

Lennard:

**Automotive
& Outside
Storage
Permitted**

For Sale: 79 Green Lane

0.982 acres of land with Automotive Zoning

79 Green Lane

0.982 acres of Service Employment Land, in automotive area near Bayview Avenue & John Street in Thornhill.



Land Area

0.982 acres

Zoning

EMP-SE

Employment - Service Employment

PIN

030120108



Asking Price

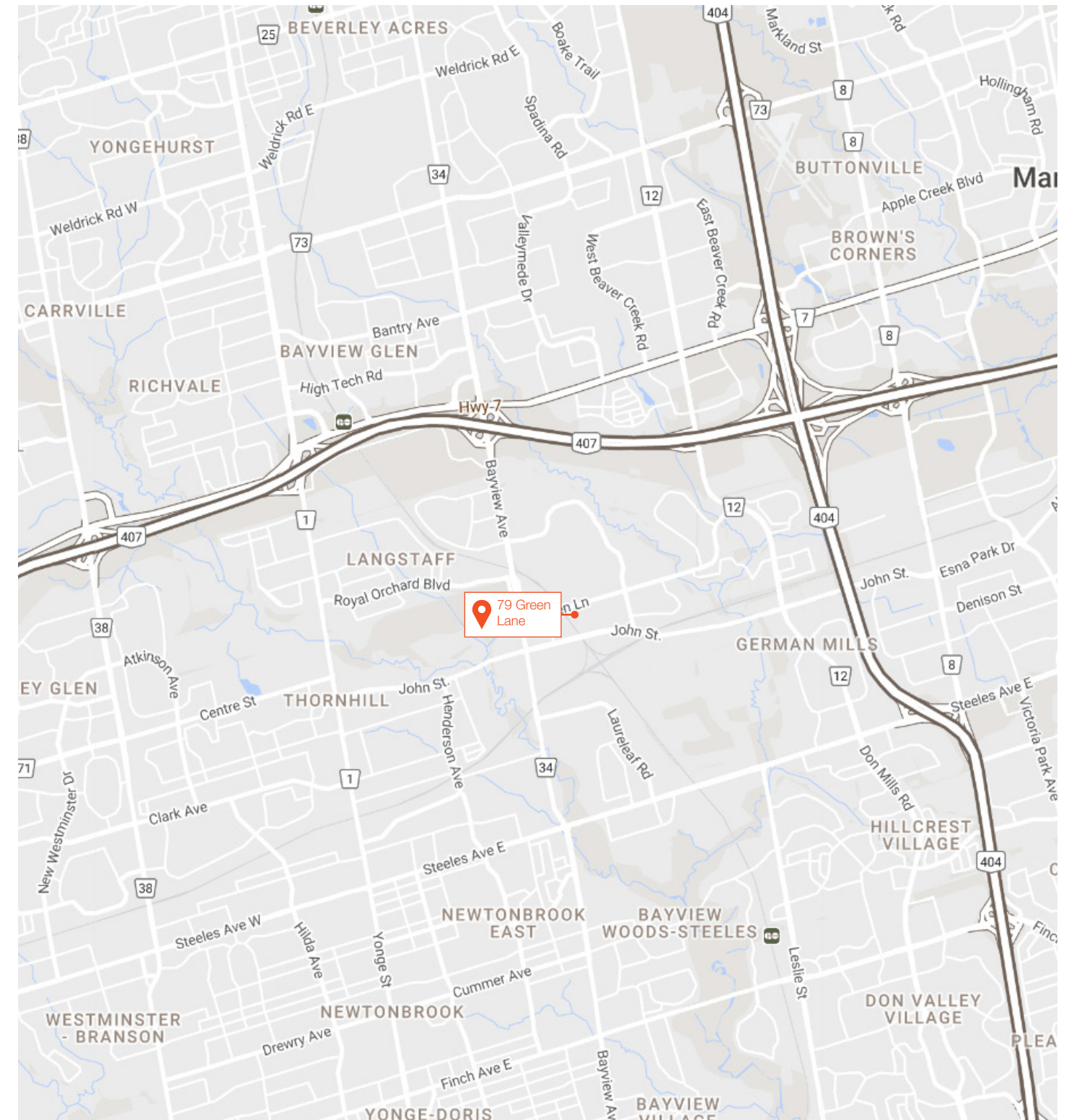
Contact Listing Agent

Taxes

\$17,781.43 (2024)

Property Highlights

- Full automotive sales and service uses permitted
- Outside Storage permitted
- Two buildings on-site
- ±1,500 SF building at front
 - » Leased to Doggy House Pet Care
- ±1,500 SF building at rear - 3 bay service shop & office
 - » Leased to Auto Trust Technicians (including Outside Storage)





N

John Street

GO Train Rail Line

Green Lane



79 Green Lane

Zoning

According to the City of Markham Zoning by-law, the zoning designation of the property is "Employment - Service Employment (EMP-SE)".

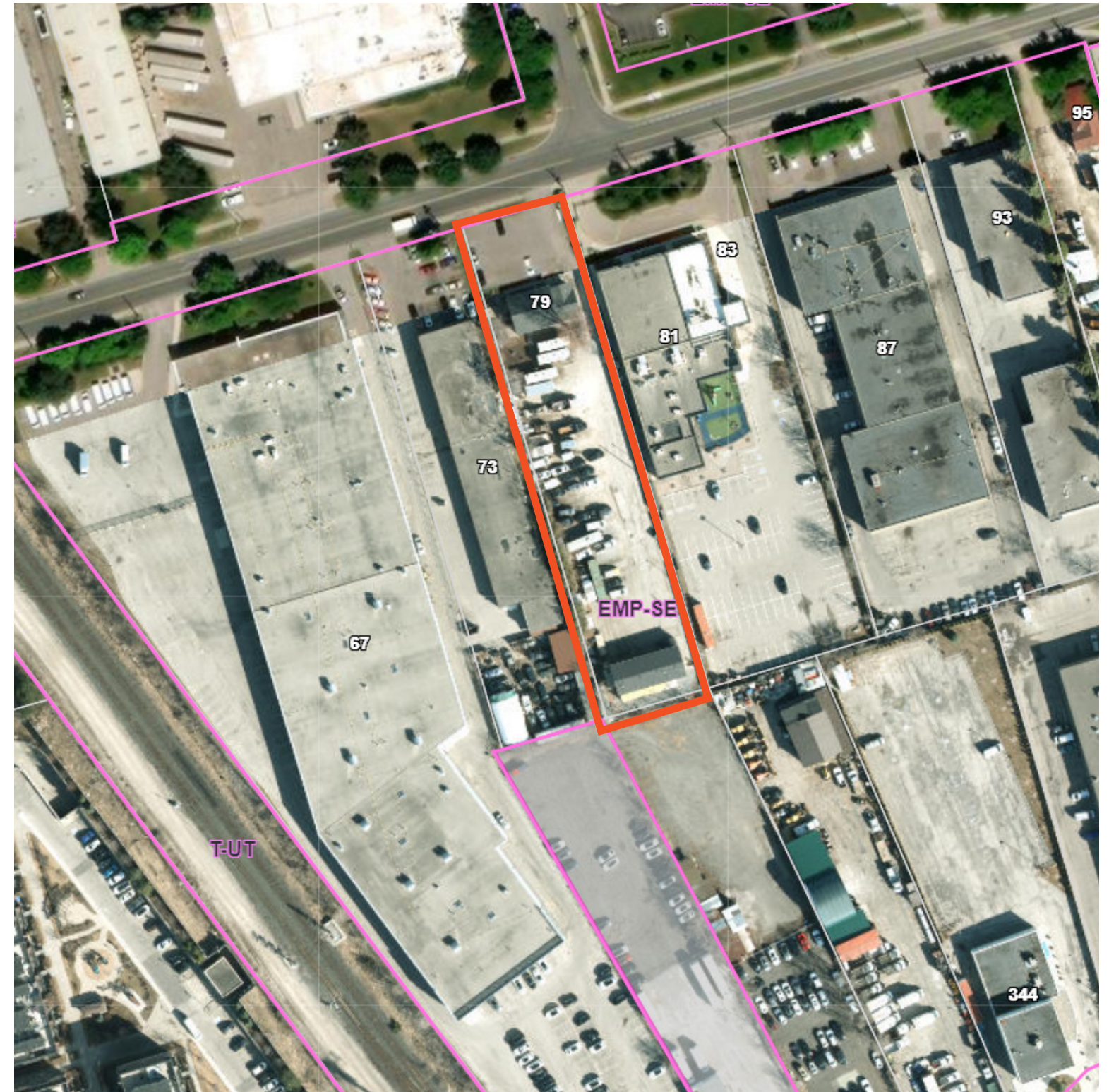
Permitted Uses

- Artist studio
- Business office
- Cannabis establishment
- Service and repair establishment
- Commercial parking lot or garage ⁽⁷⁾
- Commercial school
- Film studio
- Financial institution ⁽⁸⁾
- Fitness centre, recreational
- Hotel
- Industrial use ⁽⁵⁾
- Craft brewery ^{(2) (6)}
- Motor vehicle repair and body shop ⁽⁵⁾
- Motor vehicle maintenance shop ⁽⁵⁾
- Personal service establishment ^{(2) (6)}
- Pet services establishment ^{(2) (6)}
- Retail store ^{(1) (2) (3) (4) (6) (8)}
- Retail brewery ^{(2) (6)}
- Veterinary clinic

The following uses that legally existed on the lot on the date of the passing of this By-law:

- i) Industrial use ⁽¹⁰⁾
- ii) Banquet hall
- iii) Non-profit private club
- iv) Trade and convention centre
- v) College
- vi) University
- vii) Child care centre
- viii) Funeral establishment
- ix) Crematorium
- x) Commercial storage facility
- xi) Motor vehicle fueling station ⁽¹⁰⁾
- xii) Motor vehicle maintenance shop ⁽¹⁰⁾
- xiii) Motor vehicle washing establishment
- xiv) Motor vehicle repair and body shop ⁽¹⁰⁾
- xv) Motor vehicle sales establishment ⁽¹⁰⁾
- xvi) Motor vehicle rental establishment ⁽¹⁰⁾
- xvii) Nightclub integrated within a hotel;
- xviii) Place of worship
- xix) Entertainment centre, minor local
- xx) Restaurant
- xxi) Respite day program establishment

(1) Shall be located in the same building as an industrial use and not exceed 1,000 square metres of gross floor area
(2) Shall not exceed 1,000 square metres of gross floor area per establishment, except if use is an office supply or computer retail store, in which case the maximum gross floor area is 3,000 square metres.
(3) No more than 50% of a building with two or more uses, or 3,000 square metres of gross floor area, whichever is less, can be used for retail stores
(4) The maximum gross floor area permitted on a lot is 3,000 square metres
(5) Accessory outdoor storage is not permitted
(6) Outdoor display and sales area is not permitted
(7) Stepback of this use to any other portion of a building - 3.0 metres
(8) Drive-Through Service Establishments are not permitted
(9) The expansion of an existing building, structure or use by no more than 10% of the total gross floor area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and the standards below
(10) Accessory outdoor storage is permitted



For more information on zoning, please visit the City of Markham's Zoning website at: <https://www.markham.ca/wps/portal/home/business/planning/zoning-information/01-zoning-bylaws>

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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. All information and measurements to be verified by the Buyer. Lennard Commercial Realty, Brokerage.