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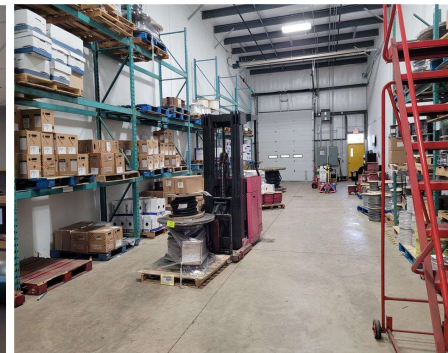
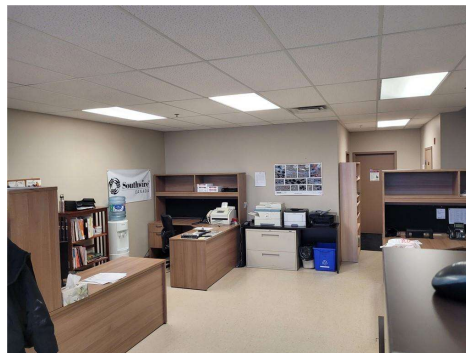
RAY LOYA

905.906.5692
www.rayloya.com



Industrial Condo For Sale

1100 South Service Rd #104, Stoney Creek



SALE PRICE: \$1,449,900.00

TAXES: \$11,827.63 (2025)

UNIT SIZE: +/- 3,800 SF in total
Main floor
 +/- 800 SF Office/Showroom
 +/- 2,200 SF Warehouse
Second floor
 +/- 800 SF Office

ZONING: M3 exception: 402
 (Business Prestige Park)

PARKING: In common and unreserved

ADDITIONAL COMMENTS:

- *Please do not go direct.
- *Contact listing agent for a private tour and additional information on how you can locate your business here.

COMMENTS:

- Clean, bright industrial unit with excellent signage and exposure to the QEW.
- Open collaborative office space on main floor and second floor. Units can be rented separately - use what you need and take income from the balance of the space.
- Ample on-site parking plus 4 owned parking spots.
- Modern multi-unit warehouse: ground floor is 30% office and 70% warehouse.
- Three washrooms - one in the warehouse, one on the main floor and one on the second floor.
- 14 ft height x 12 ft wide drive-in door.
- Warehouse is 22 ft in height with radiant heat.
- 600 volt hydro service.
- Plenty of amenities nearby and in close proximity to Winona Crossings, Costco, Go Station, and more.

VIRTUAL TOUR: <http://real.vision/1100-s-service-rd-104>

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Industrial Condo For Sale

Permitted Uses

- Alcohol Production Facility
- Aquaponics
- Artist Studio
- Building and Lumber Supply Establishment Building or Contracting Supply Establishment
- Cannabis Growing and Harvesting Facility Commercial Motor Vehicle Sales, Rental and Service Establishment
- Communications Establishment
- Conference or Convention Centre
- Contractor's Establishment
- Courier Establishment
- Craftsperson Shop
- Equipment and Machinery Sales, Rental and Service Establishment
- Greenhouse
- Hotel
- Industrial Administrative Office
- Laboratory
- Labour Association Hall
- Manufacturing
- Motor Vehicle Collision Repair Establishment
- Motor Vehicle Service Station
- Office
- Private Power Generation Facility
- Production Studio Repair Service
- Research and Development Establishment
- Restaurant
- Surveying, Engineering, Planning or Design
- Business
- Trade School
- Tradesperson's Shop
- Transport Terminal
- Transportation Depot
- Warehouse

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Industrial Condo For Sale

Prohibited Uses

- Concrete Crushing
- Manufacturing of Asbestos, Phosphate or Sulphur Products
- Primary Production of Chemicals,
- Synthetic Rubber, Plastic, Asphalt or Cement, not including mixing, blending, treatment or similar process
- Processing or Refining of Petroleum or]Coal
- Processing, Milling or Packaging of Animal Feed
- Salvage Yard
- Rock Crushing
- Salvage Yard
- Slaughtering, Eviscerating, Rendering or Cleaning of Meat, Poultry or Fish or by-products thereof
- Smelting of Ore or Metal
- Tanning or Chemical Processing of Pelts or Leather
- Vulcanizing of Rubber or Rubber Products
- Explosives Manufacturing
- Pulp and Paper Mills
- Child Care Centre
- Dwelling Unit
- Place of Worship

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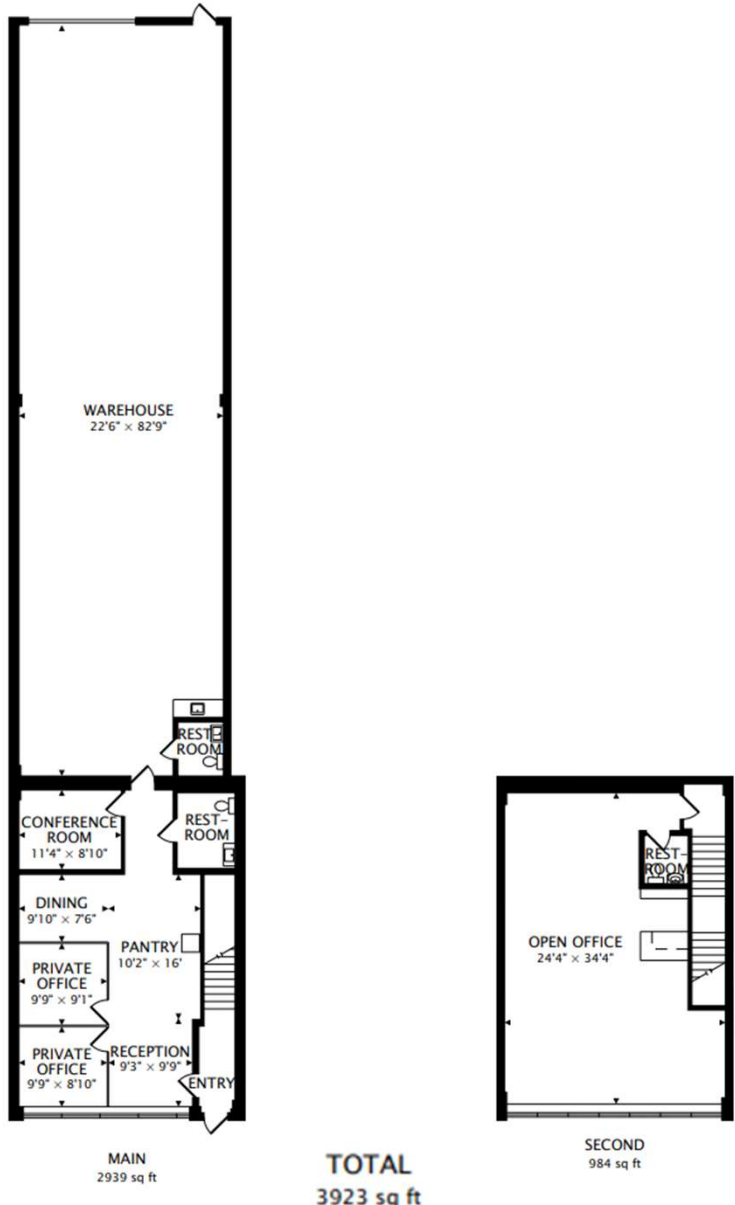
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Floor Plan



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The information contained herein was obtained from the seller. Although deemed reliable, the information is not guaranteed by Remax Escarpment Realty Inc., Brokerage. All room measurements are approximate.