



Industrial/
Flex Space



36' Clear
Height

For Sale: Industrial

793 Pharmacy Avenue

72,000 SF Industrial Building Located in Scarborough



Lennard:

lennard.com

793 Pharmacy Avenue



Unique, freestanding industrial/flex building located on Pharmacy Avenue, just south of Eglinton Avenue E., in the southwest corner of the Golden Mile commercial district. Currently set up for film and sound production facility with under market rents.



Building Size (approximate)

72,000 SF

Office Area

29,000 SF

Industrial Area

43,000 SF



Lot Area

1.99 acres



Clear Height

36'



Shipping

5 Drive-In Doors



Parking

55 spaces



Zoning

E1.0



Availability

TBD



Asking Price

Contact Listing Agents



Listing Agents

Paul Kotyk

Broker

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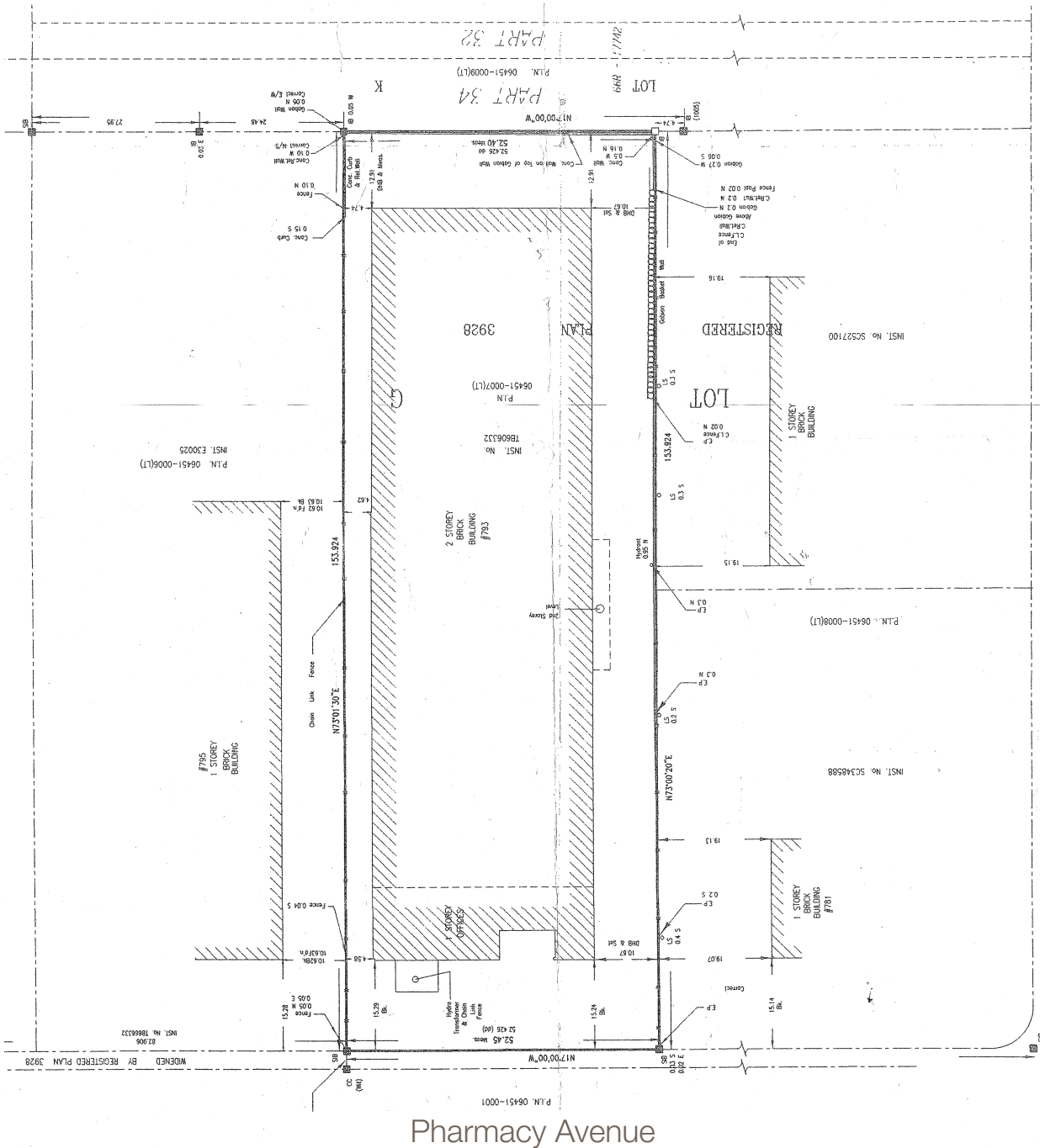
ameanchoff@lennard.com

*Sales Representative **Broker

Property Highlights

- Multi-tenant flex space with multiple tenants
- Holding Income
- Conversion to industrial uses feasible
- 36' clear height
- 55 on-site parking spaces

Survey



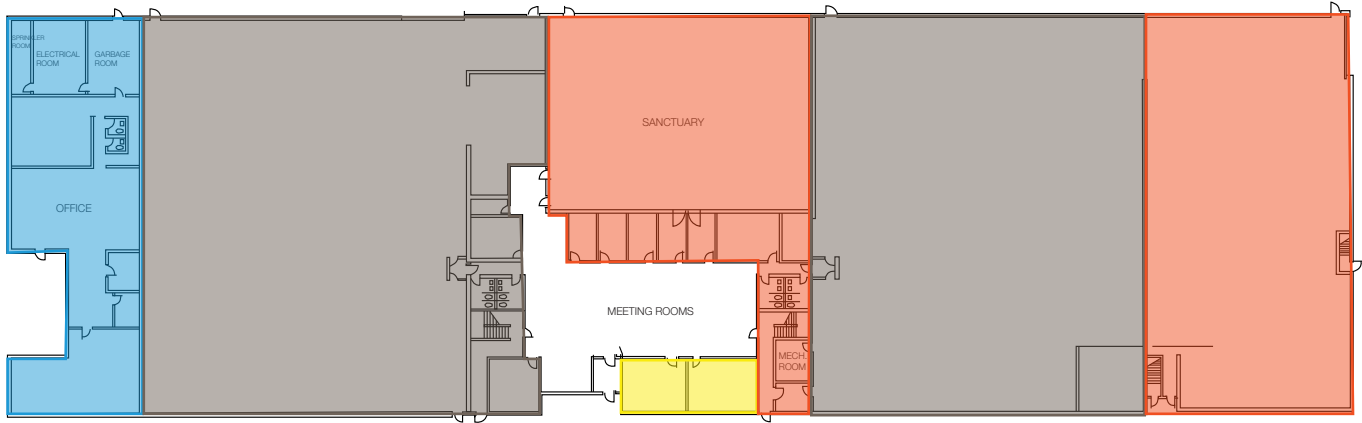
Comstock Road

Pharmacy Avenue

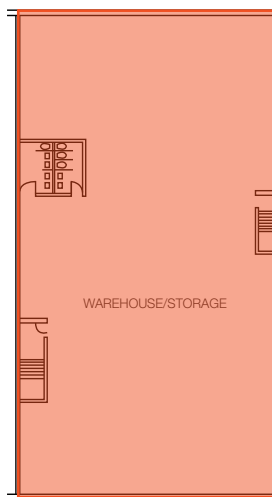
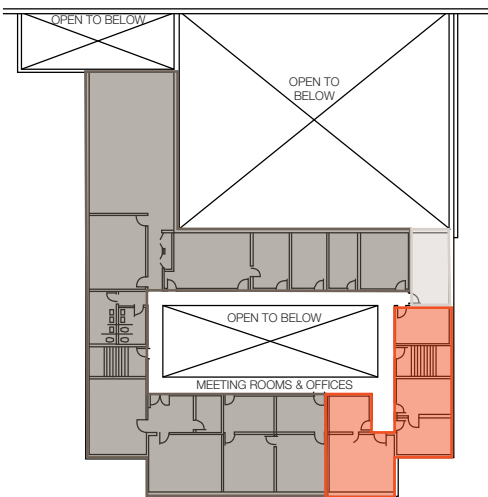
Floor Plan



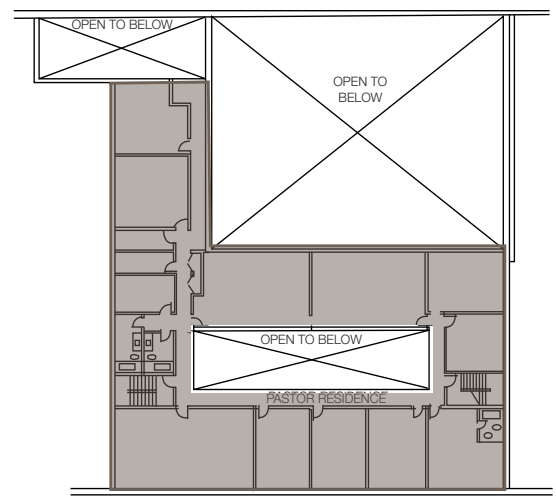
Ground Floor



Second Floor



Third Floor



Dark Slope Inc.
32,230 SF

Maniac Productions Ltd.
4,758 SF

PG Harvey Events
700 SF

New Wave
400 SF

First Church United Pentecostal Toronto
33,912 SF

Financial Overview



Income Statement

Gross Income	Maniac Productions Ltd.	4,758 SF	\$36,000.00
	PG Harvey Events	700 SF	\$12,000.00
	New Wave Ltd.	400 SF	\$6,000.00
	Dark Slope Inc.	32,230 SF	\$570,000.00
	<i>First Church United Pentecostal Toronto</i>	<i>33,912 SF</i>	<i>\$0.00</i>
Total Gross Income			\$624,000.00
Expenses	Taxes		\$13,700.00
	Water		\$4,500.00
	Electricity		\$55,500.00
	Gas		\$20,000.00
Maintenance	Snow		\$6,600.00
	Janitorial		\$78,000.00
Repair	Average (3 years)		\$38,000.00
Insurance			\$20,000.00
Total Expenses			\$236,300.00
Net Operating Income			\$387,700.00

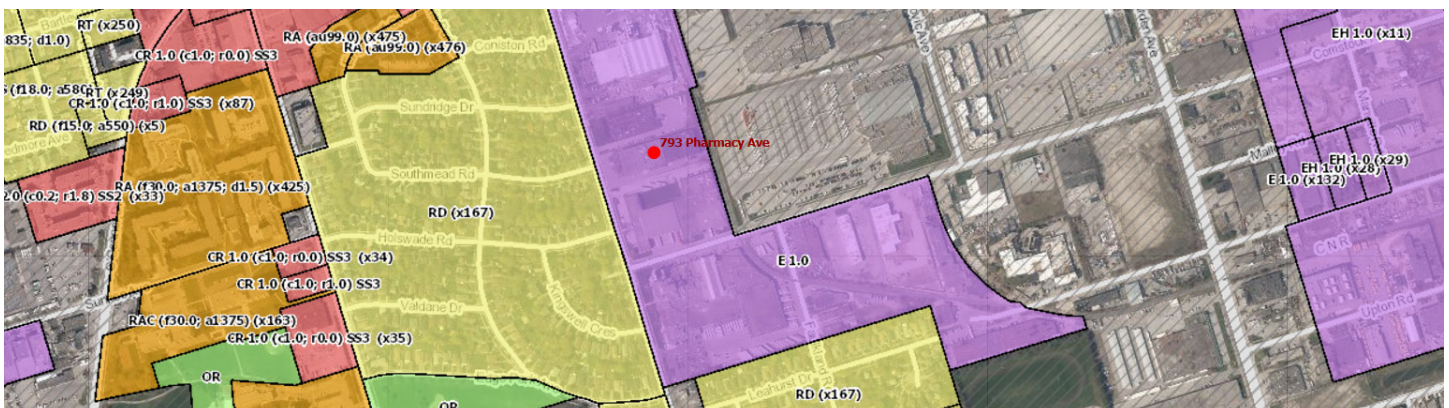
Zoning



E.01 - Employment Industrial Zone

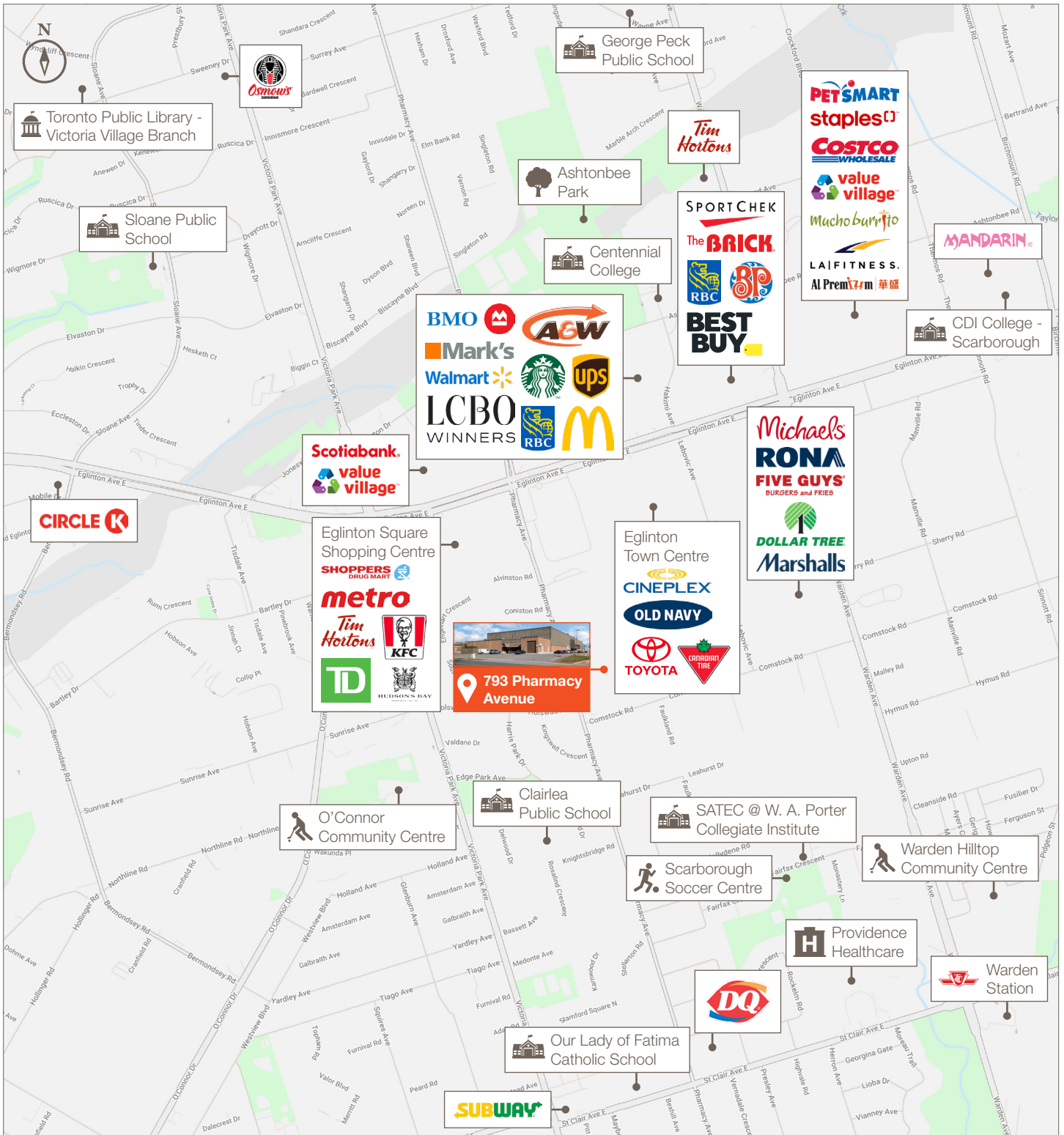
In the E zone, the following uses are permitted:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- All Manufacturing Uses except:
 - Abattoir, Slaughterhouse or Rendering of Animals Factory;
 - Ammunition, Firearms or Fireworks Factory;
 - Asphalt Plant;
 - Cement Plant, or Concrete Batching Plant;
 - Crude Petroleum Oil or Coal Refinery;
 - Explosives Factory;
 - Industrial Gas Manufacturing;
 - Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
 - Pesticide or Fertilizer Manufacturing;
 - Petrochemical Manufacturing;
 - Primary Processing of Gypsum;
 - Primary Processing of Limestone;
 - Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
 - Pulp Mill, using pulpwood or other vegetable fibres;
 - Resin, Natural or Synthetic Rubber Manufacturing;
 - Tannery
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use [By-law: OMB PL130592]



For more information on Zoning, please visit the City of Toronto's Zoning website at <https://www.toronto.ca/city-government/planning-development/>

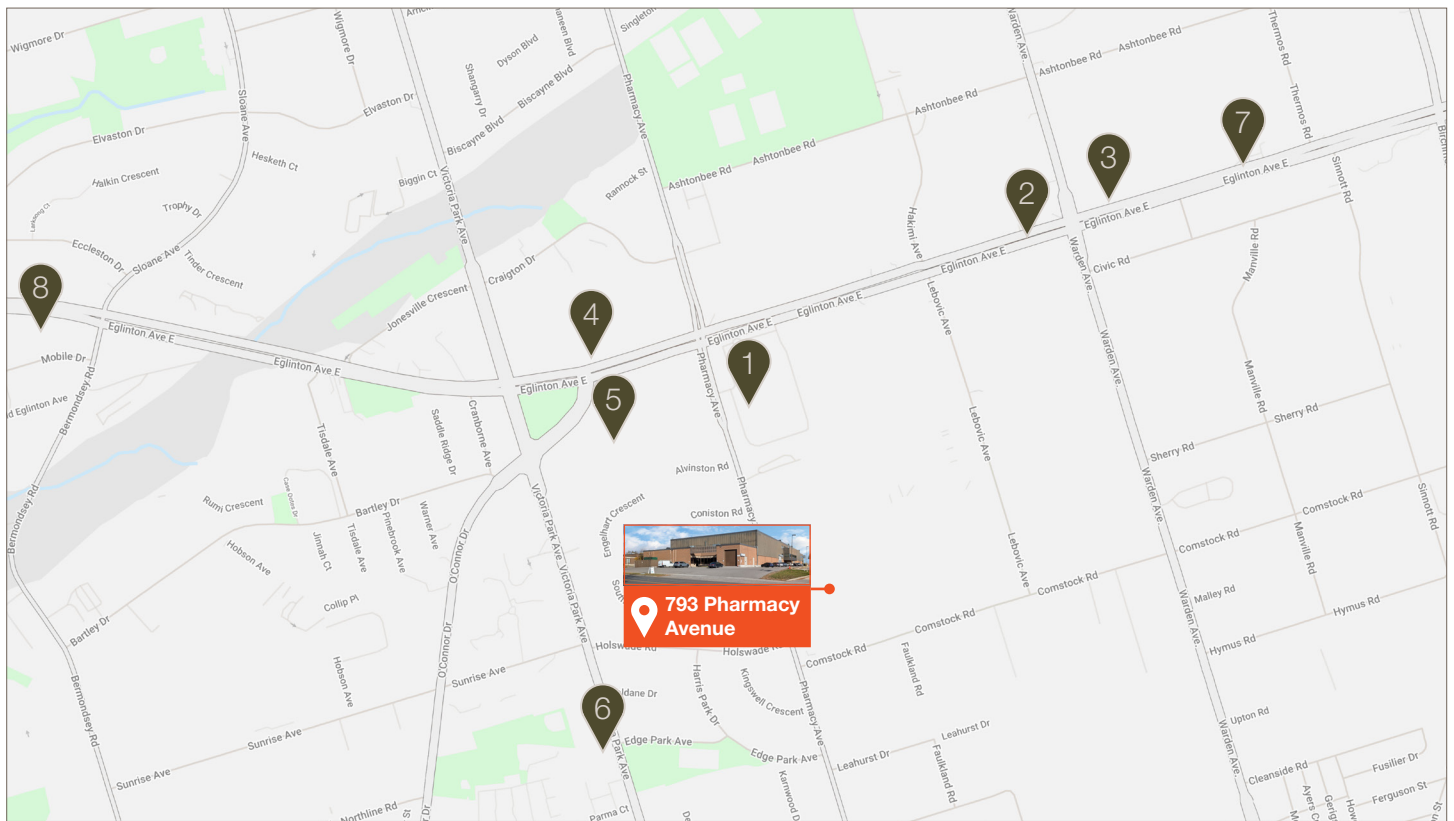
Amenity Map



Neighbouring Developments



Development	Developer	Units	Status
1 1891 Eglinton Avenue East Condos	Mattamy Homes	1,850	Preconstruction
2 1920-1940 Eglinton Avenue East Condos	Madison Group	4,263	Preconstruction
3 1960 Eglinton Avenue East Condos	RioCan Living	2,545	Preconstruction
4 Golden Mile Shopping Centre Redevelopment	Choice Properties and Daniels Corporation	3,828	Preconstruction
5 Eglinton Square - Eastern Block	Kingsley Development	892	Preconstruction
6 1400-1411 Victoria Park Avenue Condos	Leader Lane Developments	881	Preconstruction
7 2200 Eglinton Avenue East Condos- Phase 1	Dream and Centre Court	1,001	Preconstruction
8 3 Swift Drive Condos	Republic Developments	796	Preconstruction



Total Population
243,086



Median Age
41



Total Households
92,785

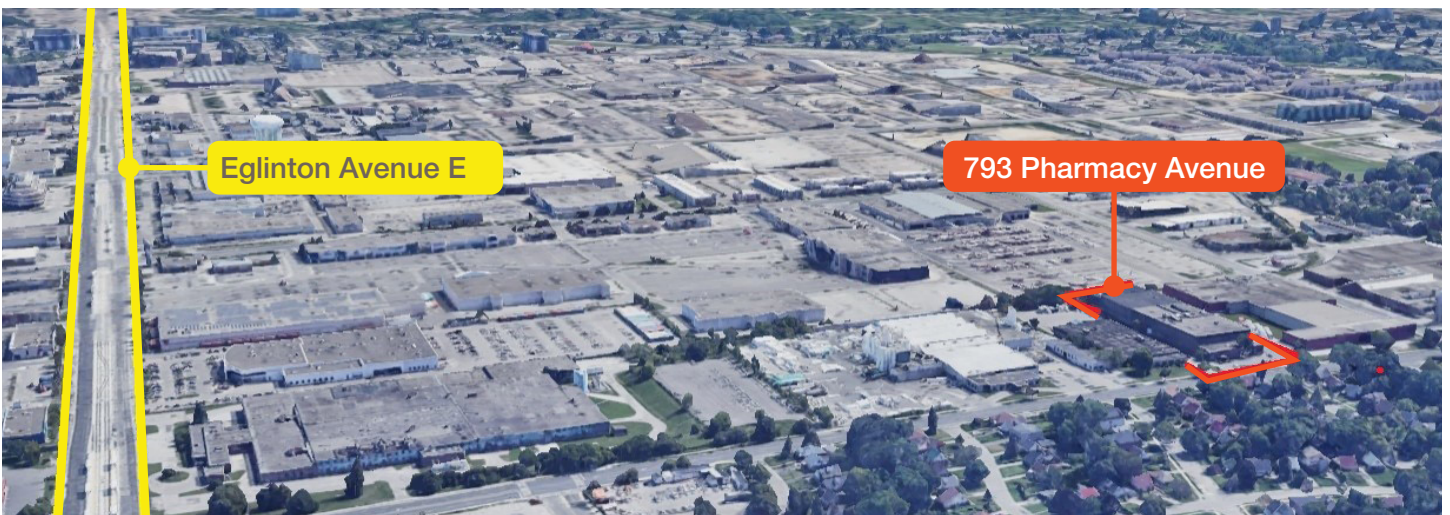


Median Household
Income
\$80,905

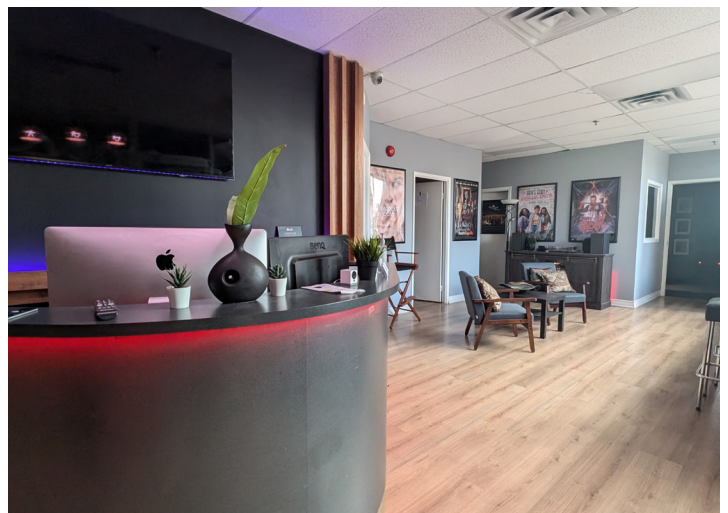
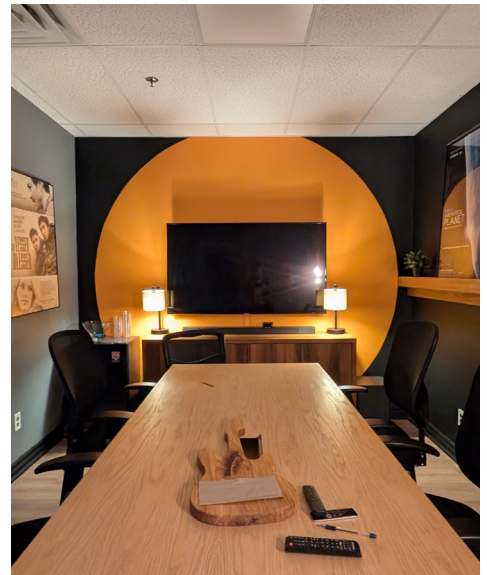
Photos



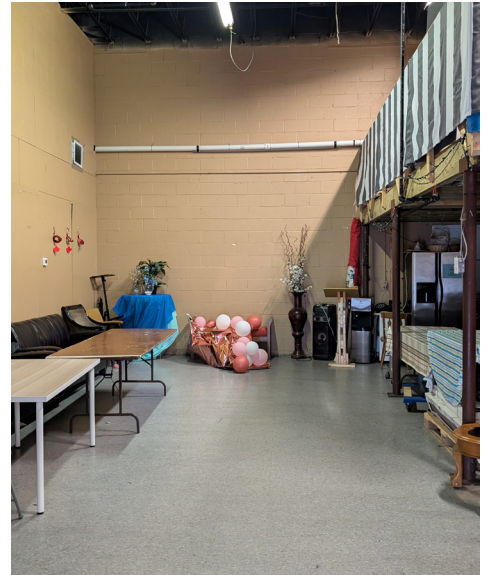
Aerials



Photos



Photos





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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.