

# 15 Elrose Avenue

Outstanding 4,182 SF Industrial Building with Excess Land

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For Sale: Industrial



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your business  
will *grow*.

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\*Sales Representative

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4,182 sf industrial building available for sale near the intersection of highway 400 and highway 401.



Available Space  
**4,182 SF**



Sale Price  
**\$2,875,000**

Property Taxes  
**\$18,103.62 (2022)**



Availability  
**TBD**



Zoning  
**E1.0**  
**Employment Industrial**



Listing Agents  
**Michael Zeldin**  
AVP, Sales Representative  
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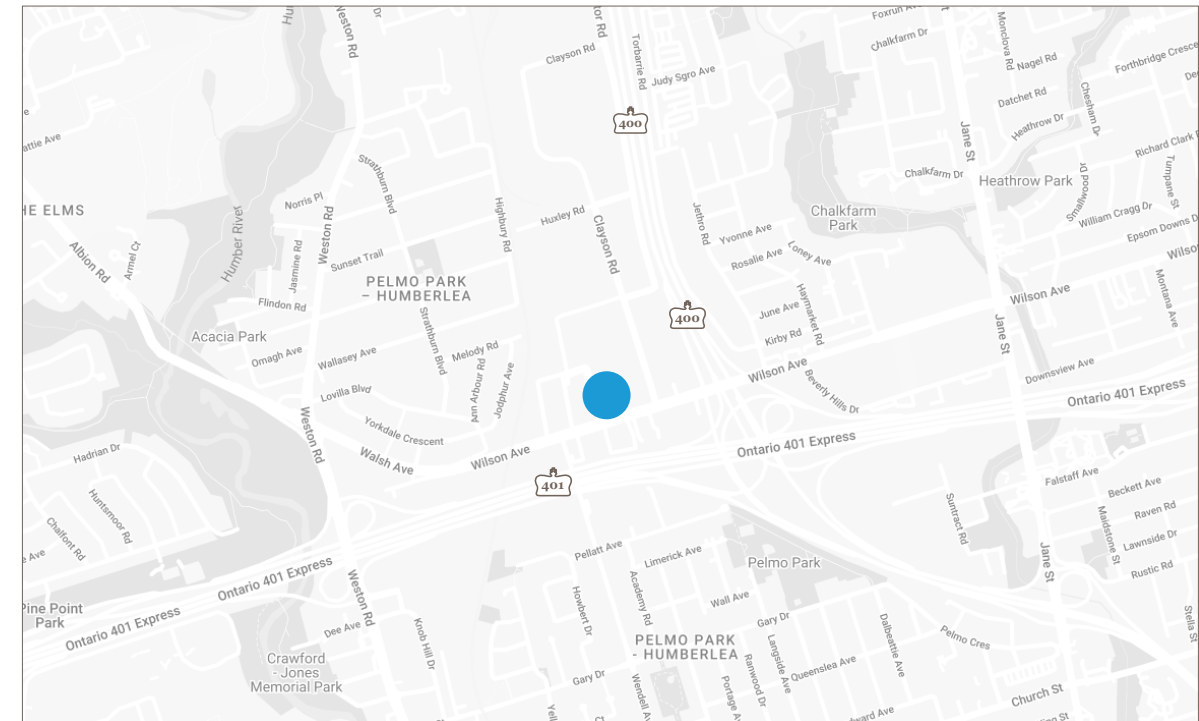
## Property Highlights

- Rarely available freestanding building on a 0.28 acre lot near two major highways
- The property features plenty of outdoor space for parking and storage, 2 large drive in doors, 18 ft. roof deck in the warehouse, 4 large offices across two floors with central air, washrooms and more
- Suitable for many types of business
- Currently used as an Automotive Repair Facility
- Zoning permits a number of uses
- Existing tenancy is month to month

## What's Near By

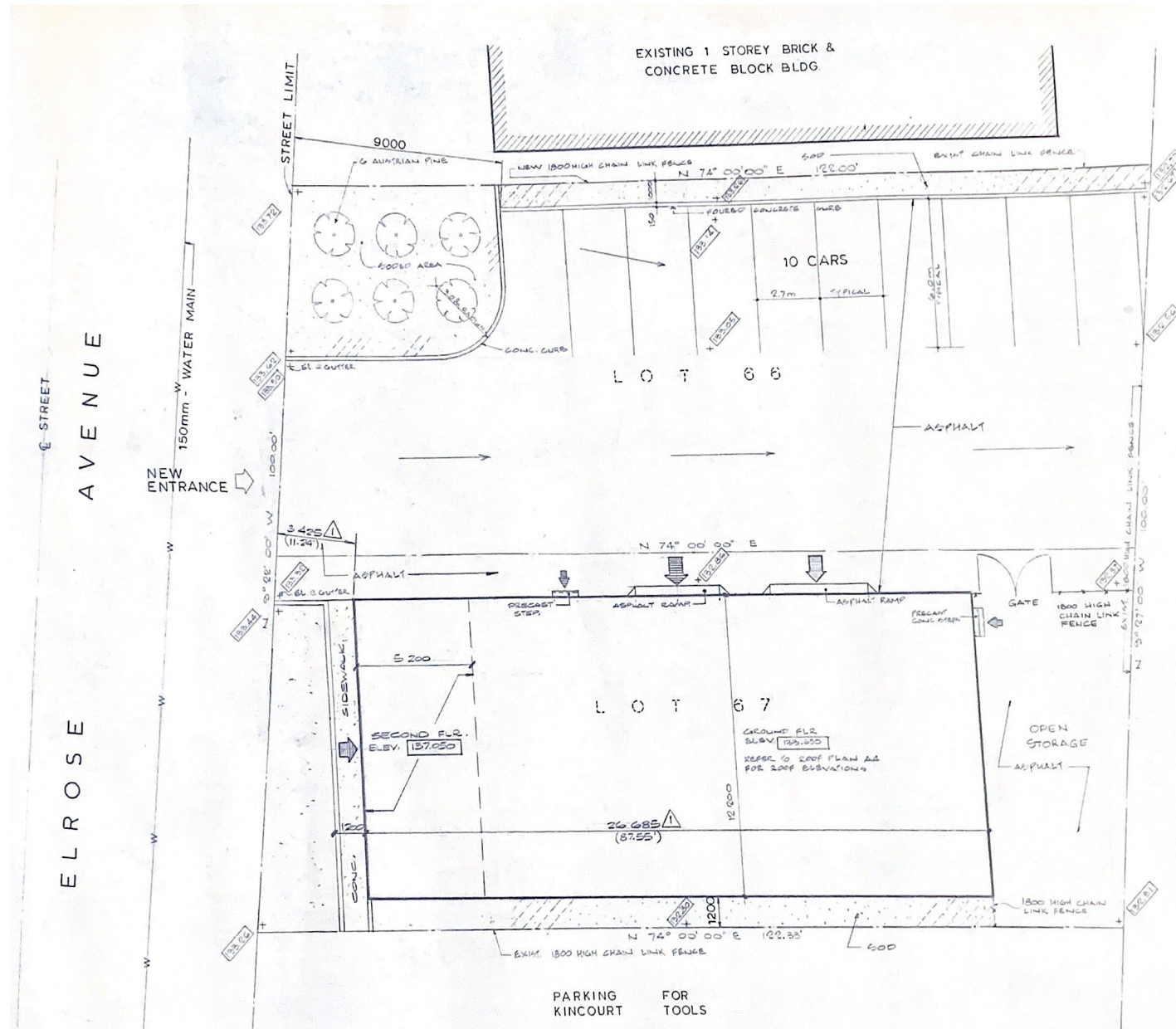
North York Sheridan Mall (Walmart, Winners), Smartcentres' Crossroads Centres (LCBO, Canadian Tire Best Buy), Humber Valley Golf Course, Pearson Airport

# 15 Elrose Avenue



GeoWarehouse Aerial

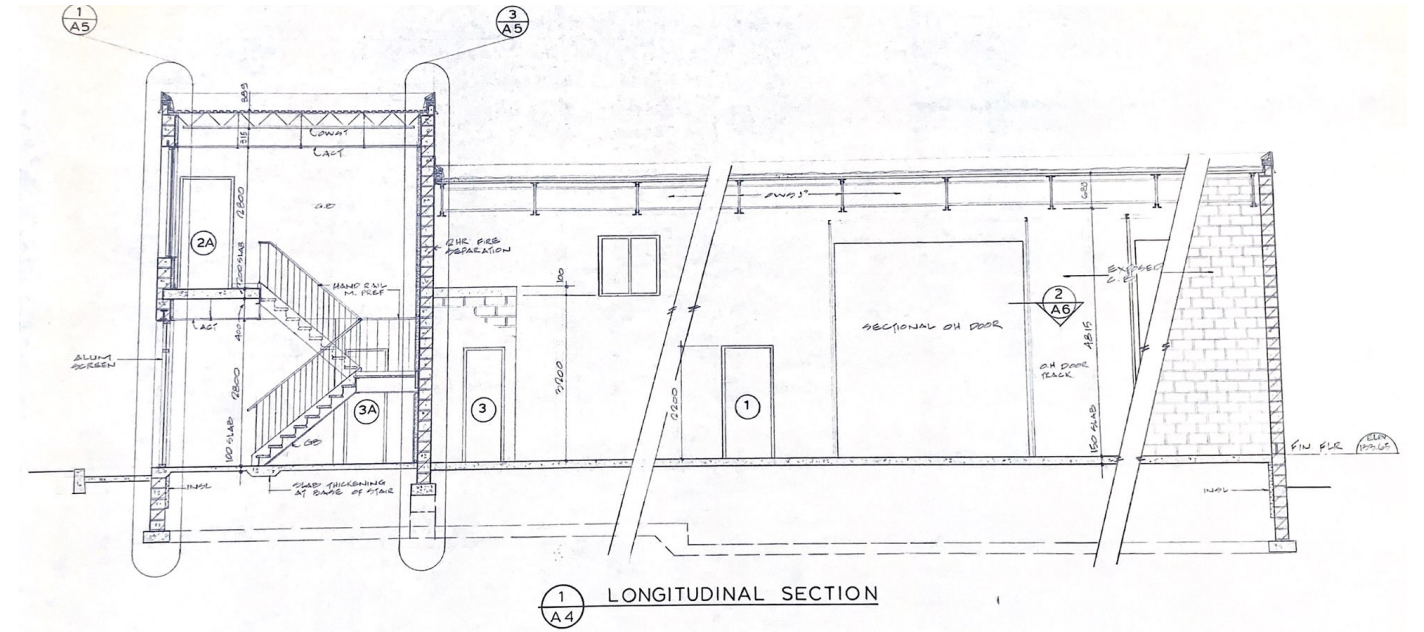




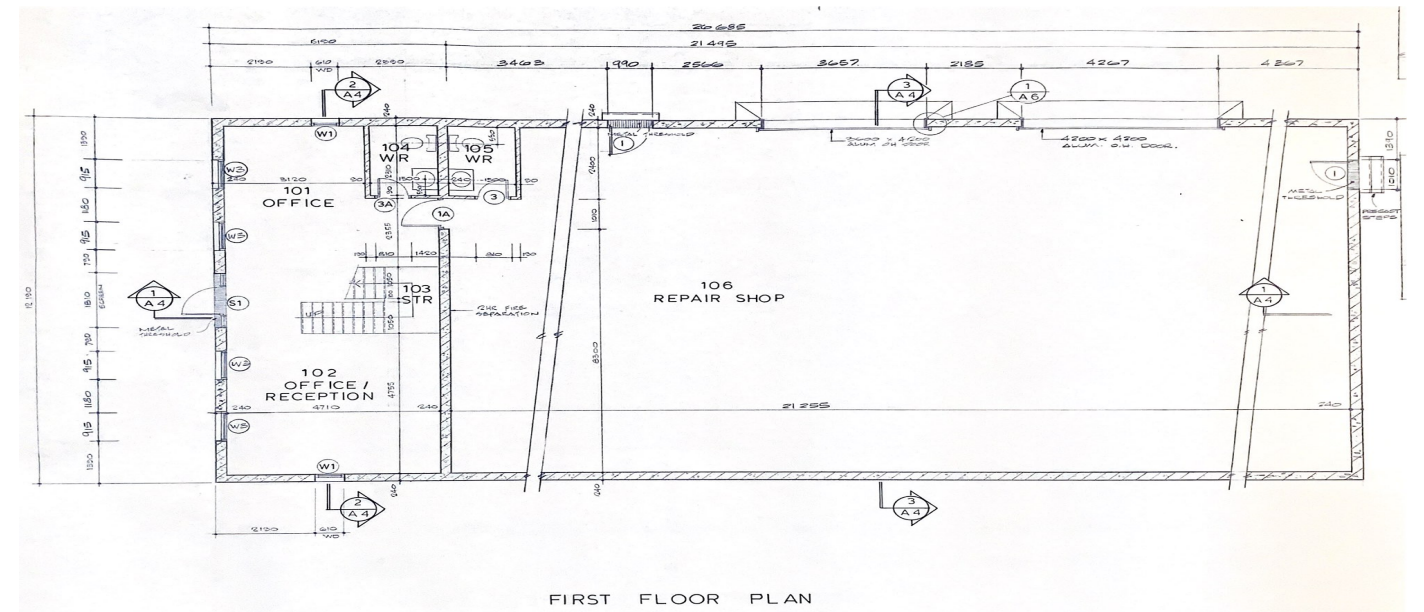
# 15 Elrose Avenue

Lot Plan

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1 LONGITUDINAL SECTION

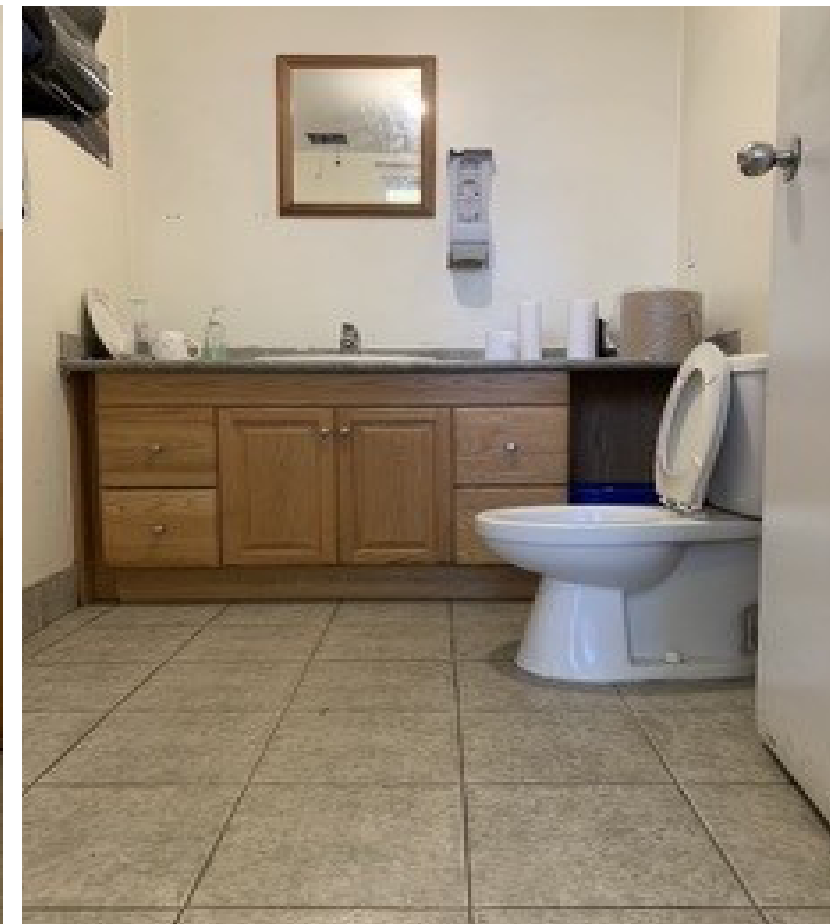
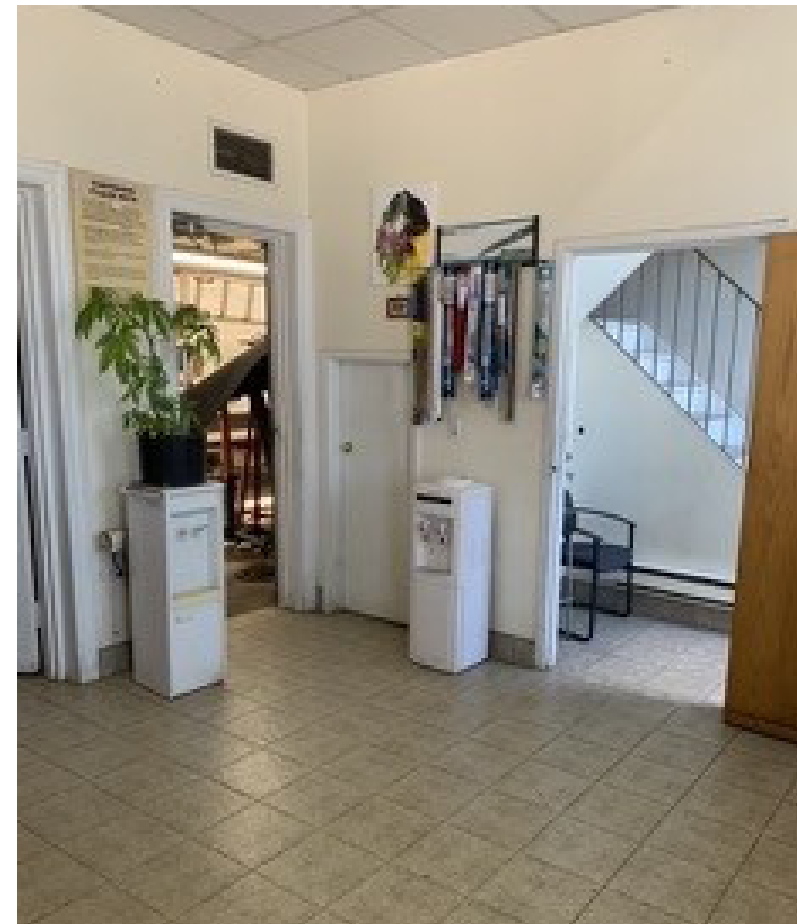
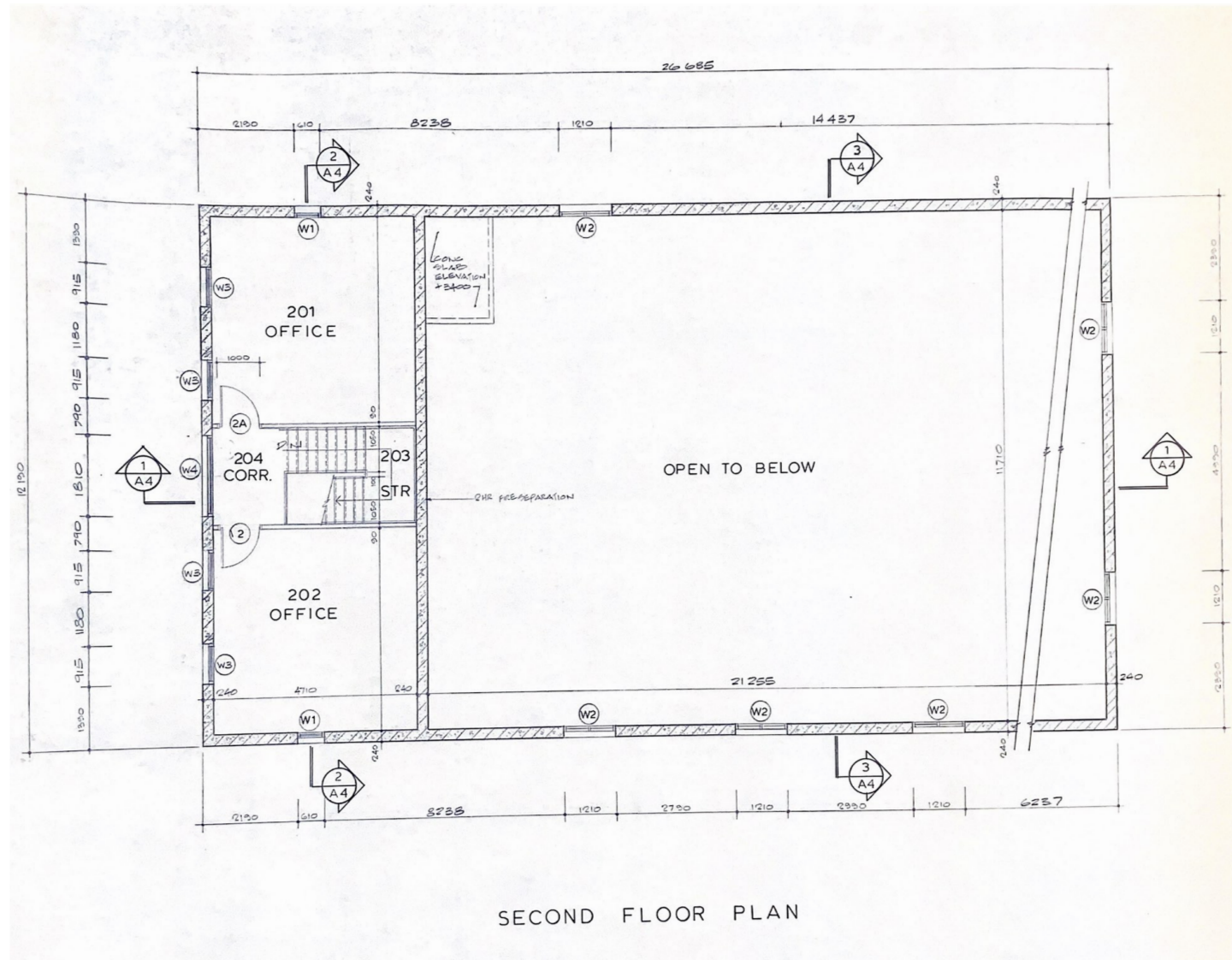


FIRST FLOOR PLAN

# 15 Elrose Avenue

Longitudinal Section & First Floor Plan





# 15 Elrose Avenue

Second Floor Plan

**Lennard:**

# 15 Elrose Avenue

Suite Photos



# 15 Elrose Avenue

Exterior

**Lennard:**

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