

Demographics

	Vaughan 5 min	10 min	15 min
Population	68,674	275,364	660,035
AVG. HH Income	\$93,603	\$97,402	\$101,338
Daytime Population	58,869	247,198	771,958



VACANT LAND FOR SALE

TRAFFIC COUNT: 25,727 AADT (2011)

**CUSHMAN &
WAKEFIELD**
Waterloo Region

7115 YONGE STREET

Markham, Ontario

ASKING: \$10,750,000
0.374 ACRES
HIGH-RISE

PROPERTY HIGHLIGHTS

Municipal services reported available to the site include: sanitary & storm sewers, water, hydro, natural gas, and telephone.

Located on the hard corner of Yonge Street and Granview Ave.

Suncor will restrict the following uses: gas station, convenience store, car wash, sale of electrical power for vehicles.

Property is zoned as HC2/R4, with the official designating this land as mixed use high rise.



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ENVIRONMENTAL

The Vendor has conducted on-site environmental assessment work. Upon prospective purchasers executing an Agreement of Purchase and Sale with Suncor, then Phase 1 and Phase 2 reports will be made available. Accordingly, the Purchaser will be provided a time frame in the Agreement to review the reports. For this particular site the Vendor will not have the reports ready until after the property is fully remediated. Remediation will be scheduled in conjunction with the timing of the lease surrender.



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OFFERING PROCESS

The Vendor, Suncor, will consider the submission of Expressions of Interest (“EOI”) on Suncor’s standard form, a copy of which shall be provided to qualified Purchasers. Interested parties shall submit the EOI, on terms wherein the Purchaser agrees to complete a purchase of the property on the Vendor’s Standard Agreement of Purchase and Sale. All EOIs must be received by the Vendor’s Exclusive Agent, Cushman & Wakefield Waterloo Region, on or before November 1, 2019.

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