

3 industrial condo units suitable for office and service use



PROPERTY DETAILS

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|--------------------------|---|
| Building size: | 5,700 sq. ft. |
| Parking: | 13 cars 10 in the front and 3 in the back . |
| Realty Taxes (2019): | \$21,748.94 (\$3.82 psf) |
| Condo Maintenance Fees : | \$2,110.55 (&4.44 psf) |
| Closing Date:: | July 3, 2020 (vacant on closing) |
| Legal Description: | Units 1,2,3 Level 1 MTCC 639 |
| Asking Price: | \$1,895,000.00 |

PROPERTY HIGHLIGHTS

- ◆ Rare Opportunity For Investor/Users Located 2 Blocks From Allen & Sheppard And 10 Minute Walk To Subway.
- ◆ 16' Ceilings W/ Over 20' Clear Spans . Offices & most of industrial space Has A/C .
- ◆ End Units W/ Abundant Natural Light on 3 sides In both Offices And Industrial Space.
- ◆ Street Exposure And Ample Parking In Well Maintained Complex.
- ◆ Large Proportion Built Out As Offices. 2 industrial spaces can be combined (no interior structural walls).
- ◆ Office Configured W/ 3 Private Offices, Boardroom, Reception, Kitchen And His&Hers Washrooms (2 Stalls Ea)



BUILDING OCCUPANCY AND USE

The building has been used for almost 3 decades as a warehouse space for optical frames. The building is zoned employment, a light industrial zoning that allows for many uses including warehousing, offices, services, restaurants and more. The condominium corporation has instituted some restrictions which include food preparation and automotice. Speak to the listing agents for a copy of the condo by-laws pertaining to permitted uses.

BUILDING SUMMARY

The building consists of 5,700 sq. ft. of useable area of which 1,526 sq. ft. is built out as offices with 3 private offices, kitchette, boardroom and washrooms. The large section of the industrial space has air-conditioning while the smaller industrial space is serviced by an industrial blower. The units has 13 parking spaces, 13 at the front and 3 at the back. Originally the units were designed for 2 roll-top doors, however, the Sellers have installed windows in theses openings. The ceiling height is approx. 16'.

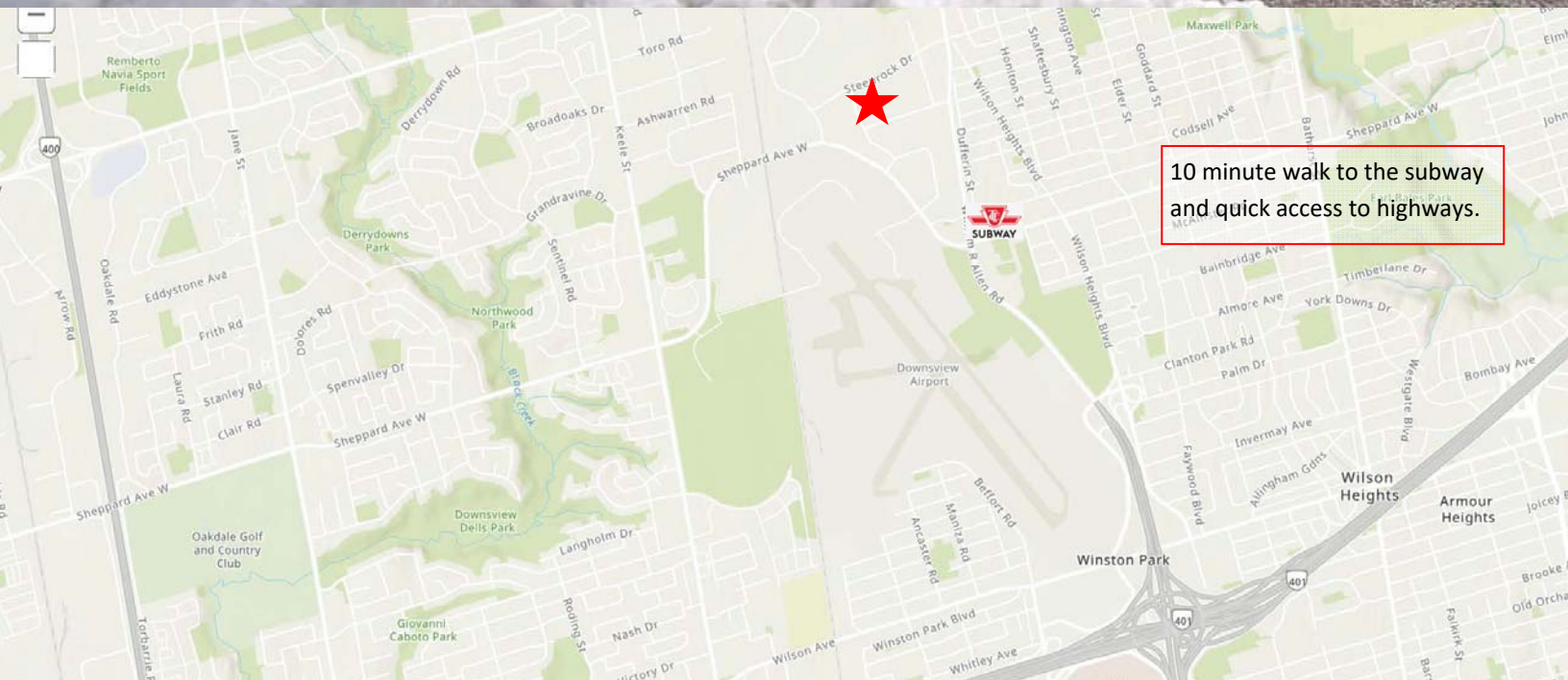
AREA SUMMARY

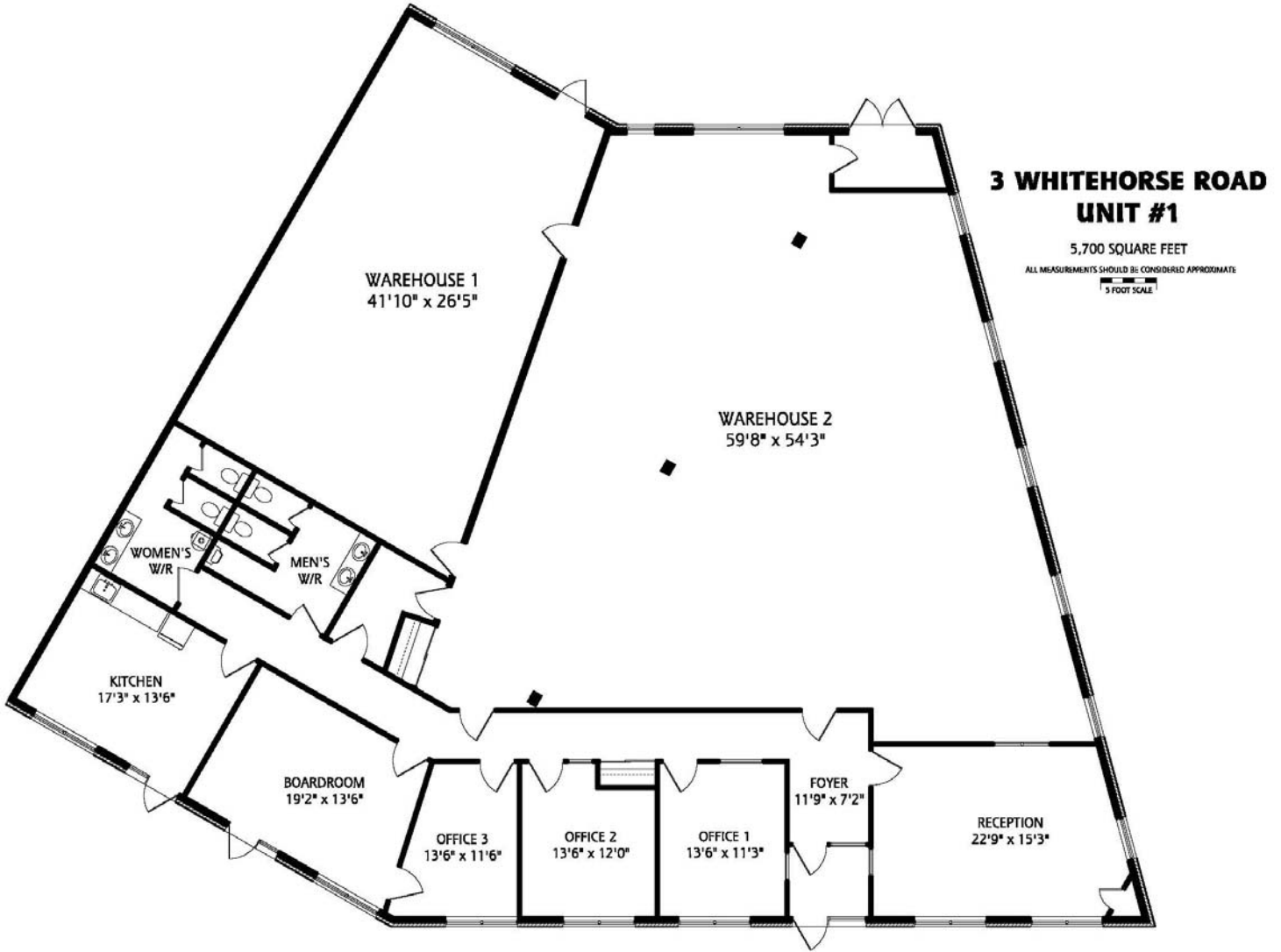
The property is located in the downsvie area of Toronto with easy access to highway 401 and the Allan expressway. There are many restuarants within walking distance. One of the biggest advantages of the location of the property is it's close proximity to the Sheppard West subway station which is a 10 minute walk.

Investment / User Opportunity

3 Whitehorse Road, Units 1 - 3, Toronto

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