

FOR SALE
Freestanding Industrial Building
Toronto (Keele & Lawrence)



23 Sable Street, Toronto

OPPORTUNITY

This offering provides an investor/user with a rare opportunity to purchase an approximately 4200 sq ft freestanding industrial building in a popular, changing, diverse west Toronto employment neighbourhood with proximity to Highways 400 and 401, the Allen Expressway, and the Black Creek Expressway.

ASKING PRICE: \$ 899,000

John Morrison, B.A. (Hons), PLE

Investment & Land Sales

416.921.1112

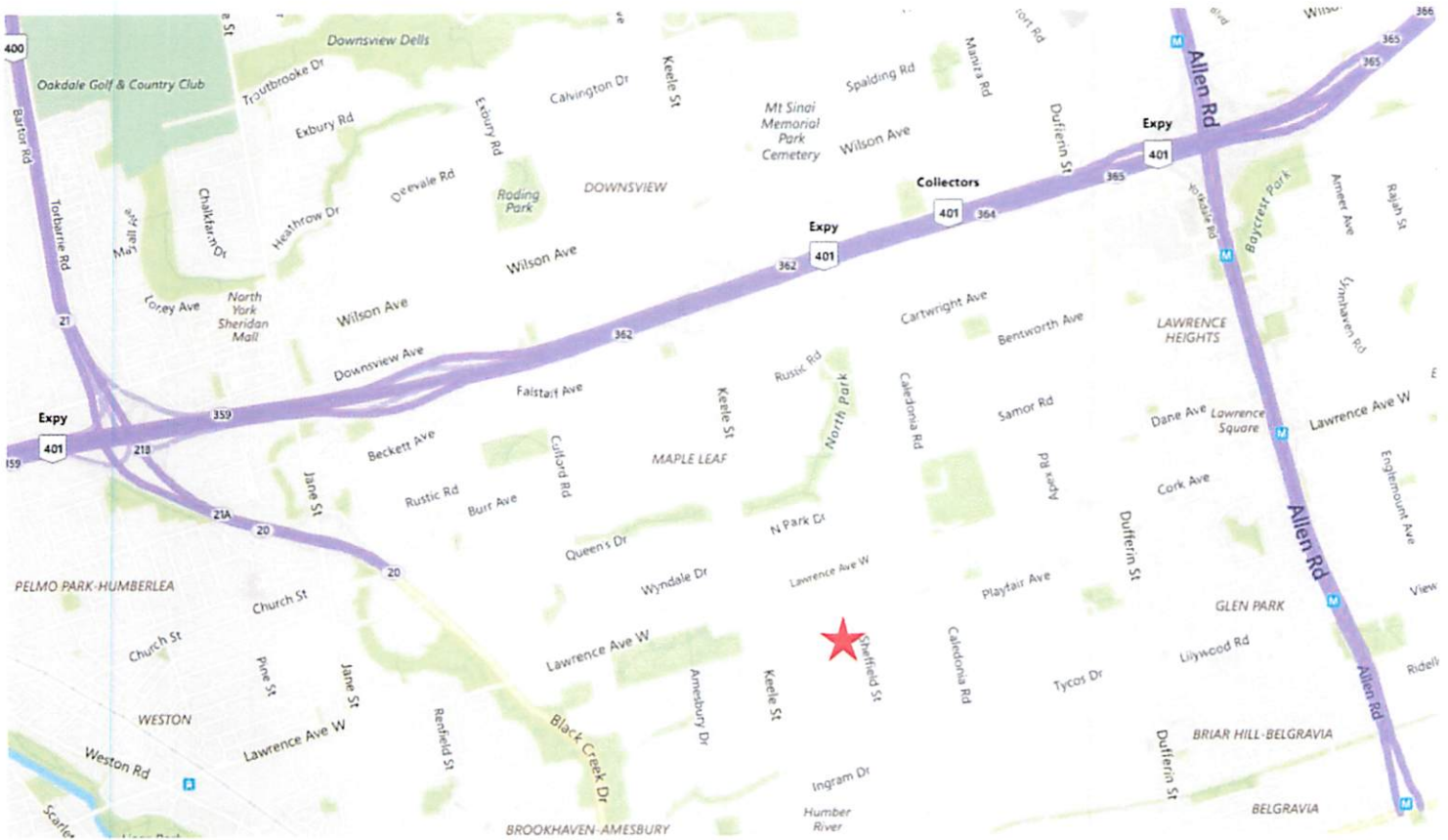
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These statements are based upon the information furnished by the principal and sources, which we deem reliable - for which we assume no responsibility and is subject to verification. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing condition, imposed by our principals. Neither the Seller nor the Seller's agent warrants or represents that the zoning permits residential uses.

Freestanding Industrial Building, Toronto



PROPERTY DETAILS

The rectangular lot has a frontage of 65.83 feet and a depth of 112 feet and totals 7,405.2 sq ft (MPAC). The zoning is E1 (Employment Industrial Zone). The property has been newly paved.

NEIGHBOURHOOD

The property is well located in a court in the southeast quadrant of Lawrence Avenue West and Keele Street in Toronto's west end. The area has a diverse mixture of commercial, industrial, and institutional buildings and is desirable given its proximity to Highways 401 and 400, the Allen Expressway, and Black Creek Drive.



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BUILDING DETAILS

The building is divided into two units. The front unit is one storey and is approximately 37 feet wide and 60 feet deep (approx. 2,220 sq ft) and a light manufacturing operator currently occupies the space. The clear ceiling height is approx. 9 feet and the unit has a drive-in door that is approx. 9 feet high and 8 feet wide. The unit has a gas furnace (forced air) for the office and a closed flame system for the shop.

The rear unit has two storeys with a wood working shop on the ground floor and a residential apartment on the second floor that is currently occupied by the tenant who rents the ground floor. The unit is approximately 980 sq ft measuring approximately 21 feet by 47 feet. The unit has a separate gas furnace. This unit also has a drive-in door that is 7 feet 9 inches high and 7 feet wide.

The electrical service is 600V and 100 watts. The roof was done in October 2016.

TENANTS

Both units are currently occupied but neither tenant has a lease and are renting on a month-to-month basis. The tenant in the front unit pays \$2000/month + HST and the tenant in the rear unit pays \$1,100/month + HST. They pay for gas and electricity. Please note that neither the owner or the listing agent warrants that a residential apartment is permitted under the current zoning by-law.

LEGAL DESCRIPTION

Pt Lt 5 Pl 4325, North York; Pt Lt 6 Pl 4325 North York as in TB889084, T/W TB889084, S/T Interest in TB889084; Toronto (N York), City of Toronto

TAXES

\$12,730 (2016)

SURVEY

There is no survey available

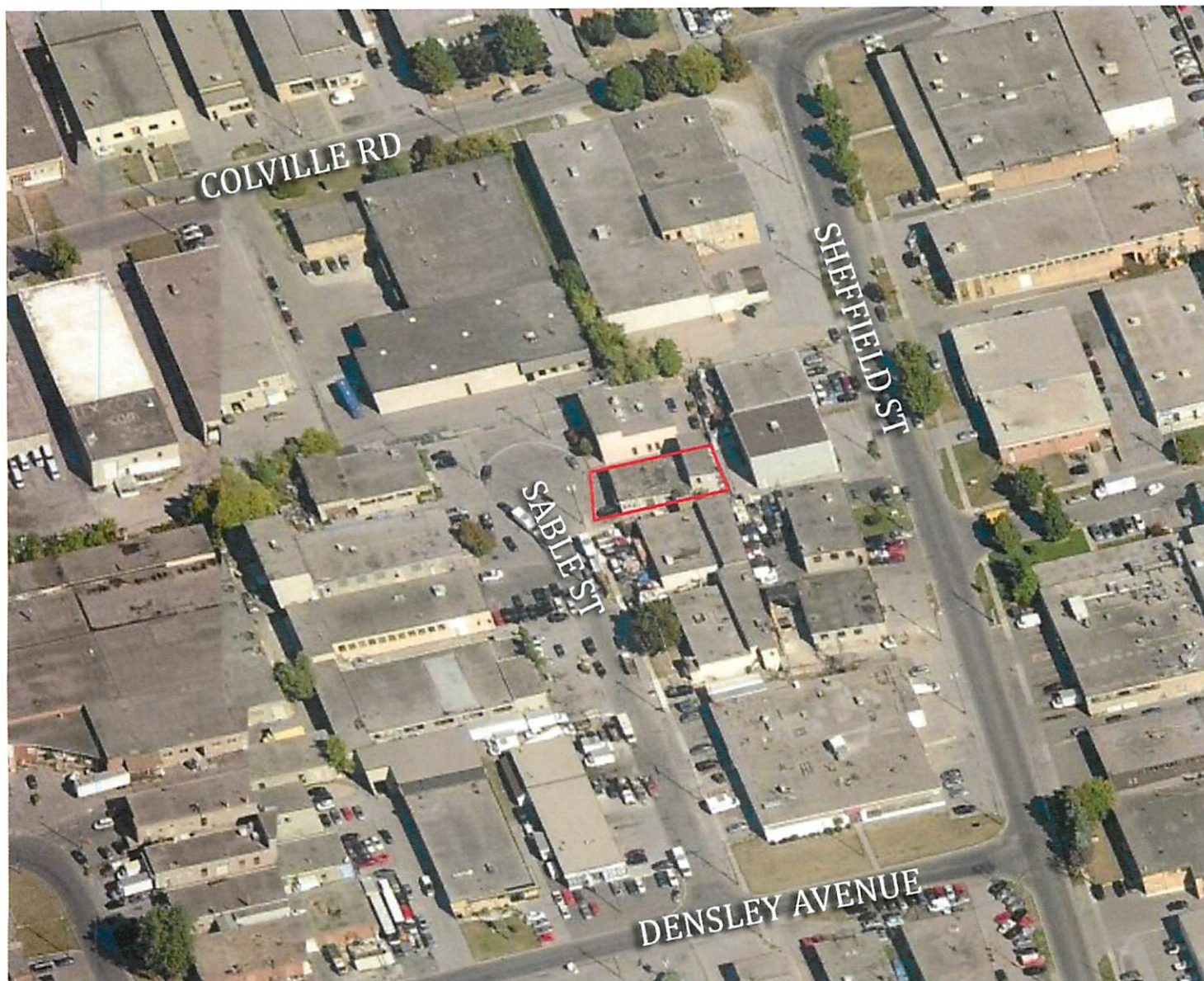
PRICE

\$899,000



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