



For Sale: Industrial/Office

8888 Keele Street

Flex Condo Units in Vaughan – Up to 5,700 SF

Here is where your
business will *grow*.

Lennard:

209-1 Yorkdale Road, North York
905.752.2220

lennard.com

8888 Keele Street Unit 9-10

5,700 SF flex space at the corner of Rutherford Road and Keele Street in a sought-after Vaughan business park



Total Area (Unit 9-10)

5,700 SF

Office

4,000 SF

Industrial

1,700 SF



Shipping Doors

1 Double Man Door

1 Drive-In Door



Clear Height

22'



Zoning

EM1



Availability

TBC



Condo Fee

\$ 1,652.22



Asking Price

\$3,099,000



Taxes (2023)

\$16,069.28



Joe Rosati*

Associate Vice President

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*Sales Representative

Property Highlights

- Flagship office space with large signage and amazing corner plaza exposure on Keele St
- Flexible additional warehouse space that allows for industrial uses, storage, retail or additional office space
- Thousands spent on beautiful office build-out, finished top to bottom with high end materials
- Perfect space for a real estate brokerage, accountant, lawyer and other professionals
- Direct access to the Highway 400 and close to Rutherford GO train station

8888 Keele Street Unit 9

4,500 SF flex space at the corner of Rutherford Road and Keele Street in a sought-after Vaughan business park



Total Area (Unit 9)

4,500 SF

Office

4,000 SF

Industrial

500 SF



Shipping Doors

1 Drive-In Door



Clear Height

22'



Zoning

EM1



Availability

TBC



Condo Fee

\$ 1,189.78



Asking Price

\$2,499,000



Taxes (2023)

\$11,679.47



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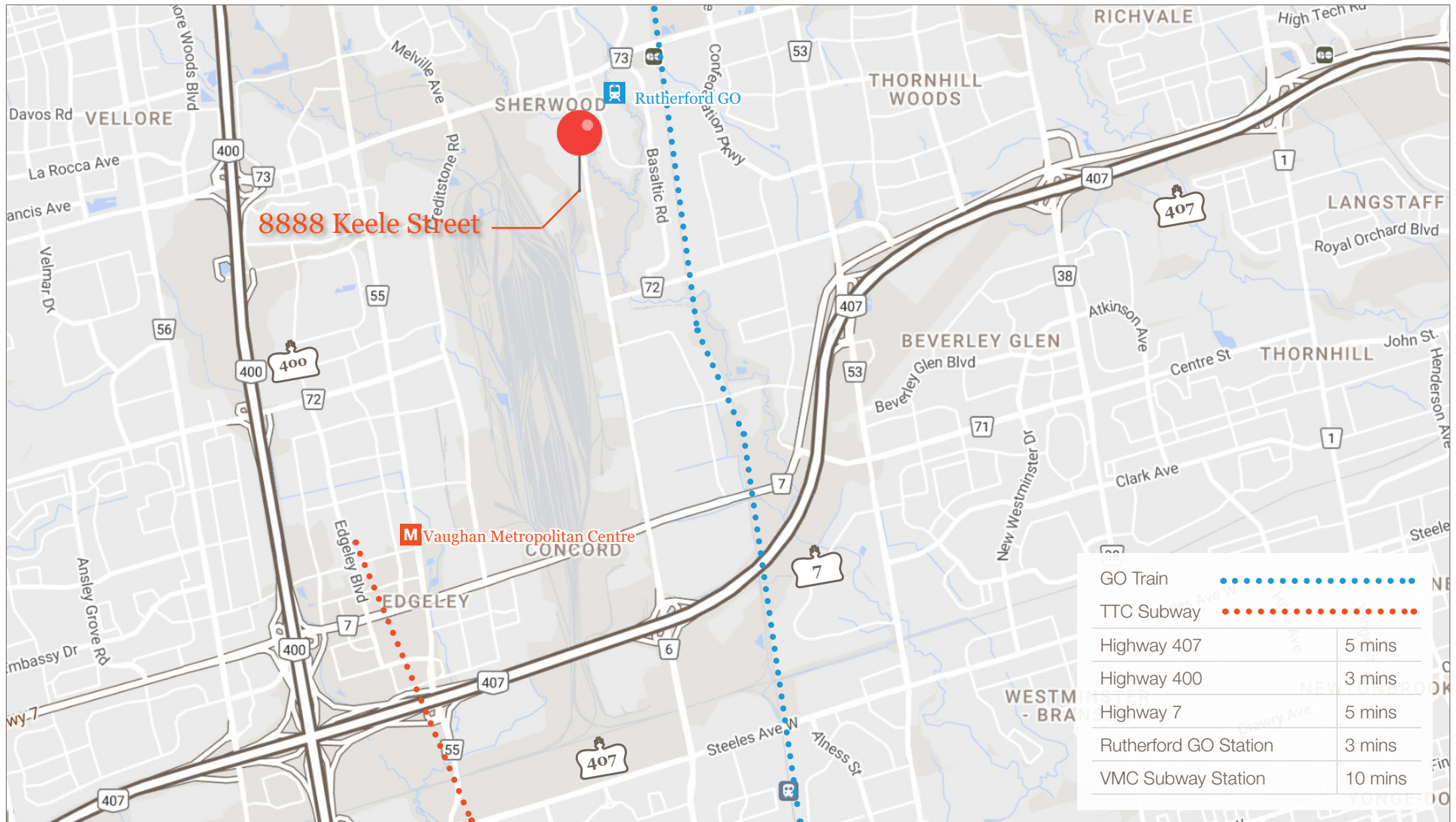
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8888 Keele Street

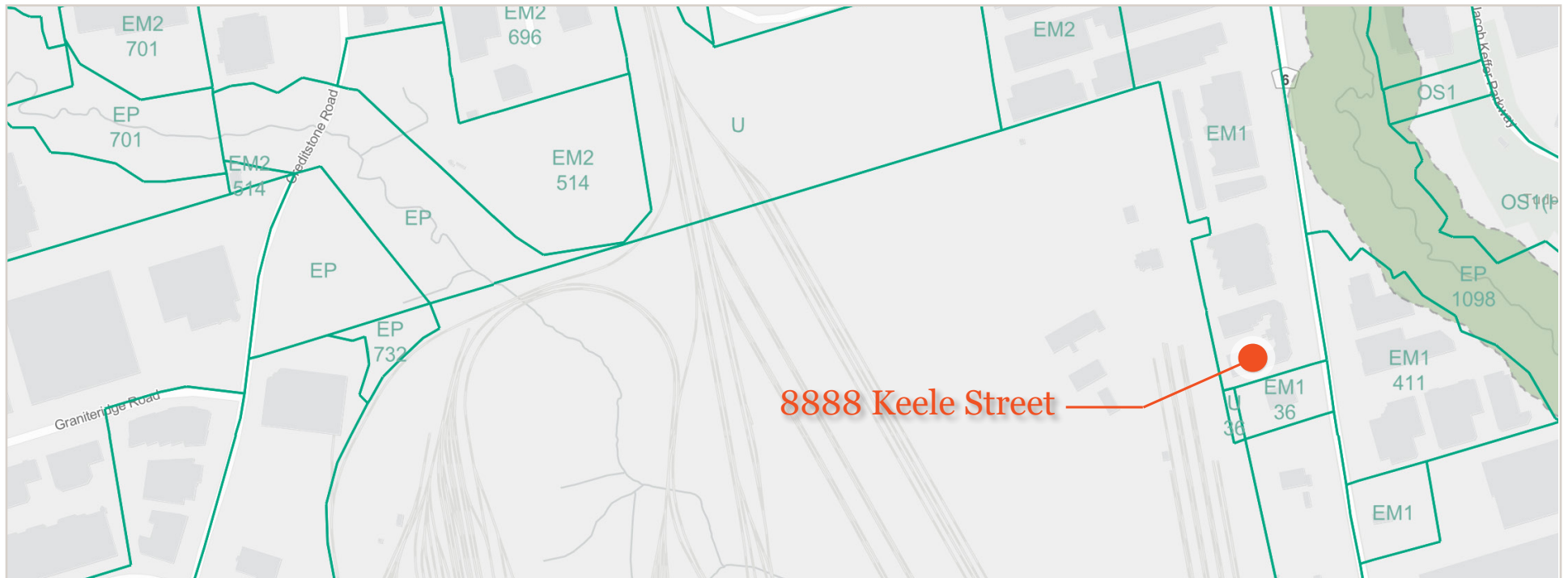
Map of Location



8888 Keele Street



Zoning - EM1



Permitted Uses

Commercial school
Manufacturing or processing facility
Office
Research and development
Vertical farming

Warehousing and distribution facility
Car wash
Day care centre
Temporary sales office
Accessory office

Accessory retail
Ancillary retail
Intermodal container
Outside storage

For complete list of permitted uses, please refer to [City of Vaughan zoning bylaw](#).

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8888 Keele Street



*A bright
future
for your
business
is right
here.*

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.