

2310 SHEPPARD AVENUE WEST

PREMIER CORNER PROPERTY FOR SALE

SHEPPARD AVE W AND RIVALDA RD | NORTH YORK



CBRE

THE OFFERING

CBRE Limited is pleased to offer an exceptional commercial investment opportunity, 2310 Sheppard Avenue West (the "Property" or "Site"), a premier 0.49-acre corner lot at Sheppard Avenue West and Rivalda Road in North York. The Property features over 300 ft. of wraparound corner frontage for maximum exposure along a high-traffic thoroughfare. Situated just minutes from Highway 400, Highway 401, and Weston Road, the Site benefits from regional connectivity and seamless access across the Greater Toronto Area. Featuring an existing 2,000-square-foot retail building, this highly versatile site presents immediate utility and extensive potential for retail, office, redevelopment or long-term value-add investment.

\$3,850,000
ASKING PRICE



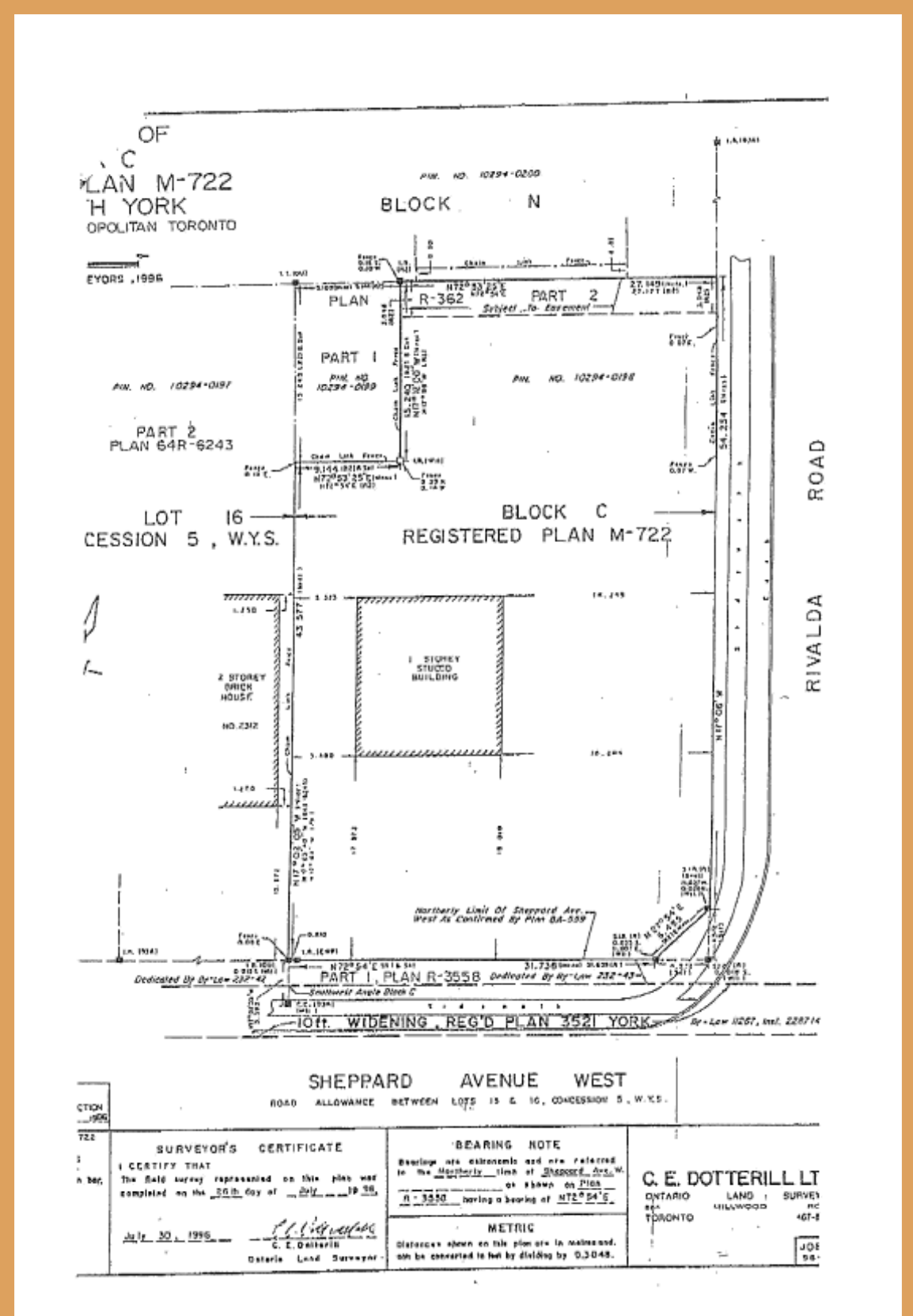
PROPERTY DETAILS

Building Size:	2,000 sq. ft.
Lot Area:	0.49 acres
Frontage:	125. ft on Sheppard Ave W 177.8 ft. on Rivalda Road
Zoning:	MC(H) Industrial Commercial
Taxes:	\$25,919.52 (2026)
Asking Price:	\$3,850,000

- Offers over 300 ft. of combined frontage along Sheppard Avenue West and Rivalda Road, complete with direct access from both street
- Spans 0.49 acres with ample surface level parking space
- Landlord willing to provide a vendor takeback
- The zoning allows for a broad range of potential uses, providing exceptional flexibility for occupiers and investors
- Features rough-ins for three drive-in bays
- Includes exclusive ownership of two rooftop billboard signs for high-visibility marketing potential
- Strategically located with swift, convenient access to both Highway 400 and 401
- Situated in a high-traffic commercial corridor, making it ideally suited for an owner-user, investor or future redevelopment potential

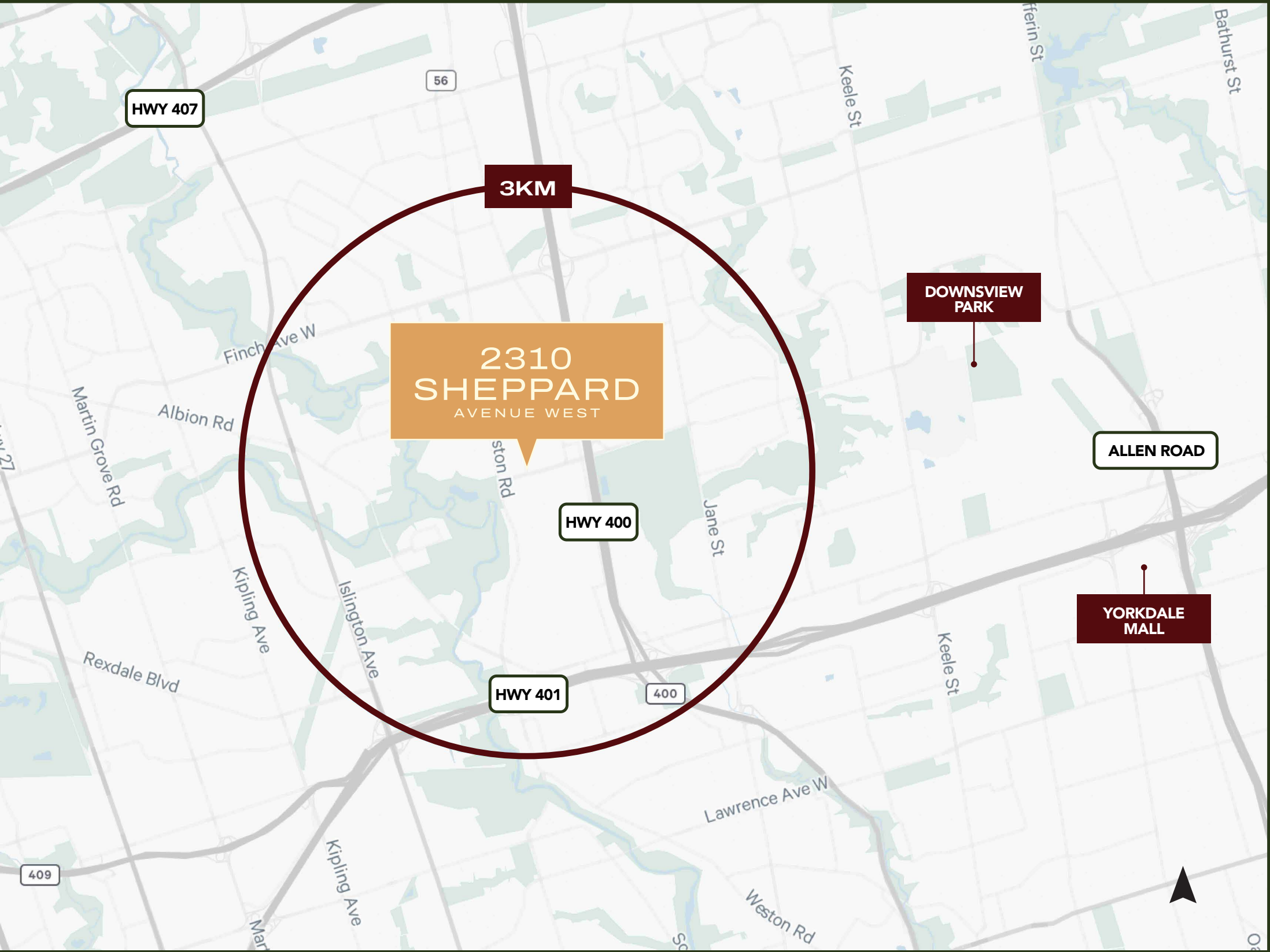


SITE SURVEY



THE LOCATION

2310 SHEPPARD AVENUE WEST | FOR SALE

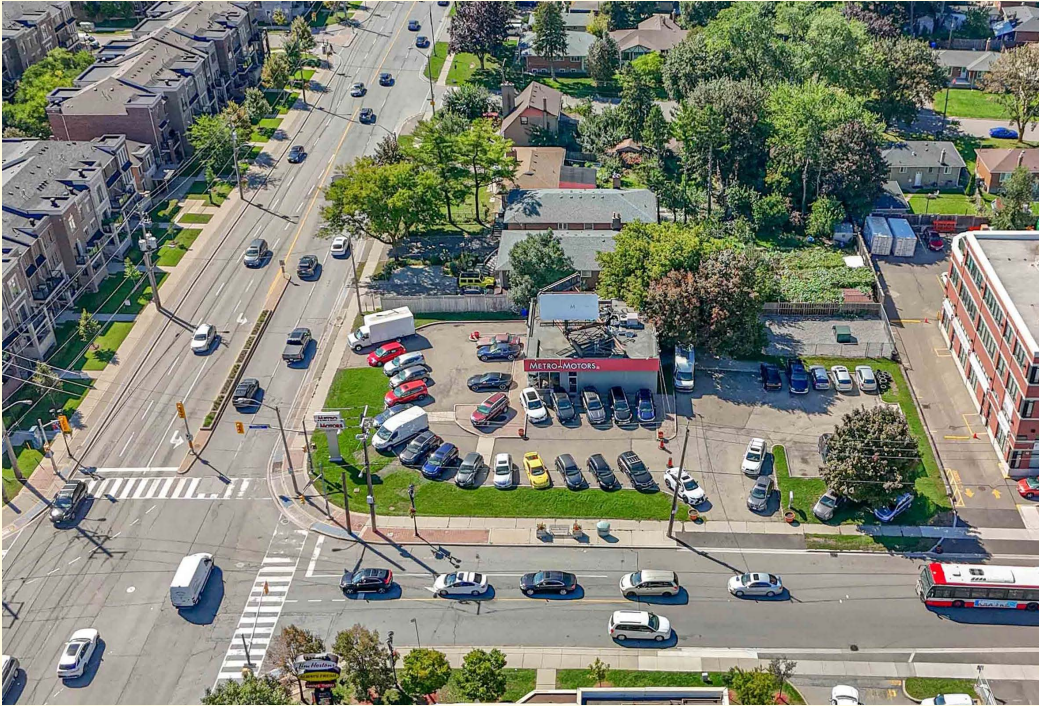


3 KM RANGE (2025)
DEMOGRAPHIC
SNAPSHOT

 **107,700**
POPULATION

 **\$103,133**
AVG. HOUSEHOLD
INCOME

 **38**
MEDIAN AGE





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