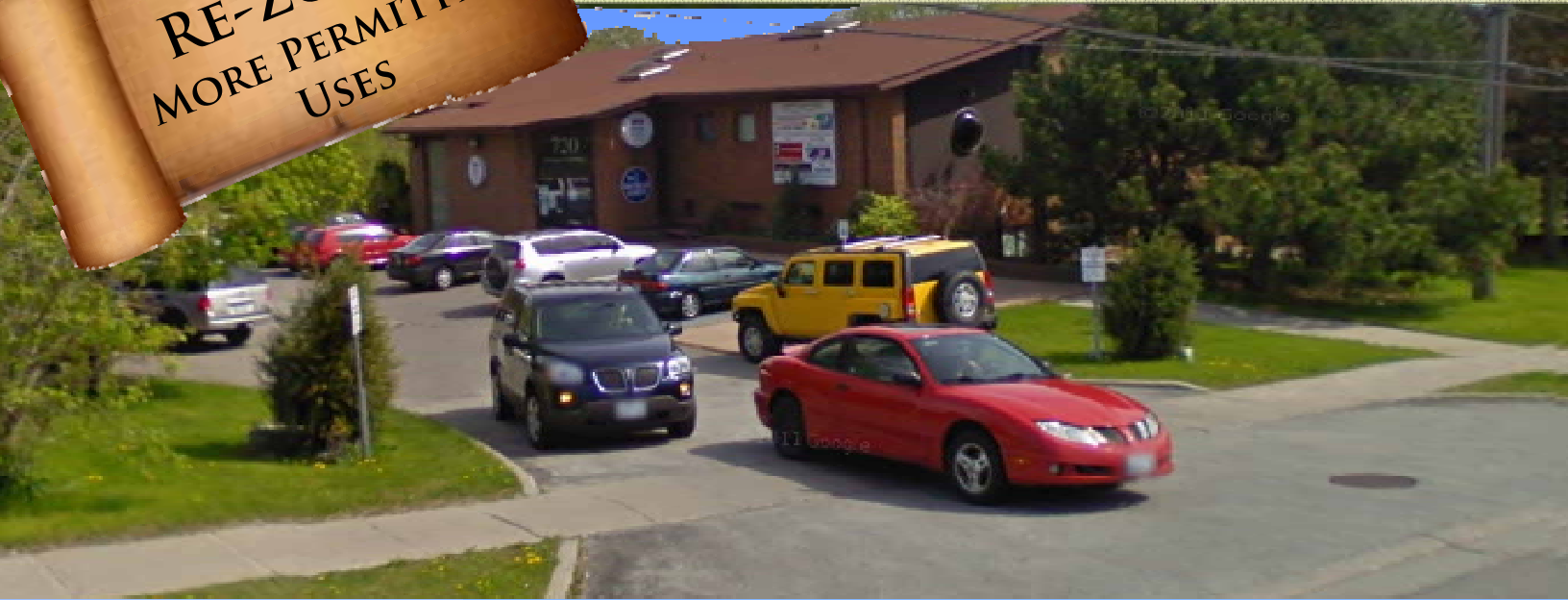


FEATURE SHEET



SALE OR LEASE
RE-ZONED
MORE PERMITTED
USES

720 SHEPPARD AVE. E.,



Links:

[Google Street Views](#)

[Google Aerial Map](#)

**Very busy
professional,
business, and
medical use
office building**

Please contact:

CHRIS SEEPE

Broker of Record

M: (416) 525-1558

cseepe@aztechrealty.com

- **Sizes Available:** (square feet)

Unit	1	2	1&2	3	4	5	7
Sq Ft	3,440	1,186	4,626	847	834	609	1,358

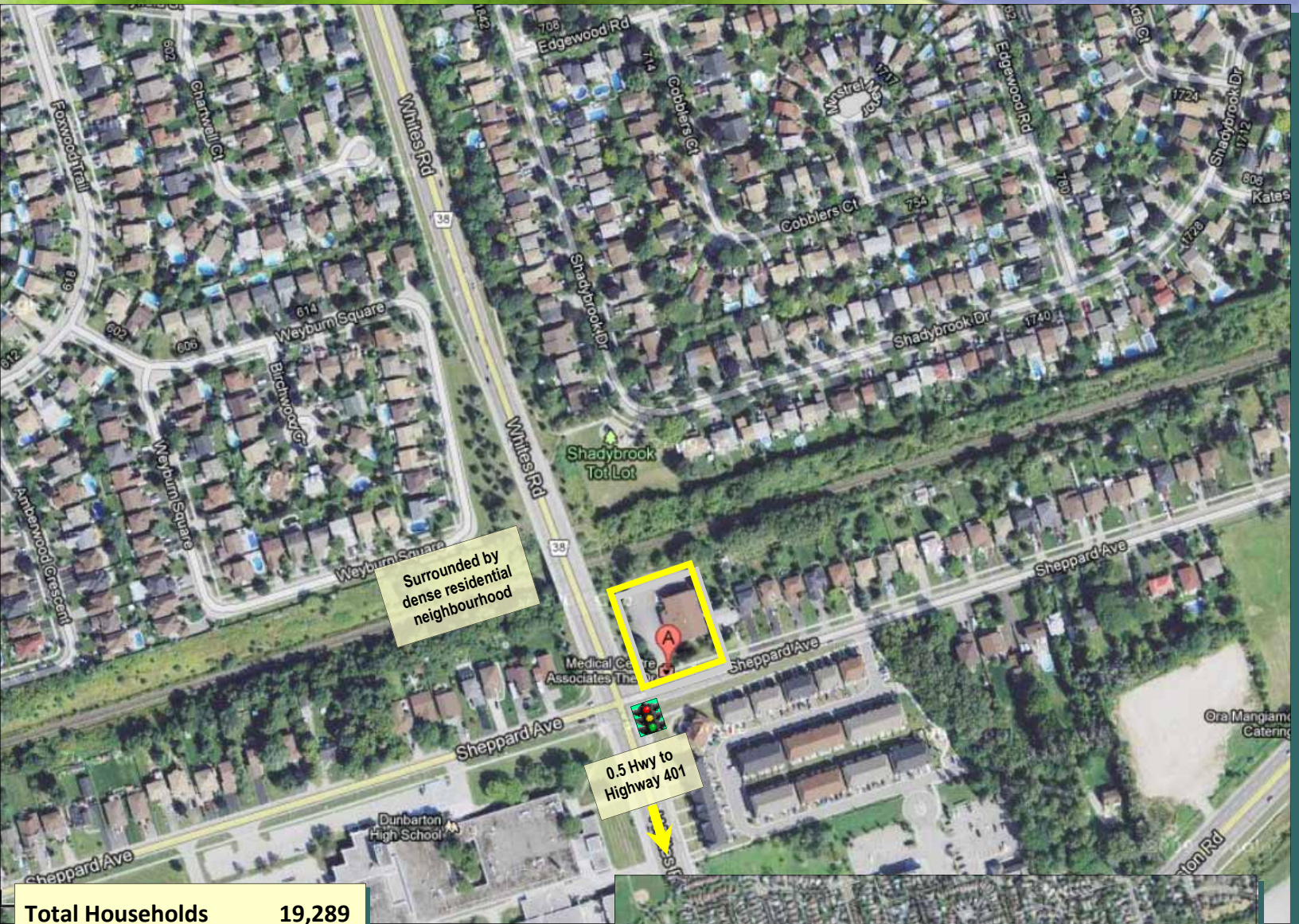
- **Ample parking** - 48 spaces (more or less)
- **Professional Uses (SC-5):** doctor, lawyer, accountant, general business, engineer, dentist, physiotherapy, scientific research, pharmacy, personal service shop, X-ray clinic (vacant existing)
- **Signalized intersection, corner lot, free-standing two-storey** - NE corner Sheppard Ave & Whites Rd
- Surrounded by dense, affluent residential community
- **Possession:** Immediate
- Transit buses stop in front
- **Wheelchair accessible**, including enclosed lift
- **Lease:** \$18 net + \$12.70 (est) TMI (+ \$3.30 est. for utilities)
- **Purchase:** \$3,100,000



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All information is from sources deemed reliable and is subject to errors and omissions which we believe to be

FEATURE SHEET



Total Households 19,289
Total Population 61,892
Avg HH Income \$105,833

3 km radius
Detailed demographics available

Surrounded
by affluent,
densely
populated
residential
community

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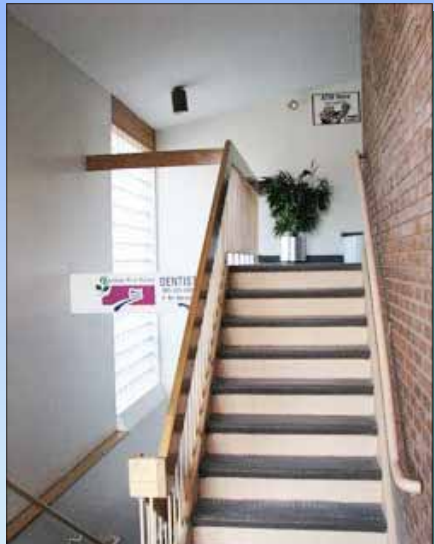
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Professional, medical facility



Reception/check-in and waiting areas



Handicap-accessible, including enclosed wheelchair lift



Enclosed wheelchair lift



Multiple exam rooms with sinks



Lead-lined X-ray room

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Permitted Uses

Zoning: (SC-5) Special Commercial

**Amended By-law May 22, 2013
expands permitted uses :**

Business/Professional office—lawyer, accountant, surveyor, architect, engineer, etc.

General business office-public or private agency, brokerage, labour or fraternal organization, data processing, publishing, broadcasting, etc.

Personal service shop—barber shop, beauty salon, shoe repair, tailor, dressmaking shop, photographic studio, etc.

Scientific, research or medical laboratory

Medical office facility including:

- medical dispensary
- facilities for medical, surgical, physiotherapeutic or other human treatment
- medical testing and diagnostic facilities

Professional office—medical

Distance (in km) from the Subject Property to Other Retailers and Amenities

Hospitals & Clinics

Dr.Cecila Ho, Naturopathic Dr	0.29
Steeple Hill Medical Centre	0.60
Whites Rd X-Ray & Ultrasound	0.60
Glendale Walk In Clinic	1.56
Pickering Holistic Health Centre	1.65
Nouveau Day Spa	1.83
Alpha Laboratories Inc.	2.41
Village East Medical	4.06
Rouge Valley Health System	8.47
Markham Stouffville Hospital	11.70

Doctor

Fenwick S Dr	0.26
Dr. Michelle Frazier	0.29
Dr Cristina Udrea	0.37
Steeple Hill Medical Centre	0.60
Dr E M Levy	0.90
Schwartz Marvin Dr	0.93
Keyes To Health/Wellness	1.20
Pickering Holistic Health Centre	1.65

Dentist

Durham Dental Centers	0.06
Fenwick S Dr	0.26
Esquire Dental Centre	0.30
Dr Cristina Udrea	0.37
Guirguis Medhat Dr	0.60
Dr E M Levy	0.90
Dr Elliott M Weidman	0.90
Schwartz Marvin Dr	0.93
Fong Mae Dr	1.23

Pharmacy

Shoppers Drug Mart	0.42
Fairport Guardian Drugs	1.23
Medical Pharmacies Limited	1.23
Rexall	1.30
Pharma Plus	1.37
Glendale Pharmacy	1.56
Shoppers Drug Mart	1.59

Fitness

Fitness Source The	0.65
Snap Fitness	0.76
The Herbal Pathway	1.00
Forever Fitness Shop Inc	1.07
Life Design Coaching	1.38
Fitness Depot	1.52
Beautiful Body Fitness	1.52
Anytime Fitness	1.62

Schools

Helping Hands Day Care	0.20
Dunbarton High School	0.21
St Marguerite Bourgeoys	0.55
Our Lady of the Bay	0.94
Highbush Public School	1.00
Fairport Beach Public School	1.20
Colwell Nursery & Kindergarten	1.25
Altona Forest Public School	1.41
Frenchman's Bay Public School	1.48
St Mary Catholic Secondary Sch.	1.49

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