

\$7,900,000 - 2220 Warden Avenue, Toronto (tam O'shanter-Sullivan)

MLS® #E12375152

\$7,900,000

0 Bedroom, 0.00 Bathroom, 1 sqft

Vacant Land on 0.90 Acres

Tam O'Shanter-Sullivan, Toronto (tam O'shanter-Sullivan), Ontario

Welcome to 2220 Warden Avenue, a rare opportunity to secure nearly one acre of prime development land in Toronto's east end. Situated at Warden and Sheppard and only steps from the proposed Sheppard subway station, this property offers investors and builders an unparalleled chance to create a transit-oriented community in a rapidly evolving corridor. The City has already indicated support for development up to eleven storeys, and nearby projects of eleven, fifteen, and even thirty-two storeys have established strong precedent. Conceptual architectural plans show a vision for a mid-rise building fronting Warden Avenue paired with stacked townhomes along two sides of the site. Together, this design could deliver between ninety and one hundred fifteen residential units, combining modern apartments with family-focused townhomes that suit the area's housing needs. The surrounding neighbourhood reinforces the investment story. Families are drawn to established schools, parks, and community centres, while retail, dining, and services line both Warden and Sheppard. The planned subway extension will only accelerate growth, connecting residents directly to the subway, GO, and the broader GTA. This is already a thriving area, and the arrival of rapid transit will transform it into one of Toronto's most dynamic



hubs for housing and commerce.2220 Warden Avenue is more than a parcel of land. It is an opportunity to bring forward a landmark development in a community on the rise, leveraging transit expansion, strong planning precedent, and proven market demand.
(id:6289)

Essential Information

Listing #	E12375152
Price	\$7,900,000
Bathrooms	0.00
Square Footage	1
Acres	0.90
Type	Vacant Land

Community Information

Address	2220 Warden Avenue
Subdivision	Tam O'Shanter-Sullivan
City	Toronto (tam O'shanter-Sullivan)
Province	Ontario
Postal Code	M1T1V6

Amenities

Amenities	Public Transit
-----------	----------------

Listing Details

Listing Office	REVEL Realty Inc., Brokerage
----------------	------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.
Listing information last updated on October 19th, 2025 at 2:16pm EDT