

For Sale

Mixed-Use, Office/Retail/Residential
Investment & Lower Sackville
Redevelopment Site Asking Price \$4,000,000



Overview

This is an excellent opportunity to purchase an investment property with redevelopment potential in the heart of Lower Sackville. The property is located adjacent to the Downsview Mall and the corner of Sackville Drive & Beaverbank Road. The stabilized NOI is \$171,117 + residential rent.

Bart Henneberry, CPA, CMA

Cell: 902.830.2117

www.signatureproperties.ca

Signature Commercial Realty

bhenneberry@signatureproperties.ca



3.08 Acres Sackville Dr. &
Beaverbank Rd

Executive Summary

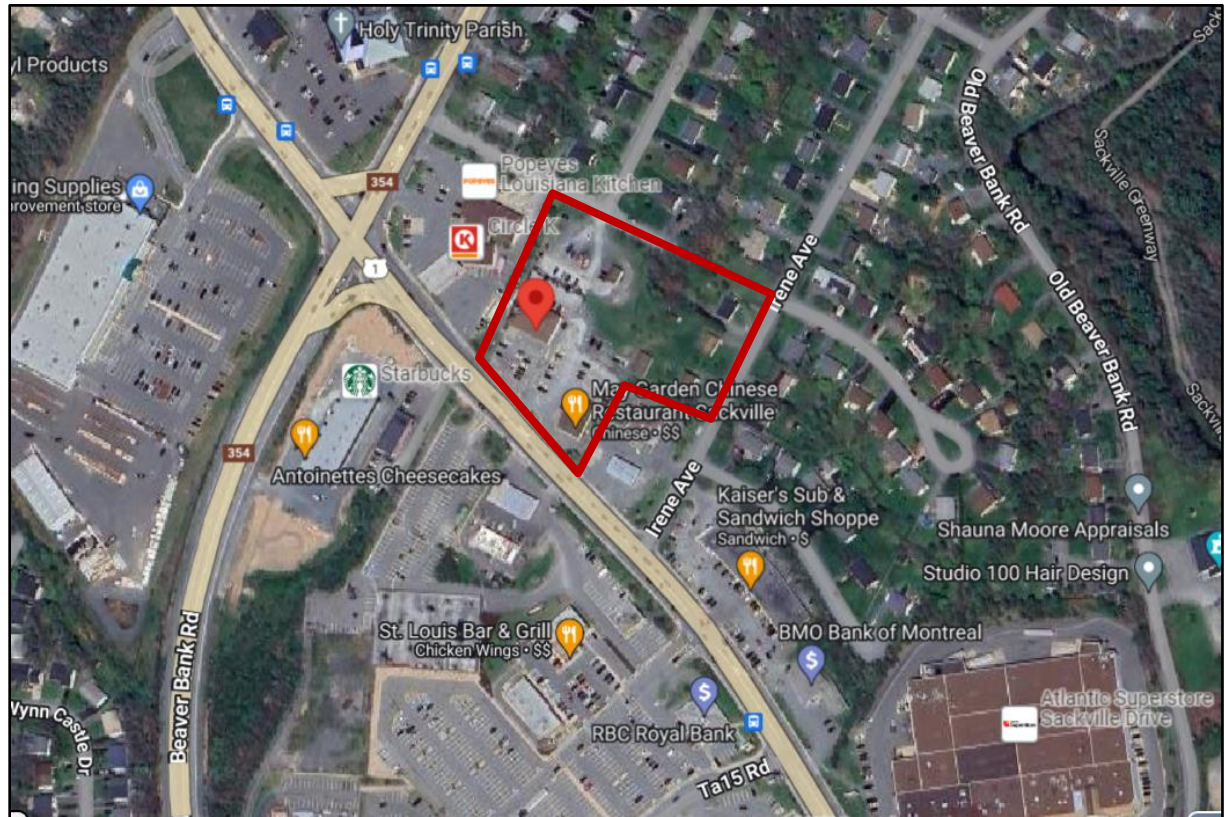
3.08 Acres Sackville Dr. & Beaverbank Rd.	
Property Type	Office/Retail + 3 Residential & Redevelopment Potential
Age	Office/Retail built in 1986, Residential approximately 1965
Asking Price	\$4,000,000
Apartment Units	2 – 2 bedroom (duplex) 1 – 2 bedroom (smoke and fire damage) 2 – 2 bedroom (flats)
Commercial Units	Stabilized NOI \$171,117
Commercial Rentable Area	Office 4,179 sq.ft. Retail <u>7,328 sq.ft.</u> Total 11,507 sq.ft.
Lot Sizes	833 Sackville 56,000 - 278 ft frontage 11 Douglas 41,683 - 257 ft frontage 8/10 Irene 12,197 12 Irene 12,225 14 Irene <u>12,225</u> Total 134,330 sq.ft. +/- 3.08 acres
Occupancy	The properties are fully leased save a garage at 8/10 Irene & the 12 Irene fire damaged home.
Zoning	833 Sackville/11 Douglas LS Zone (Large Scale Commercial) 8/10, 12 & 14 Irene R-1 Zone, legal non-conforming
Other Notes	In 2022 the 12 Irene property suffered fire damage in an unfinished basement that caused smoke damage throughout the house. This fire damage has not been repaired and the property is vacant.

Area Overview

The property is located in the heart of Lower Sackville near the corner of Sackville Drive and Beaverbank Road with easy access to highway 101. Steps from an abundance of amenities including the Downsview Mall power center and within walking distance of the Walker Avenue transit hub. The area is experiencing a recent major expansion in multi residential developments and the subject property represents an excellent opportunity for mixed use redevelopment.



Aerial View



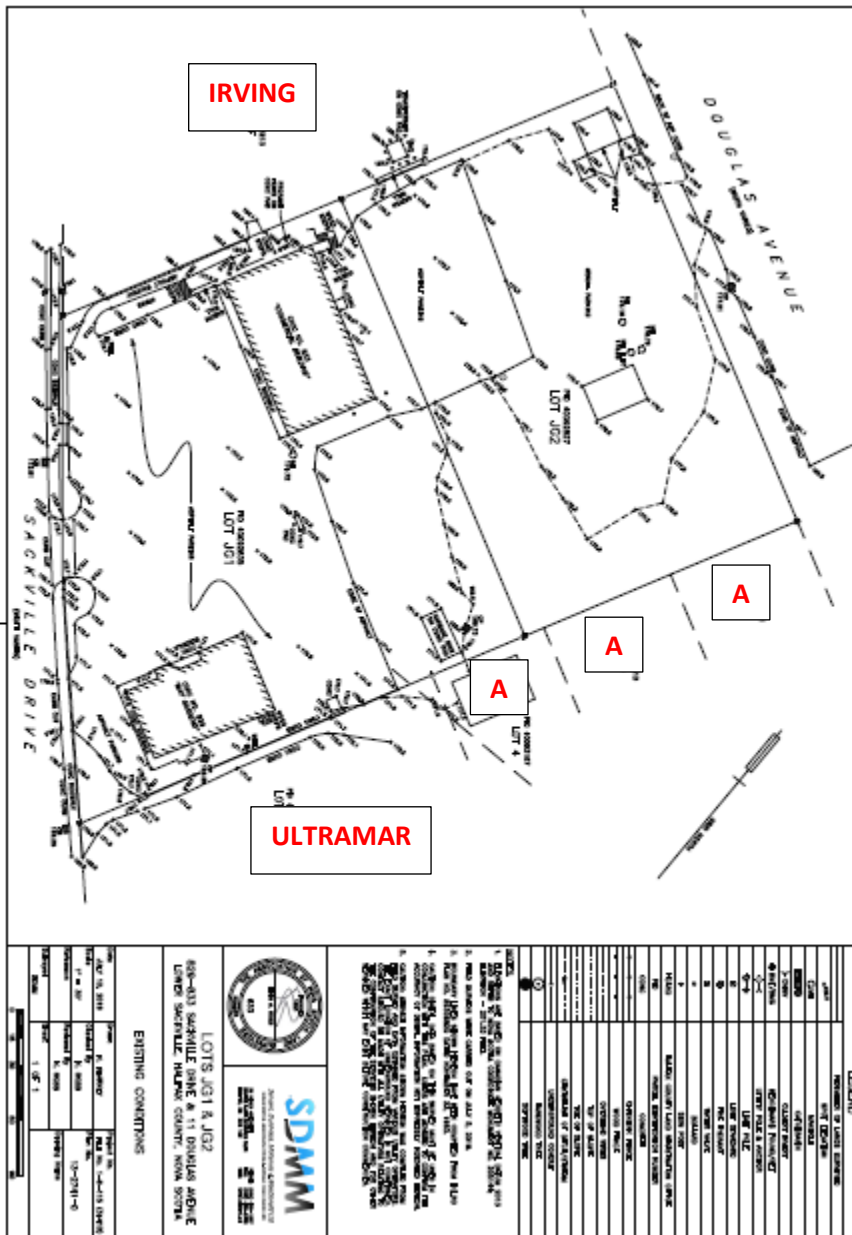
Property Exterior Photos



Property Exterior Photos



Site Plan



PROPERTY DATA	
LOT NO.	101 & 102
SECTION	10
TOWNSHIP	10
RANGE	10
COUNTY	10
STATE	10
AREA	10
PERMITS	10
REMARKS	10
DATE	10
DRAWN BY	10
CHECKED BY	10
SCALE	1" = 10'

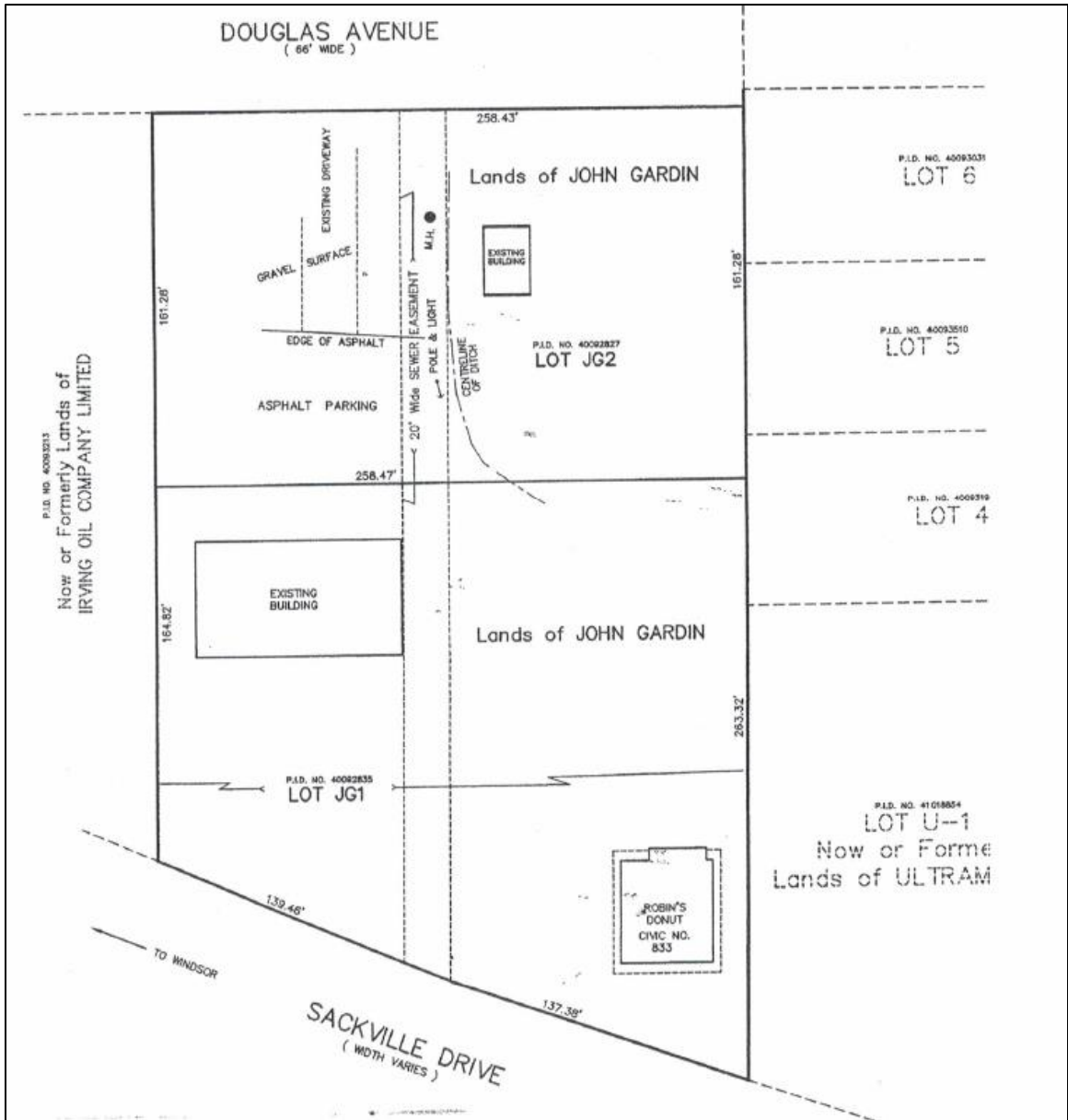
EXISTING CONDITIONS	
DATE OF SURVEY	10/10/2020
PROJECT NO.	10
DRAWING NO.	10
SCALE	1" = 10'
DATE	10/10/2020
DRAWN BY	10
CHECKED BY	10

SDMM	
DATE	10/10/2020
PROJECT NO.	10
DRAWING NO.	10
SCALE	1" = 10'
DATE	10/10/2020
DRAWN BY	10
CHECKED BY	10

LEGEND	
1	EXISTING BUILDING
2	EXISTING DRIVE
3	EXISTING SIDEWALK
4	EXISTING UTILITY
5	EXISTING FENCE
6	EXISTING CURB
7	EXISTING EASEMENT
8	EXISTING RIGHT OF WAY
9	EXISTING ZONING
10	EXISTING SURVEY
11	EXISTING ADJACENT PROPERTY
12	EXISTING ROAD
13	EXISTING DRIVE
14	EXISTING SIDEWALK
15	EXISTING UTILITY
16	EXISTING FENCE
17	EXISTING CURB
18	EXISTING EASEMENT
19	EXISTING RIGHT OF WAY
20	EXISTING ZONING
21	EXISTING SURVEY
22	EXISTING ADJACENT PROPERTY
23	EXISTING ROAD
24	EXISTING DRIVE
25	EXISTING SIDEWALK
26	EXISTING UTILITY
27	EXISTING FENCE
28	EXISTING CURB
29	EXISTING EASEMENT
30	EXISTING RIGHT OF WAY
31	EXISTING ZONING
32	EXISTING SURVEY
33	EXISTING ADJACENT PROPERTY
34	EXISTING ROAD
35	EXISTING DRIVE
36	EXISTING SIDEWALK
37	EXISTING UTILITY
38	EXISTING FENCE
39	EXISTING CURB
40	EXISTING EASEMENT
41	EXISTING RIGHT OF WAY
42	EXISTING ZONING
43	EXISTING SURVEY
44	EXISTING ADJACENT PROPERTY
45	EXISTING ROAD
46	EXISTING DRIVE
47	EXISTING SIDEWALK
48	EXISTING UTILITY
49	EXISTING FENCE
50	EXISTING CURB
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97	EXISTING ZONING
98	EXISTING SURVEY
99	EXISTING ADJACENT PROPERTY
100	EXISTING ROAD

Note: A – Residential on Irene Included with Sale

Site Plan - Easement



Limiting Conditions

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