INDUSTRIAL INVESTMENT OPPORTUNITY TORONTO (NORTH YORK), ONTARIO 158-182 LIMESTONE CRESCENT



LIMESTONE CRESCENT

The subject property provides an excellent opportunity to acquire a well-located industrial multiple in an established node in North York. Fronting on Limestone Crescent, the 30,618 sq. ft. building is located in the south east quadrant of Steeles Avenue West and Keele Street. The property offers investors stable cash flows with future income growth through lease escalations.

LISTING AGENT

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PROPERTY DETAILS

The subject property is an industrial multiple totalling approximately 30,618 sq.ft. and is located on an approximately 1.46 acre site. The frontage is 155 ft. and the depth is 372.6 ft. The majority of the tenants are in automotive related businesses with office space in the front of building.

LOCATION

The property is located on the south east quadrant of Keele Street and Steeles Avenue West within close proximity to Highways 400 and 407.

ZONING

The property is zoned M3 – Industrial.

LEGAL DESCRIPTION

Lot 8, Reg. Plan M-1658, City of Toronto (PIN 10179-0009)

LEASES

The building is leased to a variety of tenants with contractual rent escalations over the term.

TAXES	\$68,453.63 (2009)
ASKING PRICE	\$2,290,000



FOR FURTHER DETAILS PLEASE CONTACT

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These statements are based upon information furnished by the Principals and sources which we deem to be reliable but for which we assume no responsibility and is subject to verification. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. We recommend that Planners or Legal Counsel be consulted to review matters related to this presentation. Designed and Printed by toonica Communications Inc. 416-921-7484 www.iconica.ca