

1422

Military Trail



FOR SALE

Student Housing Redevelopment Site

Toronto, Ontario





Property Details

Intersection **Military Trail & Ellesmere Rd**

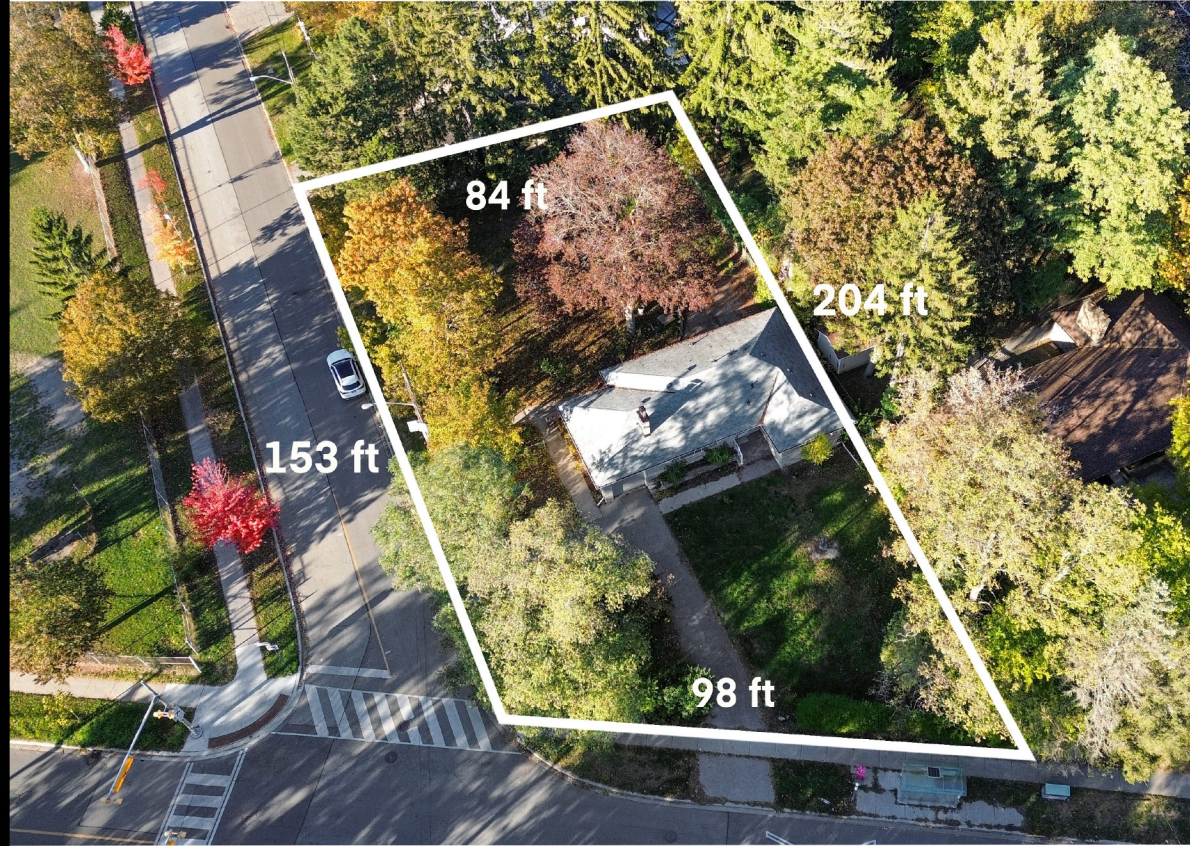
Lot Size **15,080 sq.ft.**

Frontage & Depth **98 ft. x 204 ft.**

Official Plan **Neighbourhoods**

Zoning **RD - Residential Detached**

Occupancy **Vacant**



Property Highlights



Walking distance to UofT Scarborough Campus



Immediate access to Highway 401



Ample amenities nearby





1422 Military Trail



Concept Plan - 6 Storey Student Res Redevelopment

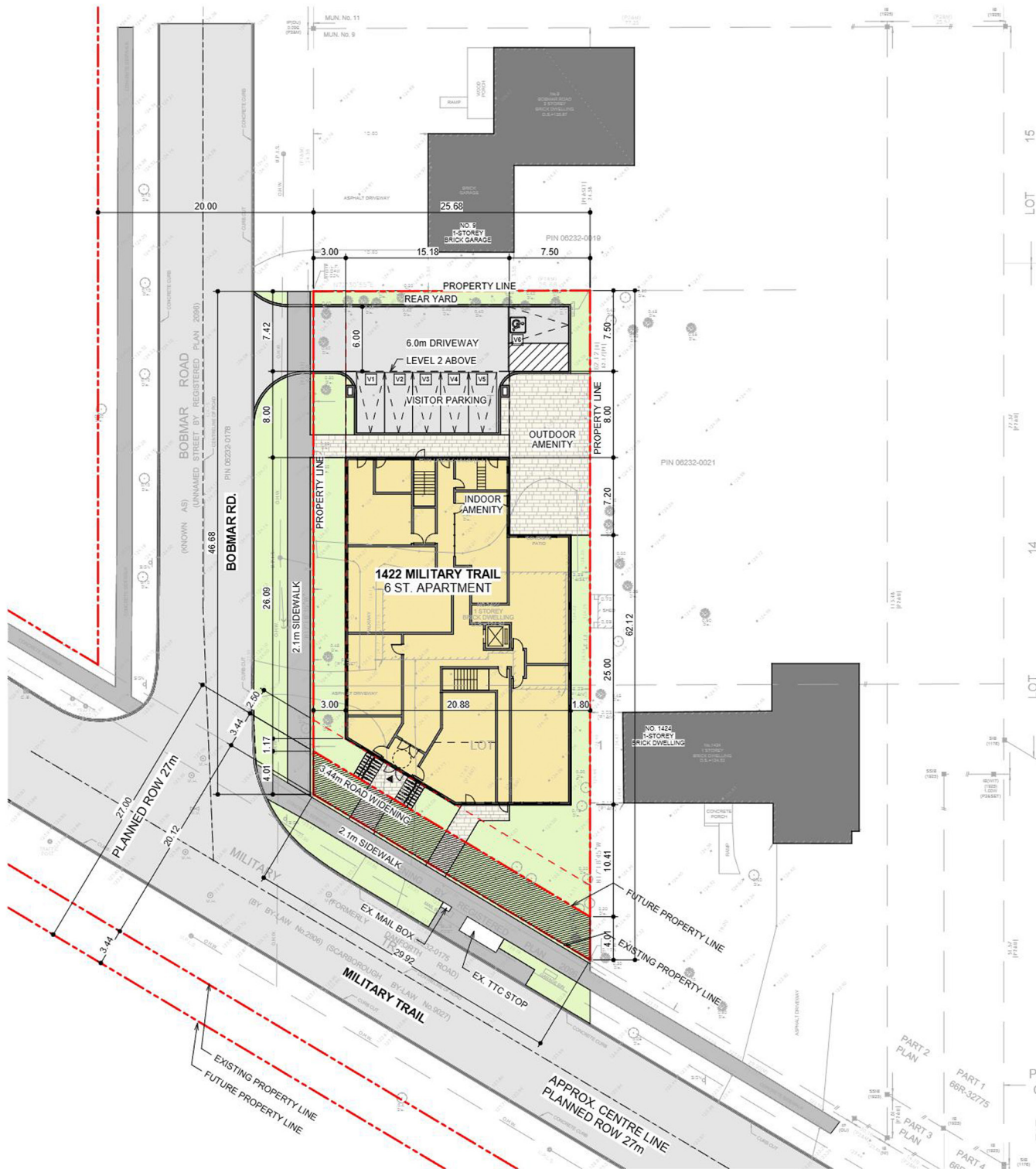
Total GFA 49,650 sq.ft.

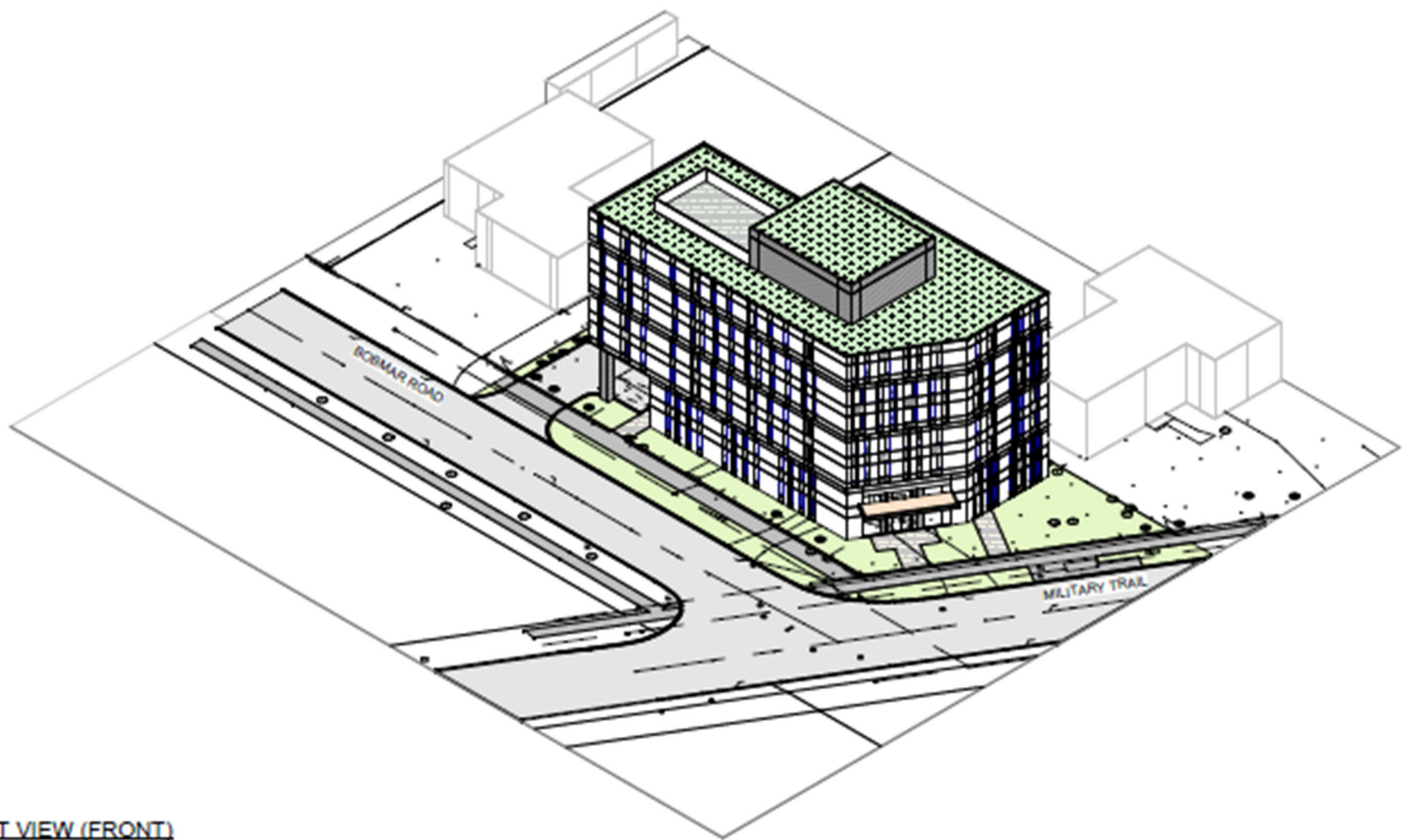
Total Units 49

Total Beds 180

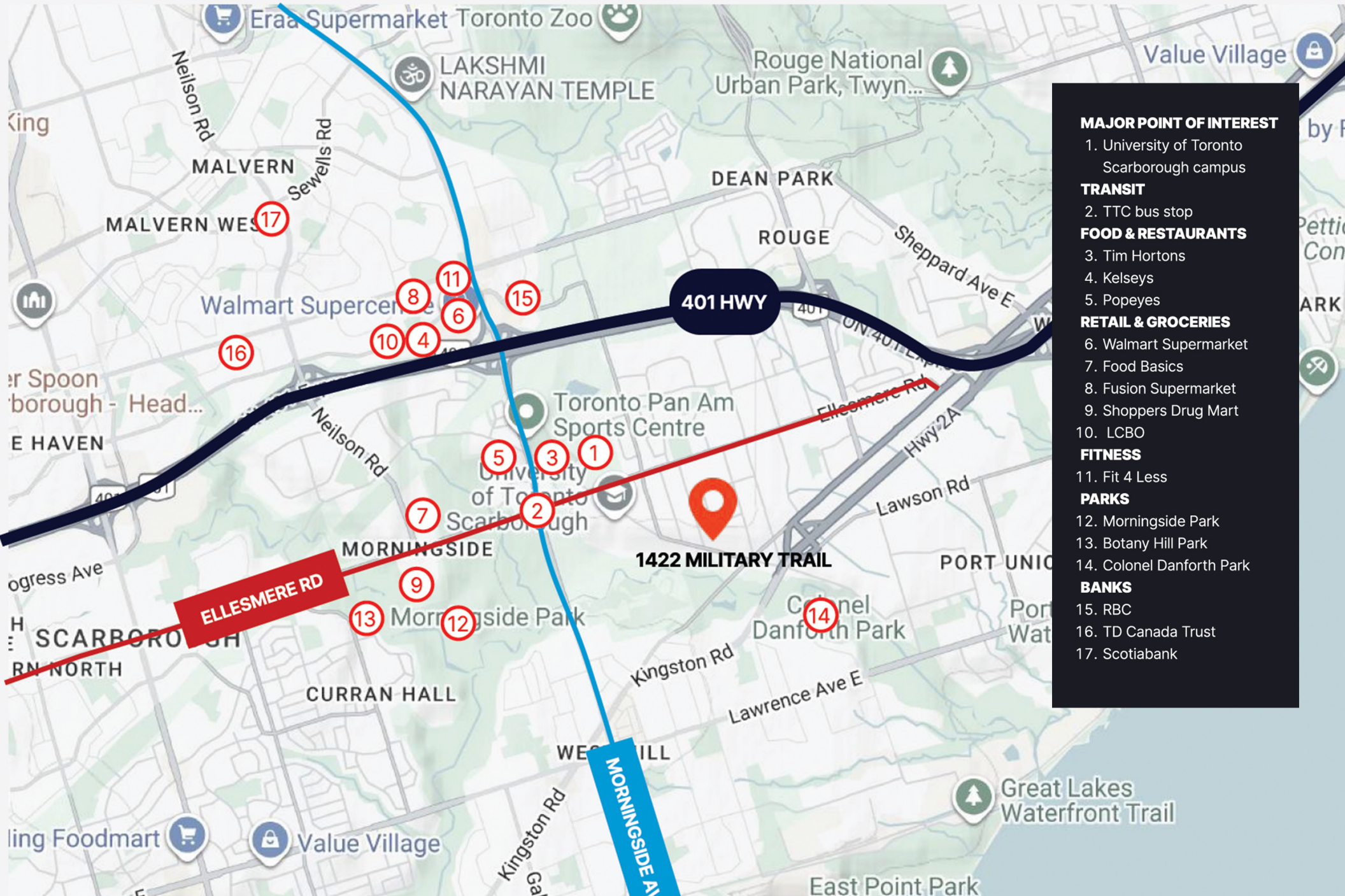
Vehicle Parking 6 Spots

Bicycle Parking 50 Spots





1 SOUTHWEST VIEW (FRONT)
A101 SCALE



MAJOR POINT OF INTEREST

- 1. University of Toronto Scarborough campus

TRANSIT

- 2. TTC bus stop

FOOD & RESTAURANTS

- 3. Tim Hortons
- 4. Kelseys
- 5. Popeyes

RETAIL & GROCERIES

- 6. Walmart Supercenter
- 7. Food Basics
- 9. Shoppers Drug Mart
- 10. LCBO

FITNESS

- 11. Fit 4 Less

PARKS

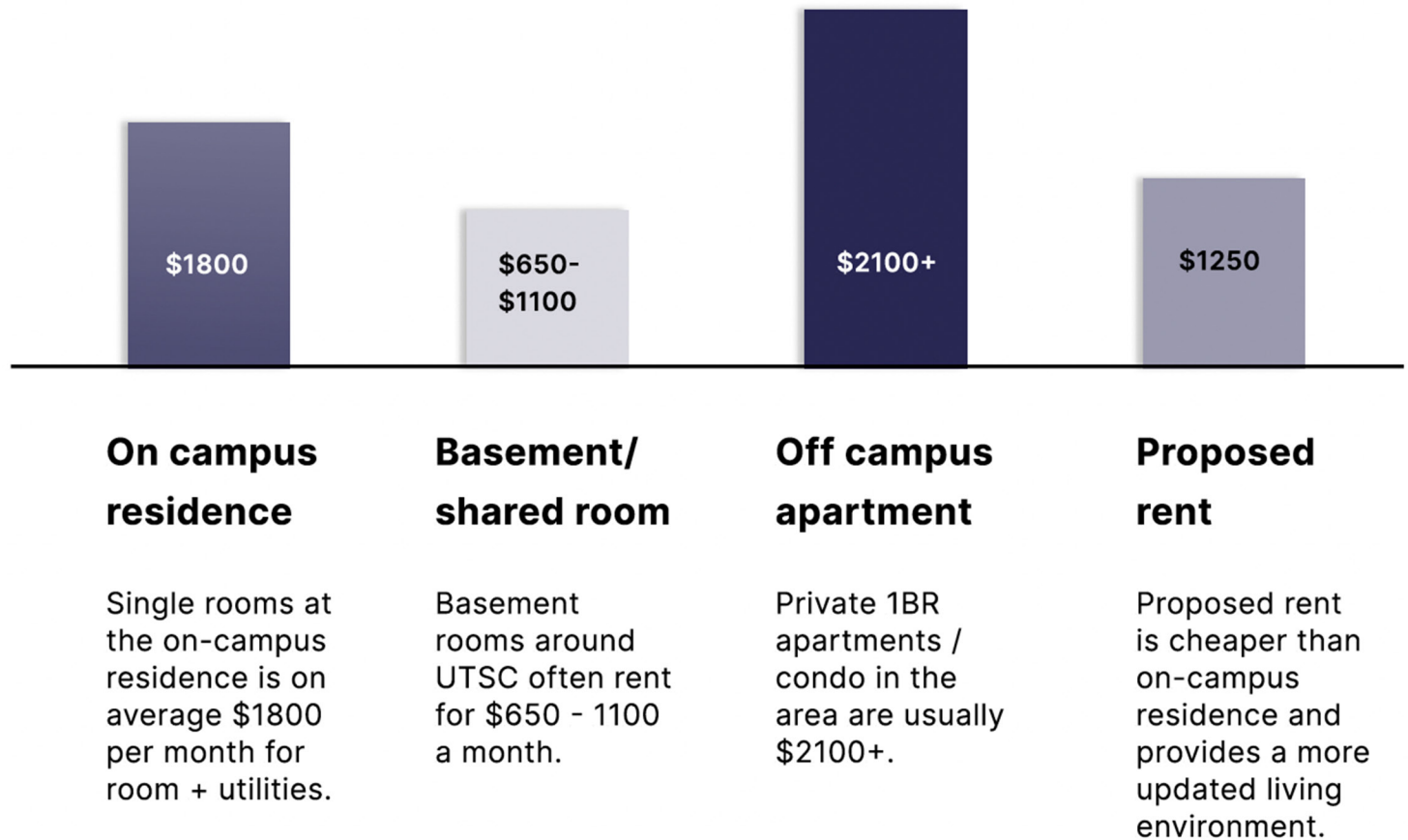
- 12. Morningside Park
- 13. Botany Hill Park
- 14. Colonel Danforth Park

BANKS

- 15. RBC
- 16. TD Canada Trust
- 17. Scotiabank

Affordability Gap in UTSC Area

Students are increasingly priced out of the private rental market; this building provides a cost-effective alternative with stable income potential.



On campus residence

Single rooms at the on-campus residence is on average \$1800 per month for room + utilities.

Basement/shared room

Basement rooms around UTSC often rent for \$650 - 1100 a month.

Off campus apartment

Private 1BR apartments / condo in the area are usually \$2100+.

Proposed rent

Proposed rent is cheaper than on-campus residence and provides a more updated living environment.

HIGH DEMAND / LOW SUPPLY

UTSC continues to see enrollment growth, yet dedicated student housing supply is limited. Most students rely on outdated private rentals or illegal basement suites.

PROXIMITY ADVANTAGE

The site is within minutes of University of Toronto Scarborough (UTSC), with easy access via walking, biking, or public transit.

PURPOSE-BUILT MODEL

A modern facility designed specifically for students, offering study lounges, amenity space, secure bike parking, and high-speed internet infrastructure.

SCALE & EFFICIENCY

Six-storey, mid-rise design allows for 137 beds, optimizing density and operating efficiency compared to fragmented private-market rentals.

STABILIZED RENTAL DEMAND

Student housing offers highly predictable occupancy levels, with turnover synced to academic cycles.



RE/MAX All-Stars Realty Inc.
5071 Highway 7 E, Unit 5, Markham, ON

Senth Sellathurai*
Vice President
+1 647 521 9960
senthsella@gmail.com

*Sales Representative | All Outlines Are Approximate | RE/MAX All-Stars Realty Inc. 5071 Highway 7 E, Unit 5, Markham, ON

