

UNIONCITY

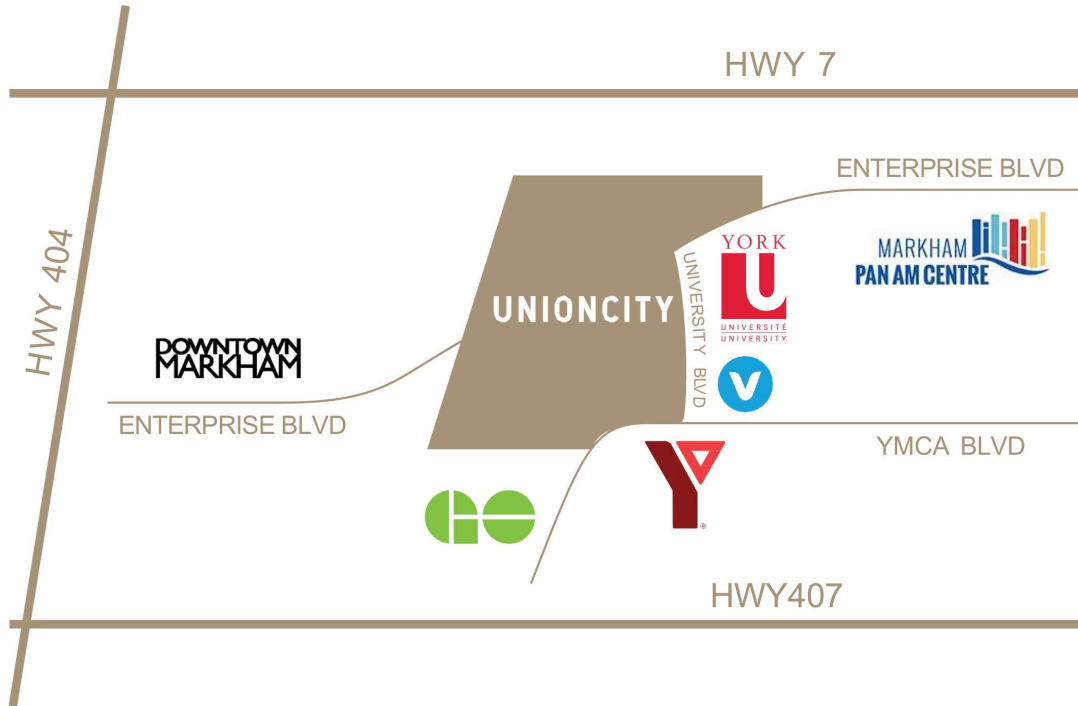
A METROPIA MASTER-PLANNED COMMUNITY

METROPIA

Baker
Real Estate Incorporated



LOCATION



2 MIN TO HIGHWAY 407
5 MIN TO HIGHWAY 404
5 MIN TO HIGHWAY 7

1 MIN TO
PAN AM CENTRE

3 MIN TO
MARKHAM YMCA



TRANSIT

- 1 York Region Transit / VIVA
- 2 Unionville GO

FOOD & DINING

- 3 Ambiyani Indian Restaurant
- 4 Day & Night Angus Steak & Raw Bar
- 5 Folco's Ristorante
- 6 Il Postino
- 7 JOEY Markville
- 8 NextDoor Restaurant
- 9 Peter's Fine Dining
- 10 Phoenix Restaurant
- 11 Smash Kitchen and Bar

SHOPPING

- 12 CF Markville Mall
- 13 Costco Wholesale
- 14 Pacific Mall
- 15 T&T Supermarket
- 16 Whole Foods Market

LIFESTYLE

- 17 Cineplex Cinemas Markham & VIP
- 18 Downtown Markham
- 19 Flato Markham Theatre
- 20 GoodLife Fitness Markham
- 21 Main Street Unionville
- 22 Markham Pan Am Centre
- 23 McKay Art Centre
- 24 YMCA
- 25 Varley Art Gallery of Markham

NATURE

- 26 Bruce's Mill Conservation Park
- 27 Milne Dam Conservation Park
- 28 Rouge National Urban Park
- 29 Toronto Zoo
- 30 Toogood Pond

EDUCATION

- 31 Bill Crothers Secondary School
- 32 Markville Secondary School
- 33 Unionville High School
- 34 William Berczy Public School
- 35 York University Markham Centre Campus
- 36 Seneca College Markham Campus

ACCESS

UNLIMITED



UNIONCITY

UNION CITY LOBBY - TOWER I



UNION HOUSE

TRANSIT



- GO Trains connected to Union Station every **15 mins**
- By car: **30 mins** to midtown Toronto (Yonge & Eglinton),
35 mins to downtown (Union Station)
- By transit: **40 mins** to downtown (Union Station)
- Close to Highway 7 and the 407
- Connected to Highway 404, a direct link to downtown Toronto

EDUCATION



- Adjacent to York University Markham Campus opening **2024**, accommodating **4,200–10,000** students
- The new campus will focus on digital technologies, entrepreneurship and experiential education in high demand areas such as business and entrepreneurship, data analytics, new media and communication
- **34%** increase in 18-22-year-olds in York Region over the next 20 years, the highest growth rate in Ontario
- Unionville-Markham is known for highly ranked elementary and secondary schools



UNION ON 6TH

At Union City the entire 6th floor is dedicated to leisure time. Indoors and outdoors, day and night, this is the place to engage and interact.

1. Union City Champion's Court
2. Outdoor Play Area
3. Billiards Lounge
4. Golf Simulator
5. Multi-Media Room
6. The Oasis
7. Men's Changeroom
8. Women's Changeroom
9. Union City Party Room
10. Private Kitchen & Dining
11. Dream Lab
12. Union City Terrace



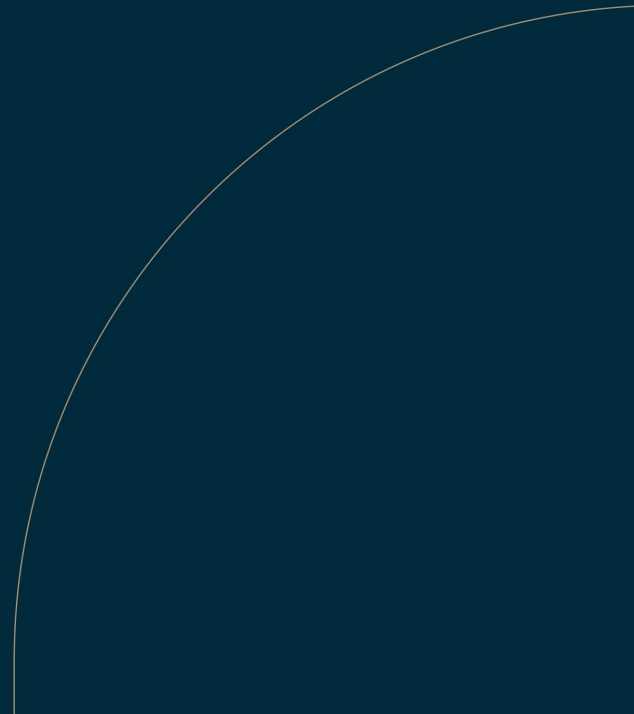
UNION CITY PARTY ROOM



THE OASIS

LIVE

UNLIMITED



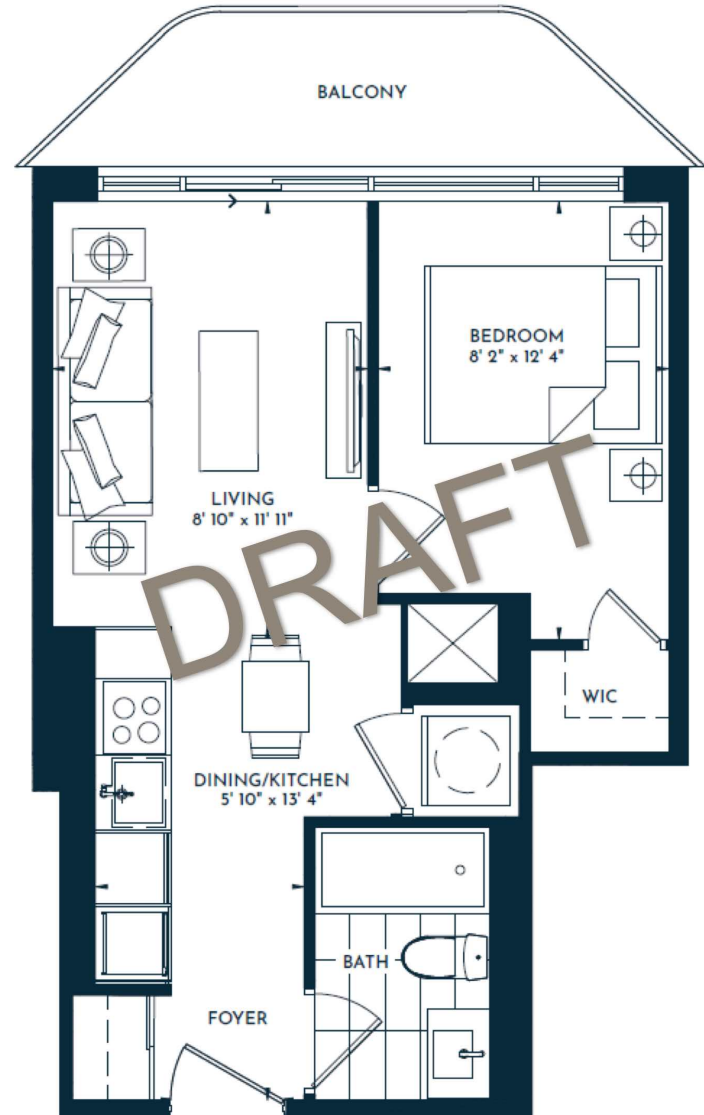
SUITE 03

1 BEDROOM | 1 BATH
441 SQ. FT.
BALCONY 72 SQ. FT.
TOTAL 513 SQ. FT.

TOWER 1 AT
UNIONCITY

Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and dimensions stated are approximate. Actual usable floor space, living area and square footages may vary from stated floor areas. All illustrations are artists concepts only. Unit shown may be the reverse layout of the unit purchased. Purchase price does not include any furniture. © 2023 Metropia.

TOWER
Mid \$500s
North



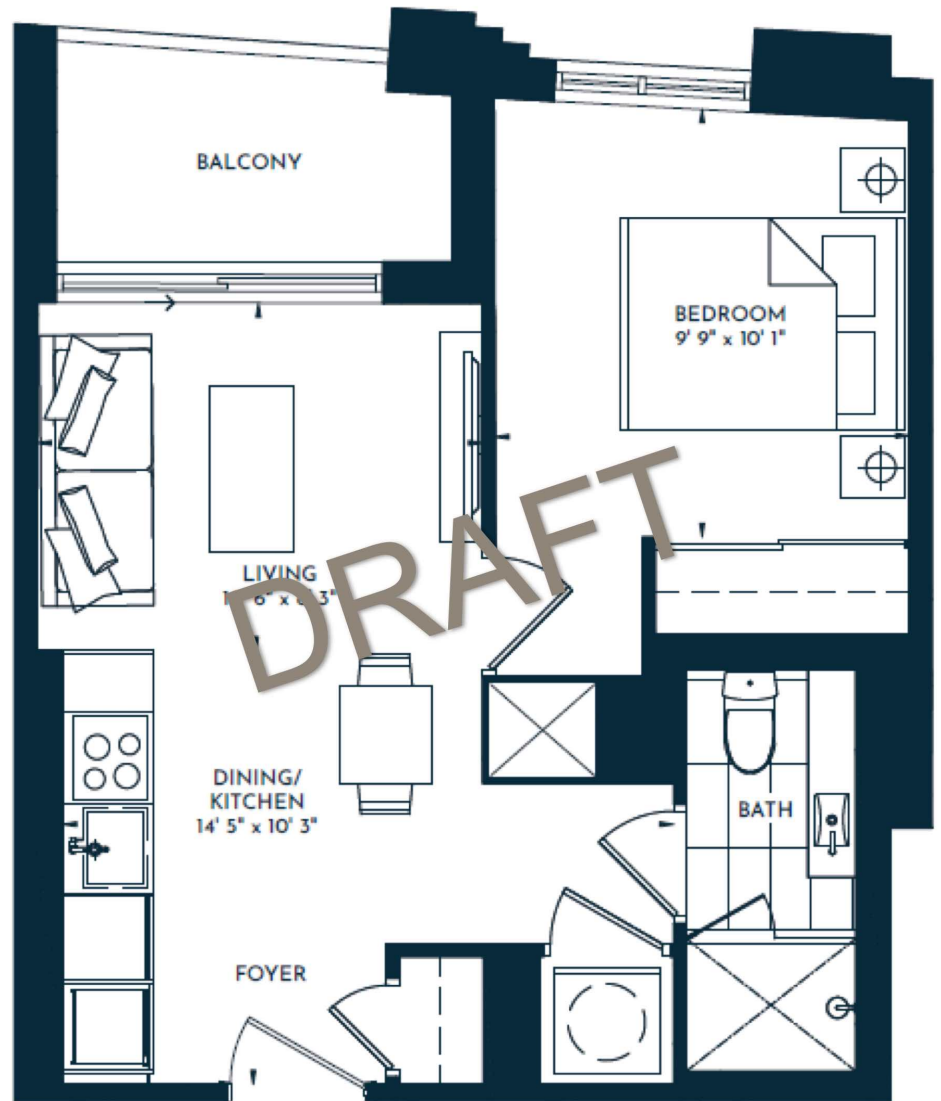
SUITE 14

1 BEDROOM | 1 BATH
476 SQ. FT.
BALCONY 45 SQ. FT.
TOTAL 521 SQ. FT.

TOWER 1 AT
UNIONCITY

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PODIUM
High \$500s
East



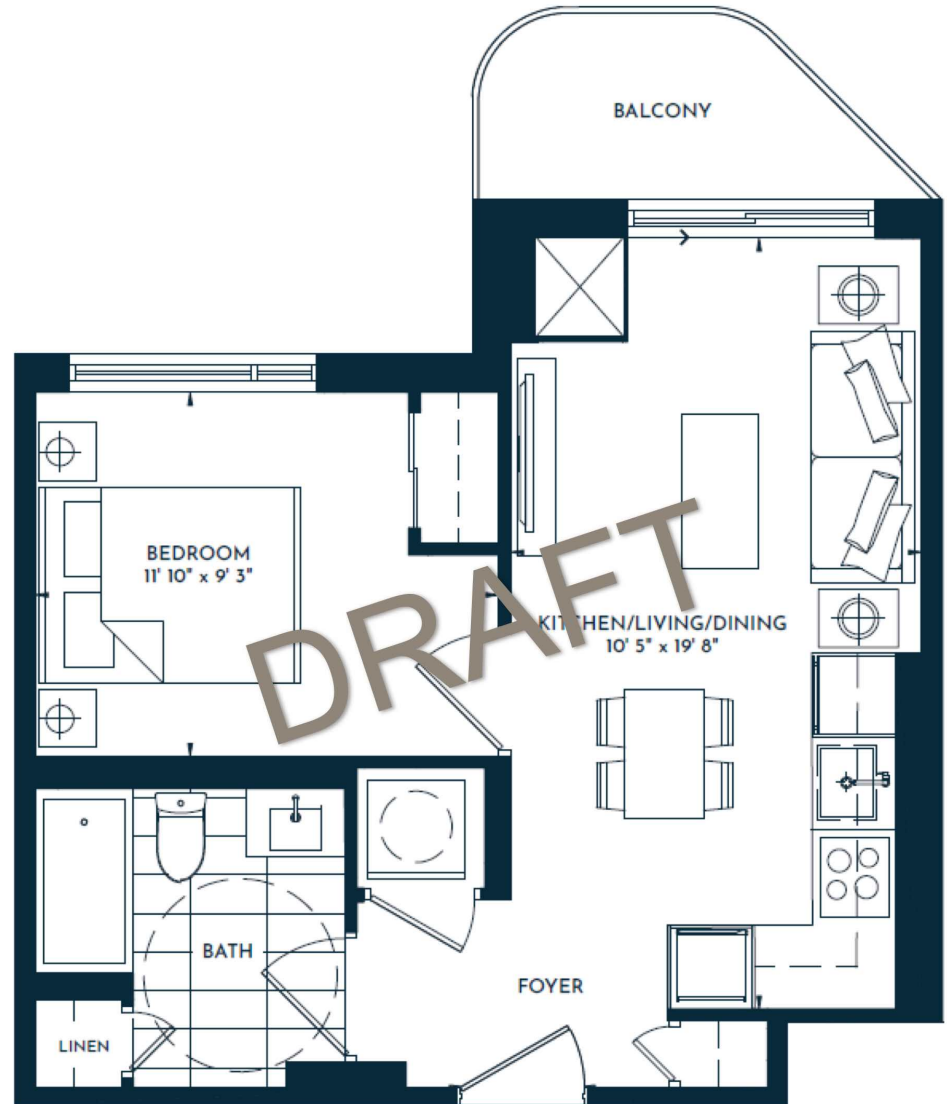
SUITE
05 (BF)

1 BEDROOM | 1 BATH
501 SQ. FT.
BALCONY 42 SQ. FT.
TOTAL 543 SQ. FT.

TOWER 1 AT
UNIONCITY

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TOWER
Low \$600s
East

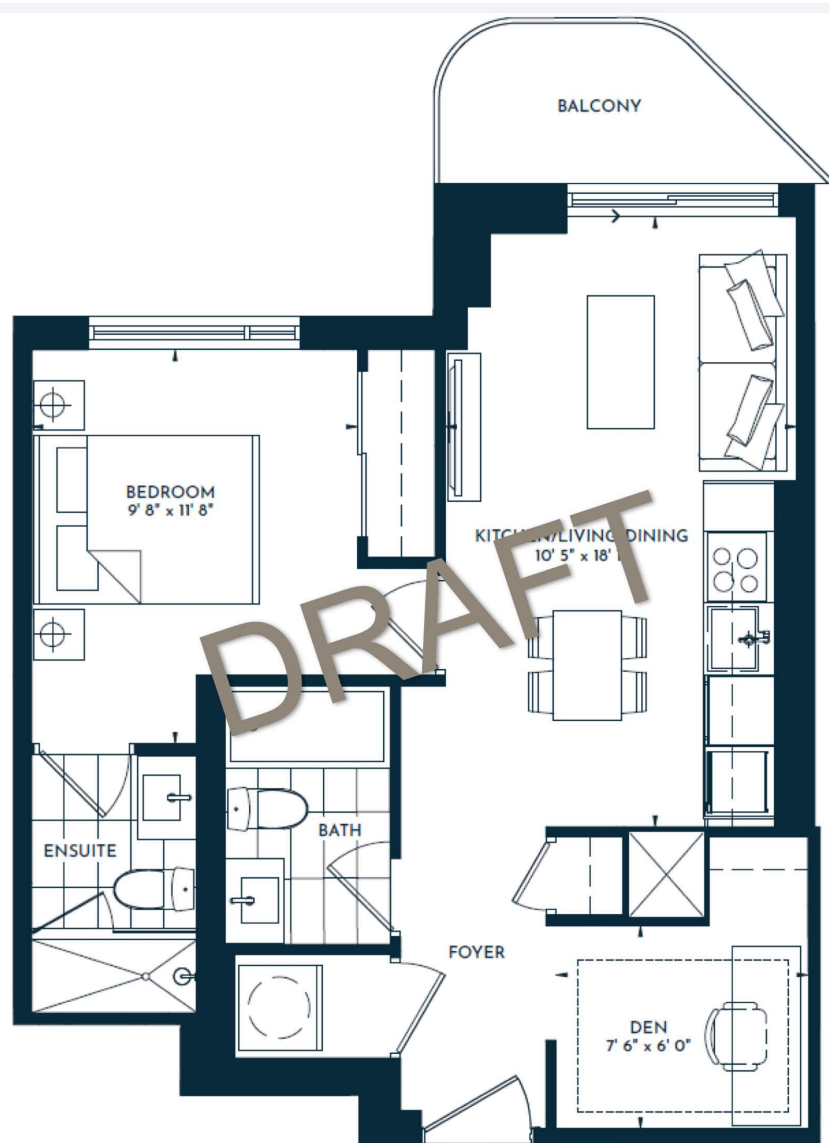


SUITE 06

1 BEDROOM + FLEX
2 BATH
609 SQ. FT.
BALCONY 42 SQ. FT.
TOTAL 651 SQ. FT.

TOWER 1 AT
UNIONCITY

TOWER
Mid \$700s
East



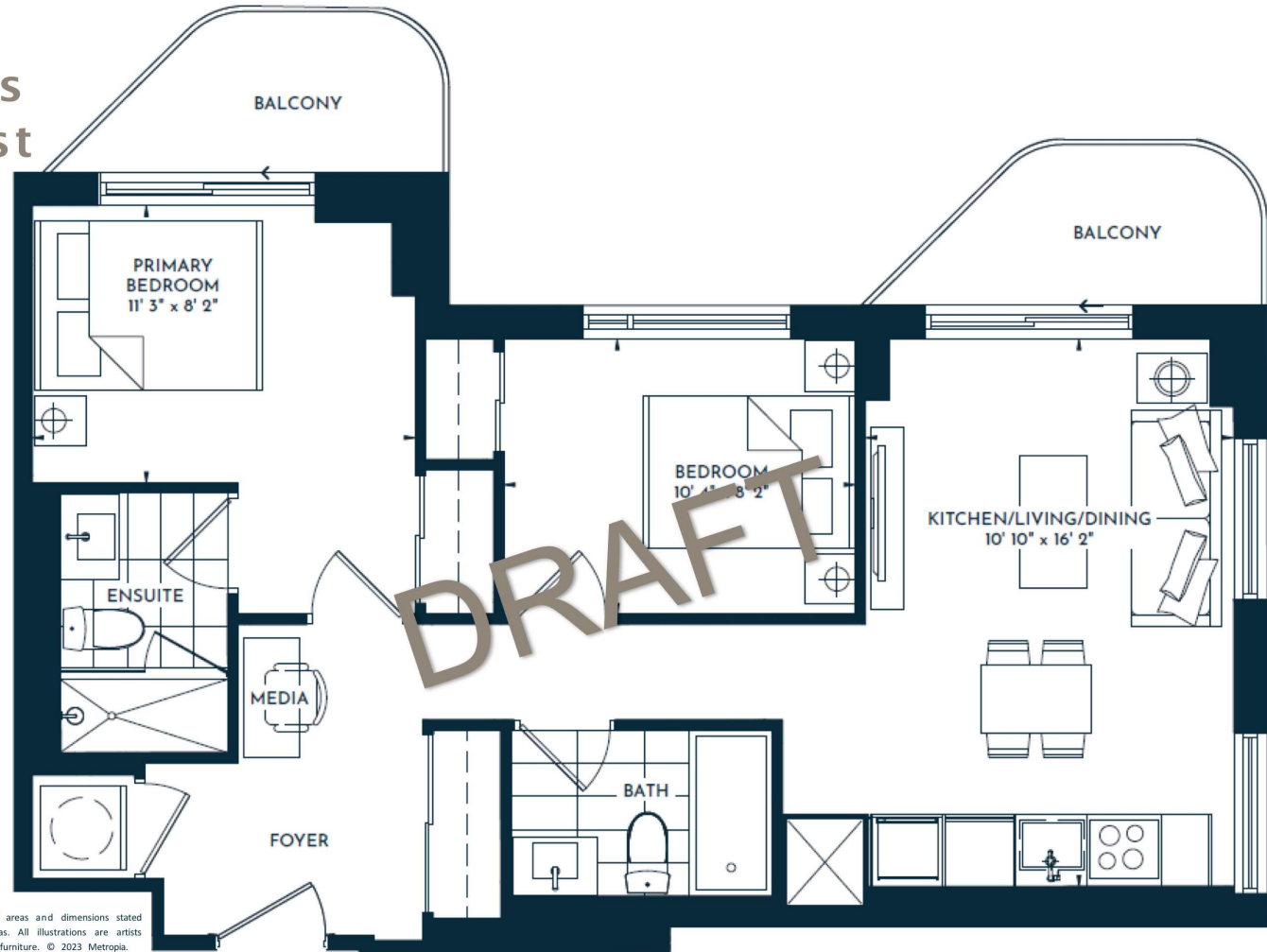
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TOWER
Mid \$800s
North West

SUITE
02

2 BEDROOM + MEDIA
2 BATH
742 SQ. FT.
BALCONY 85 SQ. FT.
TOTAL 827 SQ. FT.

TOWER 1 AT
UNIONCITY



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SUITE 07

3 BEDROOM + MEDIA
2 BATH
889 SQ. FT.
BALCONY 42 SQ. FT.
TOTAL 931 SQ. FT.

TOWER 1 AT
UNIONCITY

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TOWER
Low \$1M
South East



EXCLUSIVE DEPOSIT STRUCTURE

Exclusive Extended Deposit Structure

\$10,000 on Signing an APS	}	5% this year 2023!
Balance to 5% in 30 Days		
April 1, 2024 – 5% deposit	}	7.5% in 2024!
October 1, 2024 – 2.5% deposit		
April 1, 2025 – 2.5% deposit		
Occupancy – 5% deposit		5% in 2027!

Bank Draft Payable to: **Harris Sheaffer LLP in Trust**

DEPOSIT STRUCTURE

3B over \$1Mil. Special Deposit Structure

\$10,000 on Signing an APS	}	5% this year
Balance to 5% in 30 Days		2023!
April 1, 2024 – 5% deposit		5% in 2024!
October 1, 2025 – 5% deposit		5% in 2025!
Occupancy – 5% deposit		5% in 2027!

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CLIENT INCENTIVES

FREE ASSIGNMENT

Plus Legal fees

FREE RIGHT TO LEASE

Plus Legal fees

CAPPED DEVELOPMENT CHARGES

\$9,999 for all units

LOCKER

\$3,999

PARKING

\$69,999

Podium: available for units 548 sqft and larger
Tower: available for units 605 sqft and larger

EV PARKING

\$79,999

TENTATIVE OCCUPANCY DATE

September 2027

THANK YOU!

METROPIA

Baker
Real Estate Incorporated