with TTC bus service to Broadview and Pape stations steps away. Close to the Danforth, Pape Ave. shops and the Don Valley trail systems.

PROPERTY DETAILS

PROPERTY TYPE	Land
LISTING STATUS	For Sale
PROPERTY TYPE	Land
ANNUAL TAX	\$61,193
POSTAL CODE	M4K 2E7
NEIGHBOURHOOD	Broadview North

GALLERY



LISTING AGENT

Pavel Shaganenko

COLLIERS

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.