



For Sale: User/Investor Opportunity

110 Pony Drive, Unit 11

Industrial Condo Unit for Sale in Newmarket

Lennard:

200-55 University Avenue, Toronto
416.649.5920

lennard.com

110 Pony Drive, Unit 11

2,135 SF industrial condo unit available for sale surrounded by a variety of amenities in Newmarket.



Available Space

Unit 11: 2,135 SF
1,725 SF - Main Floor
+ 400 SF - Mezzanine



Occupancy

Flexible



Clear Height

17 Feet
(19 Feet to Roof Deck)



Purchase Price

\$875,000

Taxes

\$4,618.35 (annual)

Condo Fees

\$479.80 (monthly)



Listing Agents

Noah Schwartz*

SVP, Investment Sales

416.727.4458

noah@lennard.com

Michael Zeldin*

Associate Vice President

647.405.4675

mzeldin@lennard.com

*Sales Representative

Property Highlights

- Fully turn-key space
- Close to Highway 404
- Ability to increase warehouse space
- 1 drive in door

Invested Upgrades

- All new floors, paint & pot lights
- New rooftop furnace/AC
- New stairs, skylights and garage door
- Networking cable with VOIP throughout
- Granite kitchen counter with new sink, fridge and new bathrooms
- Racking in shop, exterior awning, window blinds and hot water tank (owned)
- Alarm system & security cameras



110 Pony Drive, Unit 11



Location Map

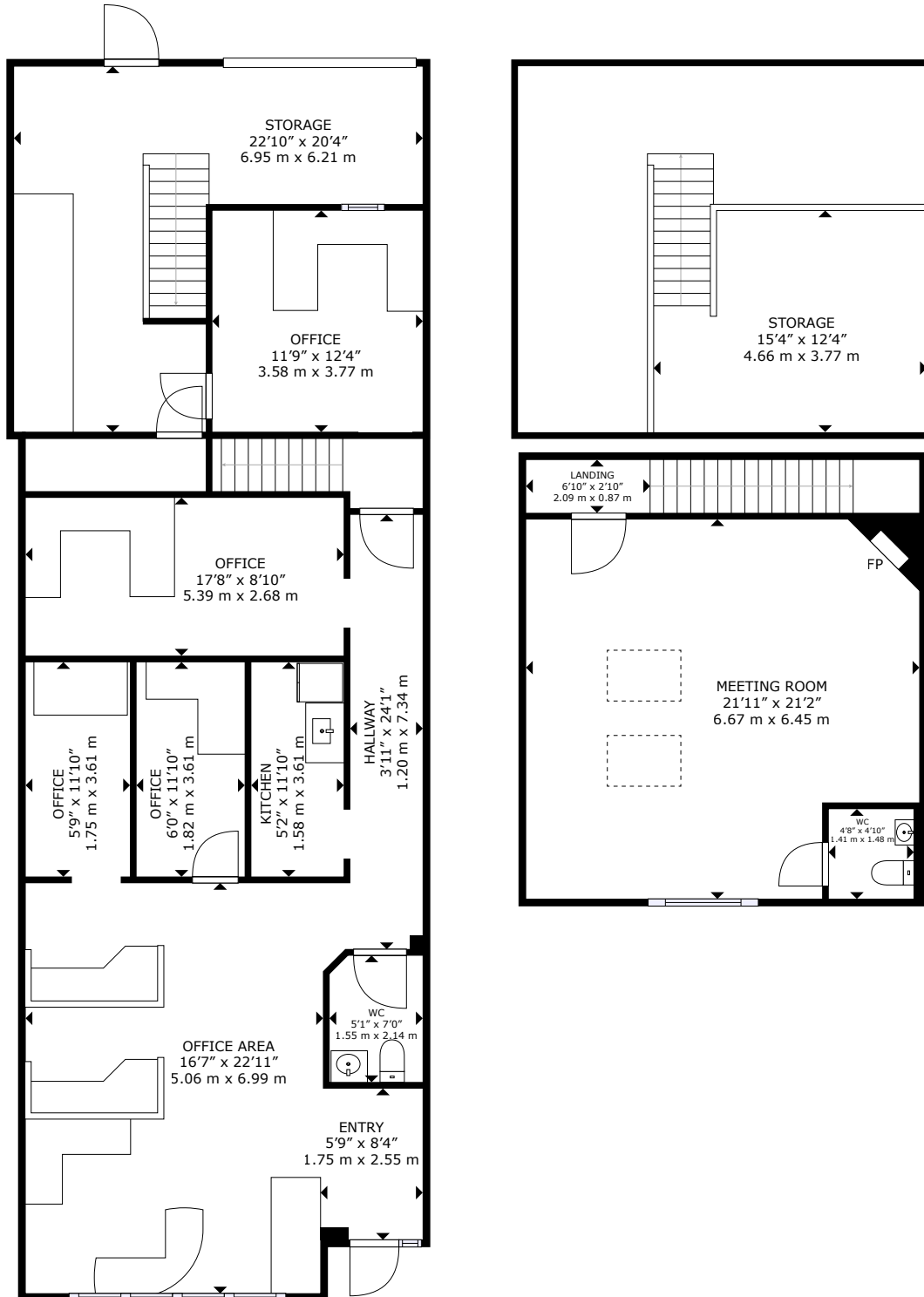


Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Property outlines are approximate. Lennard Commercial Realty, Brokerage

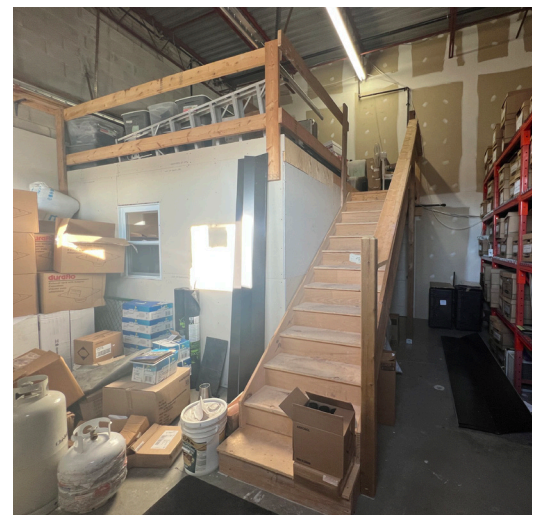
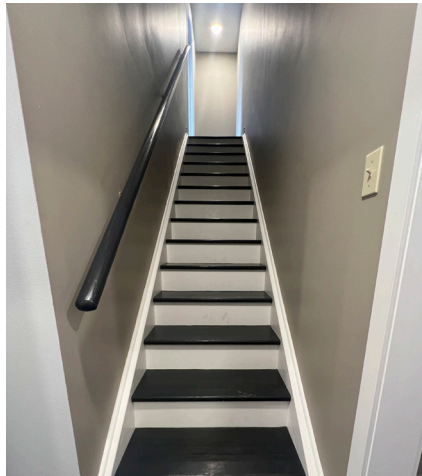
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Floor Plans: 1st & 2nd Floor



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