



For Sale: Industrial

# 84 Malmo Court

2,080 SF Industrial Unit with 3,240 SF Outside Storage in Vaughan

Here is where your business will *grow*.

**Lennard:**

209-1 Yorkdale Road, North York  
905.752.2220

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# 84 Malmo Court, Unit 9

2,080 SF Industrial Building Unit located at Keele Street and Teston Road in Vaughan



Total Area  
**2,080 SF**  
Office Area  
**208 SF**  
Industrial Area  
**1,872 SF**



Zoning  
**EM2**



Asking Price  
**\$1,239,000**



Clear Height  
**18'**



T.M.I (2024)  
**\$5,710.94**



Outside Storage  
**3,240 SF**



Shipping Door  
**1 Drive-In Door**



Listing Agent  
**Joe Rosati\***  
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\*Sales Representative

## Property Highlights

- Rare small industrial unit in Vaughan with EM2 zoning (allows automotive uses like repair/body shop)
- Includes a 3,240 sq ft gated yard for outside storage, uncommon for units of this size
- Tenants are month-to-month; can be vacant on closing
- 2nd floor mezzanine (not included in square footage)
- Central Vaughan location near major highways

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# 84 Malmo Court, Unit 9

Zoning - EM2 - General Employment



## Permitted uses

Automotive Detailing  
Commercial School  
Contractor's Establishment  
Heavy Equipment Sales, Rental, and Service Establishment  
Intermodal Facility  
Manufacturing or Processing Facility  
Motor Vehicle Body Repair

Motor Vehicle Repair  
Research and Development  
Transportation Terminal  
Vertical Farming  
Warehousing and Distribution Facility  
Banquet Hall  
Car Wash  
Emergency Service

Night Club  
Temporary Sales Office  
Accessory Office  
Intermodal Container  
Outside Storage

For complete list of permitted uses, please refer to [City of Vaughan zoning bylaw](#).

# 84 Malmo Court, Unit 9

Map of Location



**Lennard:**



# 84 Malmo Court, Unit 9

Photos



*A bright future for your business is right here.*

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Photos



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Outside Storage - 3,240 SF



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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.

\*Sales Representative