



9846 Keele St Vaughan Ontario L6A 3Y4 Vaughan Maple York Taxes: \$7,400/2025 DOM: 5			List: \$2,250,000 For: Sale SPIS: N Last Status: NEW
Detached Link: N 2-Storey Irreg: Dir/Cross St: Keele South Of Major Mackenzie Directions: Keele South Of Major Mackenzie	Front On: W Acre: 100 x 181.82 Feet	Rms: 9 Bedrooms: 4 Washrooms: 3 1x5, 1x3, 1x2	

MLS#: N12454288 Holdover: 90 PIN#: 033350173 Additional PIN#: Legal: PT LT 19 CON 4 VAUGHAN PT 2, 65R33760; T/W VA42863 CITY OF VAUGHAN	Sellers: Saba Ahmed, Samreen Ahmed Possession: Flexible ARN#: 192800026072505	Rmrks: TBA Occup: Tenant Contact After Exp: N
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Kitchens: 1 Fam Rm: Y Basement: Full Fireplace/Stv: Y Heat: Forced Air / Gas A/C: Central Air Central Vac: N Apex Age: Year Built: 1974 Year Built: MPAC Source: Apex Sqft: 2000-2500 Assessment: 2025 POTL: Elevator/Lift: Garage: Y Laundry Lev: Phys Hdcp-Eqp:	Exterior: Brick Drive: Available Gar/Gar Pk Spcs: Attached / 2 Drive Pk Spcs: 6 Tot Pk Spcs: 8 UFFI: Pool: None Energy Cert: Cert Level: GreenPIS: Prop Feat: Family Room, Fireplace/Stove HST Applicable to: Included In Sale Price: Interior Feat: Other Roof: Other Foundation: Other	Zoning: Cable TV: Hydro: Gas: Phone: Water: Municipal Water Supply: Type: Sewer: Sewers Spec Desig: Unknown Farm/Agr: Retirement: Oth Struct: Lot Size Source: MPAC Survey Type: Unknown Phased in Tax: \$1,010,000
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#	Room	Level	Length (ft)	Width (ft)	Description
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Client Remks: Attention All Builders and Investors - Your Next Step in Vaughan! This exceptional 100 x 181 foot property at 9846 Keele Street offers pre-approved subdivision plans for 4 semi-detached homes (2,3002,700 sq. ft. each) with OMB-approved zoning, eliminating development delays and risk. The flat, ready-to-build terrain sits just south of Major Mackenzie in Vaughan's prestigious Maple Heritage District with a charming park adjacent to the property. Perfect for savvy investors seeking maximum returns in Vaughan's hottest growth corridor, this ready-to-develop site provides immediate rental income opportunities and substantial future profit potential in a thriving neighbourhood with new developments shaping the community. Unmatched convenience includes a church next door, convenience store across the street, and bus stop on-site, while being minutes from Maple GO Station, Highways 400 & 407, top-tier schools, Vaughan Mills, Canada's Wonderland, and Eagles Nest Golf Club. Don't let this rare combination of location, approvals, and profit potential slip away!

Extras:
Inclusions:
Exclusions:
Rental Items:
Showing Requirements: Lockbox
Brkage Remks: Interior Showings Require 24 Hours Notice, 3 Hours notice for exterior visit. 5% Deposit By Bank Draft. Include Schedule B In Offers All Offers Sent To meradsafaian@gmail.com & al.mousavi@theagencyre.com Thanks For Showing.

Lot Size Area: 18182.41 Sqft Other: Sqft Total Unfinished:	Sqft Below Grade Finished: Sqft Below Grade Source: Sqft Above Grade Finished: 2354 Sqft Above Grade Source: MPAC
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THE AGENCY Ph: 416-847-5288 Fax: 378 Fairlawn Ave Toronto M5M1T8 MERAD SAFAEIAN, Salesperson 416-837-0311 AL MOUSAVIZADEH, Salesperson 437-688-6887 THE AGENCY NAHRIN ASHOORMARAM, Broker 647-894-1221 THE AGENCY, BROKERAGE	Contract Date: 10/09/2025 Expiry Date: 02/03/2026 Last Update: 10/09/2025	Condition: Cond Expiry: CB Comm: 2.5%	Ad: N Escape: Original: \$2,250,000
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