



For Sale

Prime Industrial Units in Central Vaughan

270 Pennsylvania Ave., Vaughan, ON

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Stewart Metcalfe*, SIOR

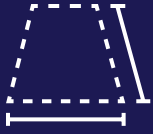
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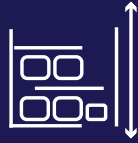
Accelerating success.



9,775 SF
Total Area



2 Truck level and 1
drive-in door



17' 6" - 18'
Various clear
heights



80% Warehouse
area



20% Office area



EM1 & EM2
Zoning



Centrally located with
access to Highways
400 and 407 and
public transport



Access to a strong
labour pool

The Offering

Colliers, along with Spear Realty Brokerage Inc., is pleased to offer for sale suites 11, 12 and 13 at 270 Pennsylvania Avenue in Vaughan. These suites are well located on the busy intersection of Pennsylvania Avenue and Edgeley Blvd.

The location presents an excellent opportunity to purchase a well maintained asset with good shipping capacity of 2 truck level and 1 drive-in door. The suites also offer well appointed offices and warehouse spaces with a total area of 9,775 SF for all units combined, which includes 20% office and 80% warehouse area.

The units possess clear heights ranging from 17' 6" to 18'. The units are available for purchase separately as unit 11, units 12 & 13 or together.

The property is well located east of Highway 400, south of Langstaff and north of Highway 7 with a strong labour pool and a number of transit options and amenities nearby.

The property will be delivered to the purchaser with vacant possession.

Asking Price Unit 11 : \$1,315,000

Condominium fees Unit 11 : \$638.92 monthly

Asking Price Units 12 & 13 : \$4,415,000

Condominium fees Unit 12 & 13 : \$1,335.61 monthly

Asking Price Units 11,12,13 : \$5,718,375

Condominium fees Units 11,12,13 : \$1,974.53 monthly

*All information, measurements to be verified by the buyer and buyers agent.



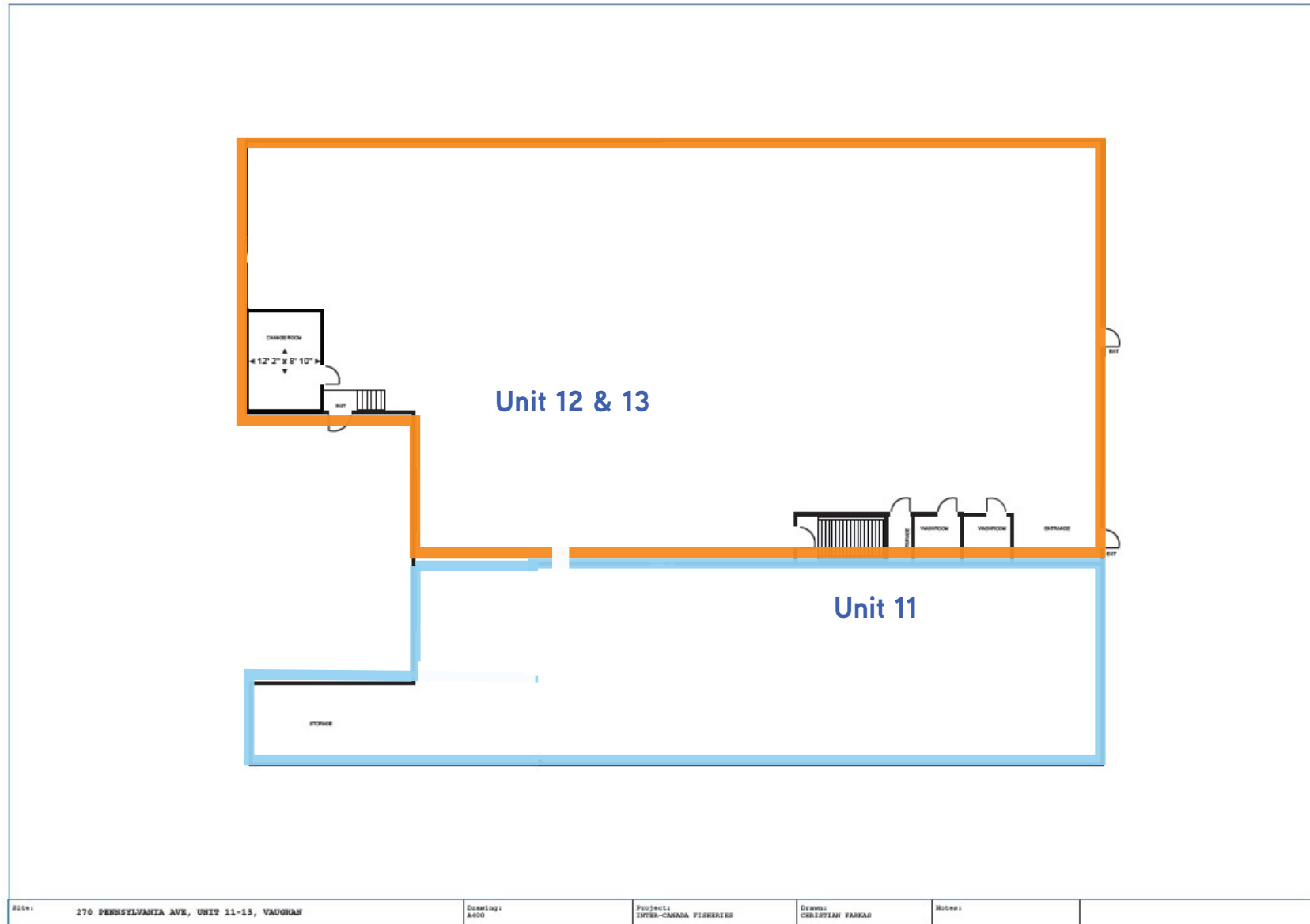
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270 Pennsylvania Ave.,

Unit Specifications

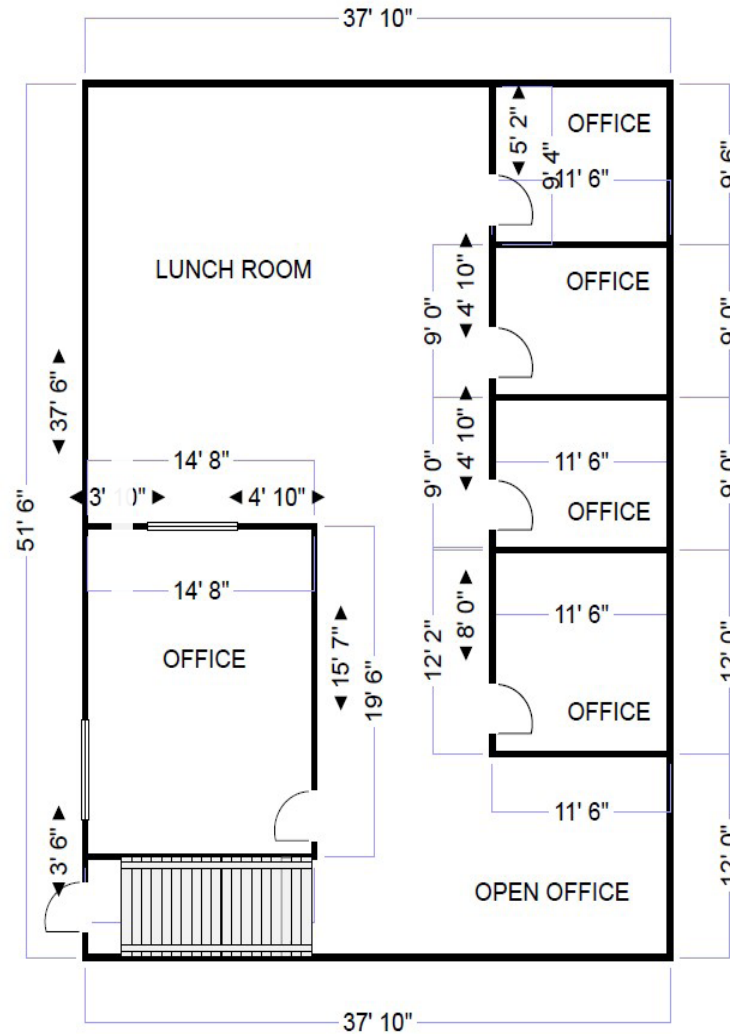
	Unit 11	Unit 12 - 13	Unit 11 ,12 & 13
Total SF	2,232 SF	7,543 SF	9,775 SF
Office SF	-	26%	20%
Warehouse SF	100%	74%	80%
Shipping	1 TL	1TL, 1 DI	2 TL, 1 DI
Clear Height	17`6" - 18`	17`6" - 18`	17`6" - 18`
Possession	Immediate	Immediate	Immediate
Asking Price	\$1,315,000	\$4,415,000	\$5,718,375
Condominium Fee	\$638.92 monthly	\$1,335.61 monthly	\$1,974.53 monthly
Property Taxes (2023)	\$7,882.44	\$17,399.04	\$25,281.48
All information and measurements to be verified by the buyer and buyers agent.			

First Floor Plan



*All measurements and property lines to be verified by the buyer and buyers agent.

Second Floor Plan



Site: 270 PENNSYLVANIA AVE, UNIT 11-13, VAUGHAN

Drawing: A100.1

Project: INTER-CANADA FISHERIES

Title: SECOND FLOOR PLAN

Scale: 1/4" = 1' 0"

Date: 11/06/2020

*All measurements and property lines to be verified by the buyer and buyers agent.

Easy access to local amenities

RBC	5 mins. - 2.2 Km
CIBC	4 mins. - 2.1 Km
Walmart	3 mins. - 1 Km
Costco	8 mins. - 4.7 Km
Starbucks	7 mins. - 2.7 Km
Local Restaurants	Within - 1.5 Km
Esso	6 mins. - 2.4 Km
Rutherford GO Station	13 mins. - 6.6 Km
Vaughan Sportsplex	12 mins. - 6.0 Km
Vaughan Mills Shopping Mall	9 mins. - 3.8 Km
Lester B. Pearson International Airport	18 mins. - 20 Km



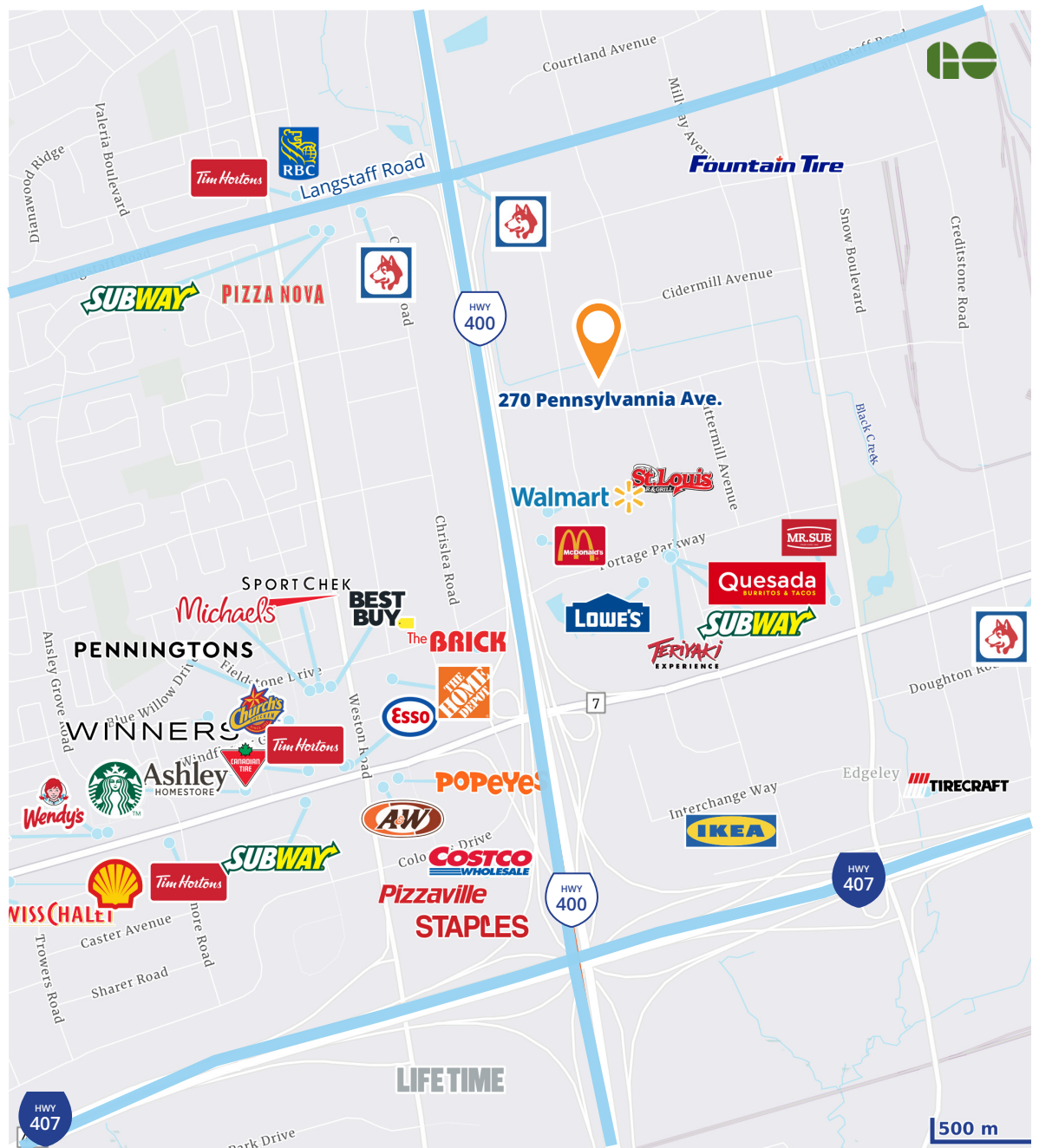
Proximity to Highway 400 and 407
 Hwy 407 - 4 mins - 2 Kms
 Hwy 400 - 3 mins - 1.5 Kms



Lester B. Pearson International Airport
 20 km | 18 mins



Location Overview



Property Photos



Property Photos





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