



MILNER BUSINESS PARK FOR SALE

445, 455, 465
MILNER AVE. &
50-70
NOVOPHARM CRT.

INDUSTRIAL CONDOS
2,800 SF – 25,232 SF OPTIONS

DESIGNED TO MEET THE NEEDS
OF MODERN BUSINESSES IN
SCARBOROUGH, ON



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PROPERTY OVERVIEW

Milner Business Park, where industry and innovation come together to create a dynamic business environment.

Situated in the heart of Scarborough, this premier industrial community offers first-class industrial condo units ranging from 2,800 to 25,231 square feet. Enjoy the convenience of a superior commercial location with easy access to the 401 and ample parking. With institutionally maintained buildings and both truck-level and drive-in options accommodating 53' ft trailers, Milner Business Park is designed to meet the needs of your business.

As well, the site's Employment Zoning allows for a wide variety of uses and fosters a diverse and vibrant business community.





PROPERTY HIGHLIGHTS

445 Milner Ave.	Available SF 42,264 SF
455 Milner Ave.	46,491 SF
465 Milner Ave.	57,093 SF
50-70 Novopharm Ct.	42,147 SF
Total SF	188,086 SF



EASY ACCESS
HWY 401



ZONING
(E) E0.6



CLEAR HEIGHT
16'



LOADING OPTIONS
TRUCK-LEVEL
& DRIVE-IN



PARKING
1 PER 1,000 SF



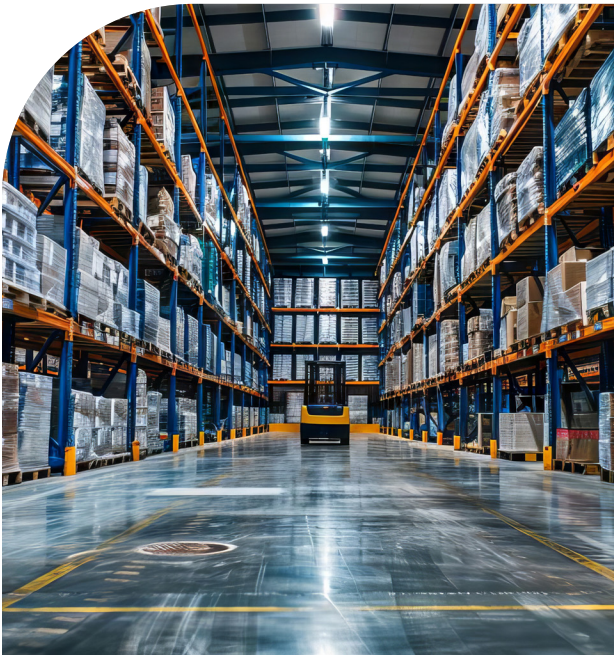
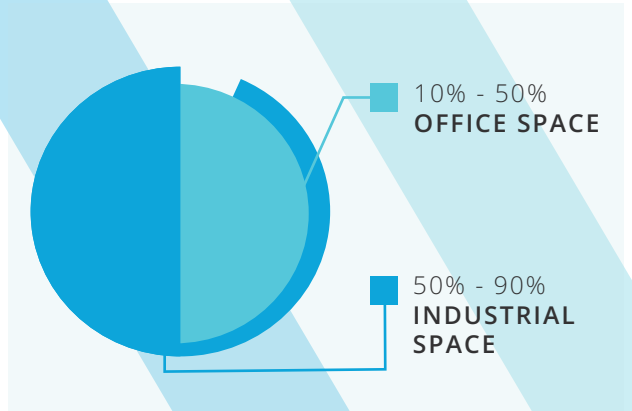
6 ACCESS POINTS
VIA MILNER AVE



**FLOORING
TREATMENT**
EPOXY*



POWER
60 AMPS-200* AMPS
*50-70 NOVOPHARM CT.



*Not every unit



LOCATION MAP



INDUSTRIAL
VACANCY

1.9%*

TORONTO EAST
SUBMARKET



AVAILABILITY
RATE

3.2%*



AVG NET
ASKING RENT

\$19.36/SF*



HOUSEHOLD
INCOME

\$85,967*



2023
POPULATION

281,471*

*COSTAR 2024



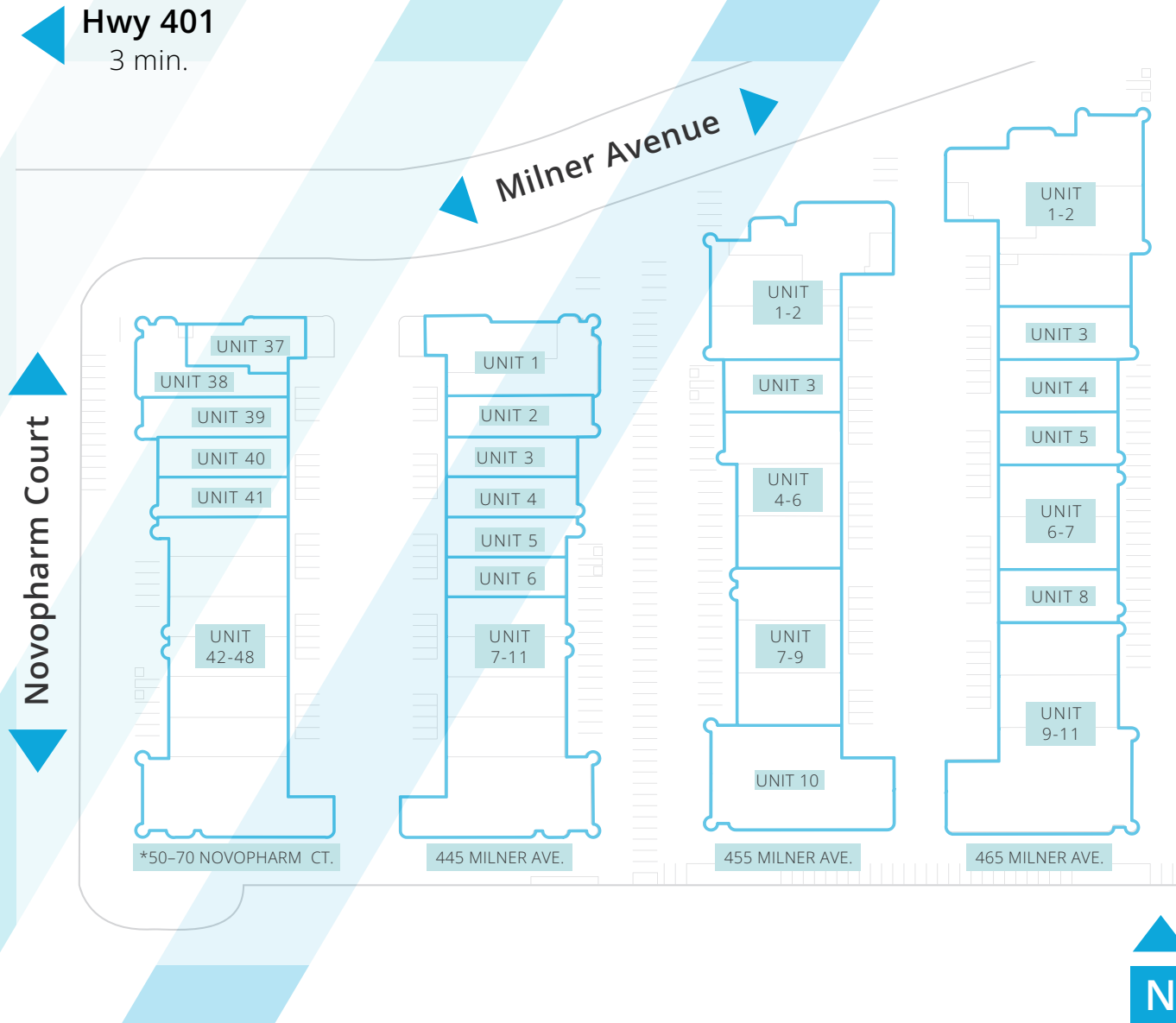


MILNER SITE





EXISTING SITE PLAN



465 MILNER AVE.

CONDO UNIT #	465 MUNICIPAL ADDRESS	SF
1-2	1-2	16,767
3	3	4,155
4	4	3,672
5	5	3,716
6-7	6-7	7,403
8	8	3,760
9-11	9-11	17,913
Total SF		57,093 SF

455 MILNER AVE.

CONDO UNIT #	455 MUNICIPAL ADDRESS	SF
13-15	1-2	12,456
16	3	3,664
17-19	4-6	10,158
20-22	7-9	9,716
23	10	10,253
Total SF		46,491 SF

445 MILNER AVE.

CONDO UNIT #	445 MUNICIPAL ADDRESS	SF
25-26	1	7,321
27	2	3,567
28	3	3,102
29	4	3,140
30	5	2,987
31	6	2,813
32-36	7-11	19,377
Total SF		42,264 SF

*See Page 10 for current purchase options

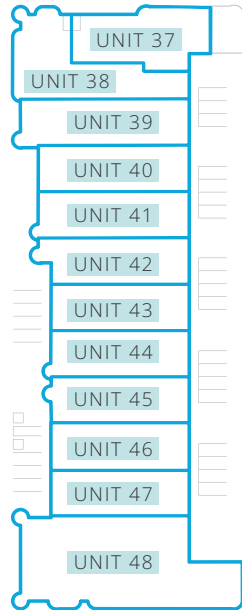


PROPOSED CONDO SITE PLAN

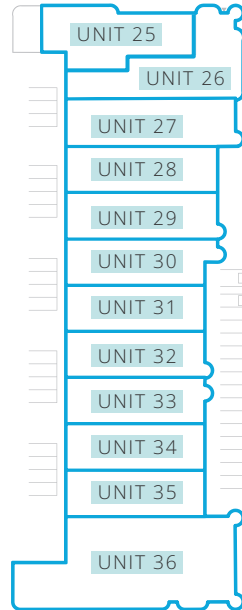
◀ Hwy 401
3 min.

◀ Milner Avenue

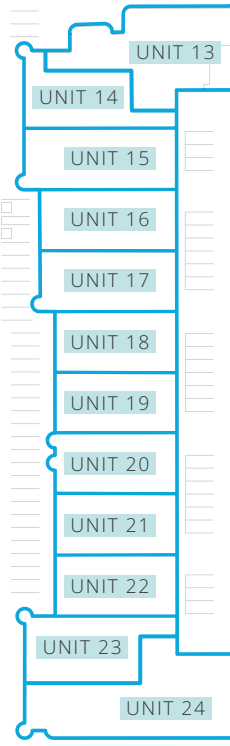
Novopharm Court



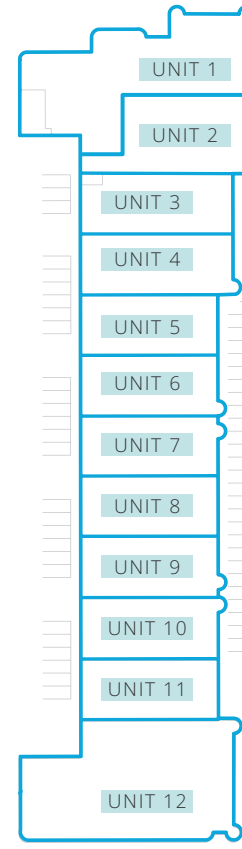
*50-70 NOVOPHARM CT.



445 MILNER AVE.



455 MILNER AVE.



465 MILNER AVE.



50-70 NOVOPHARM CT.	
UNIT	SF
37	3,236
38	3,948
39	3,509
40	3,088
41	3,134
42	3,006
43	2,830
44	2,871
45	2,872
46	2,832
47	2,823
48	7,998
Total	42,147 SF

465 MILNER AVE.	
UNIT	SF
1	8,093
2	4,675
3	3,999
4	4,155
5	3,672
6	3,716
7	3,718
8	3,685
9	3,760
10	3,779
11	3,694
12	10,440
Total	57,093 SF

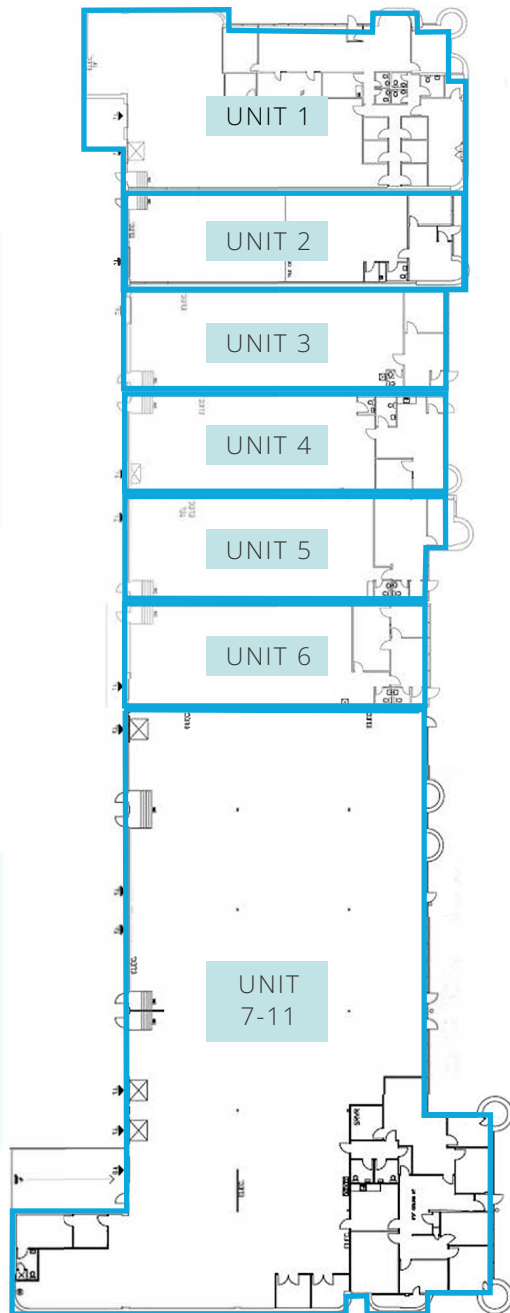
455 MILNER AVE.	
UNIT	SF
13	5,103
14	3,395
15	3,958
16	3,664
17	3,673
18	3,257
19	3,228
20	3,302
21	3,274
22	3,140
23	3,205
24	7,049
Total	46,491 SF

445 MILNER AVE.	
UNIT	SF
25	3,412
26	3,910
27	3,567
28	3,102
29	3,140
30	2,987
31	2,813
32	2,853
33	2,879
34	2,837
35	2,835
36	7,974
Total	42,264 SF





445 MILNER AVE.

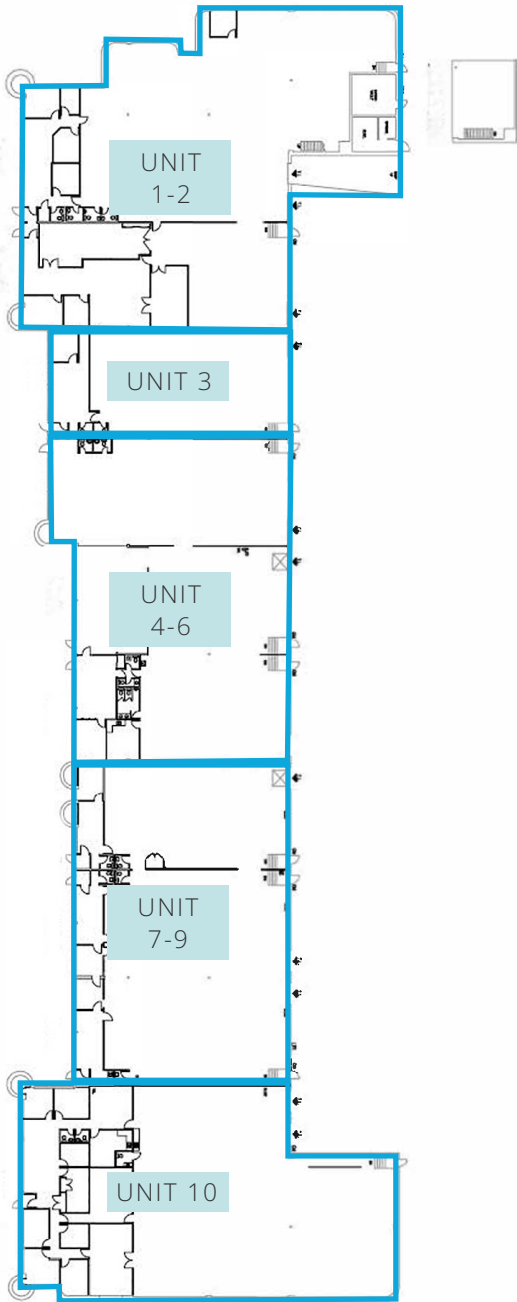


UNIT	SF	LOADING
1	7,321	1 DI + 1 TL
2	3,567	1 TL
3	3,102	1 TL
4	3,140	1 TL
5	2,987	1 TL
6	2,813	1 TL
7-11	19,377	1 DI + 5 TL
Total	42,264	2 DI + 11 TL





455 MILNER AVE.

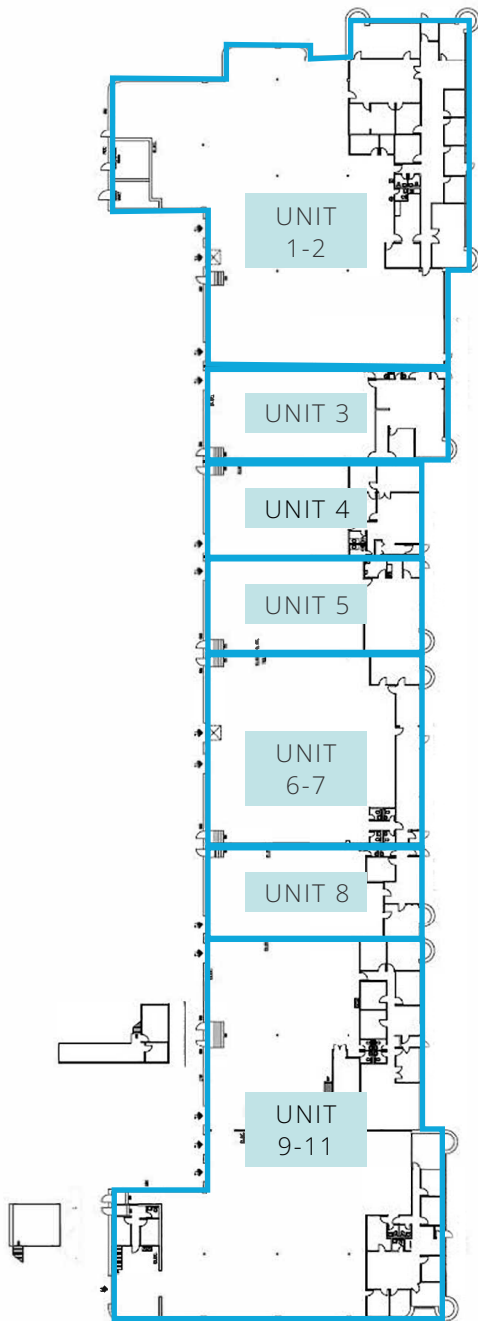


UNIT	SF	LOADING
1-2	12,456	1 I + 2 TL
3	3,664	1 TL
4-6	10,158	3 TL
7-9	9,716	3 TL
10	10,253	1 TL
Total	46,491	1 DI + 11 TL





465 MILNER AVE.

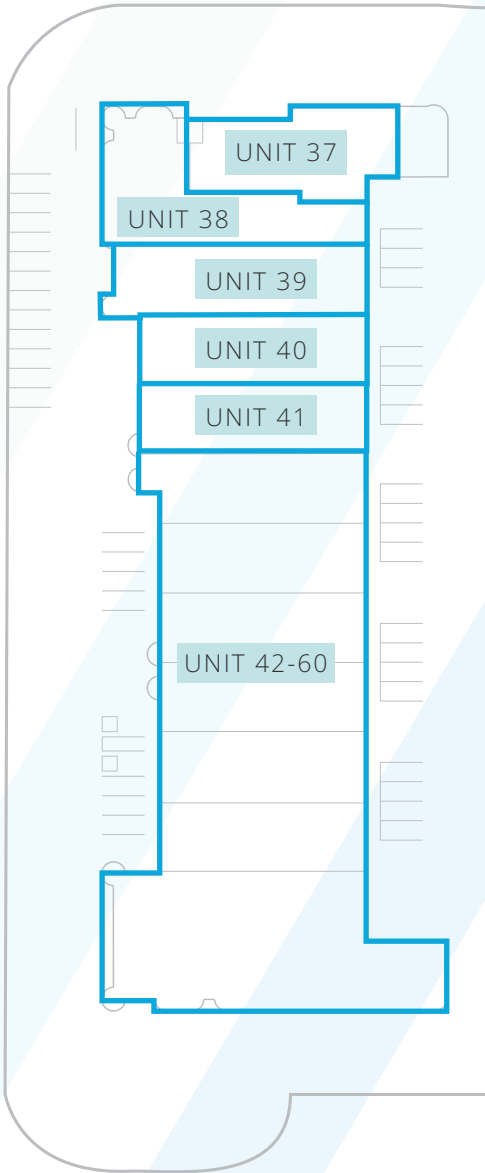


UNIT	SF	LOADING
1-2	16,767	3 TL
3	4,155	1 TL
4	3,672	1 TL
5	3,716	1 TL
6-7	7,403	2 TL
8	3,760	1 TL
9-11	17,913	1 DI + 4 TL
Total	57,093	1 DI + 13 TL





50-70 NOVOPHARM CT.



UNIT	SF	LOADING
37	3,236	1 TL
38	3,948	1 TL
39	3,509	1 TL
40	3,088	1 TL
41	3,134	1 TL
42-48	25,232	6 TL
Total*	42,147	13 TL

* Flexible unit configurations available.
Connect with Sales Team for more details.



* Proposed Condo Unit





OWN Vs. LEASE AT MILNER BUSINESS PARK

Stop Paying Rent, Start Building Equity

BENEFITS OF OWNERSHIP



EQUITY

Not only will you build equity in your real estate asset over time, but you will also benefit directly from any capital appreciation.



SECURITY

Avoid problems associated with renting, such as rising rents and unfavourable landlord decisions. As well, you can control your future and eliminate the cost and disruption of moving.



FLEXIBILITY

As you build equity and benefit from asset-value growth, your strengthened financial position can provide additional financial opportunities, including the benefit of passive income generated by your real estate acquisition.

	3,000 SF		5,000 SF		10,000 SF	
	Lease	Own	Lease	Own	Lease	Own
Net Lease Rate PSF ¹ / Purchase Price ²	\$20.00	\$1,557,000	\$20.00	\$2,595,000	\$20.00	\$5,190,000
Effective Payments over 10 Years	\$873,864	\$552,868	\$1,456,440	\$921,446	\$2,912,879	\$1,842,893
Principal Paydown	-	\$290,127 ³	-	\$483,545 ³	-	\$967,090 ³
Potential Appreciation ⁴	-	\$979,189	-	\$1,631,982	-	\$3,263,963
Equity Built after 10 years		\$1,269,316		\$2,115,527		\$4,231,053

¹ Lease payments over 10 years based on an estimated \$20.00 PSF net rate escalating at 2.5% per annum with a TMI of \$6.00 PSF.

² Based on pricing of \$519 PSF.

³ Mortgage payments over 10 years based on a 25% downpayment, 5-year term at 6.5% interest with a 25-year amortization. Includes condo fees and taxes estimated at \$7.65 PSF and account for CCA Tax Shield Benefits.

⁴ Appreciation 5.0% annually.



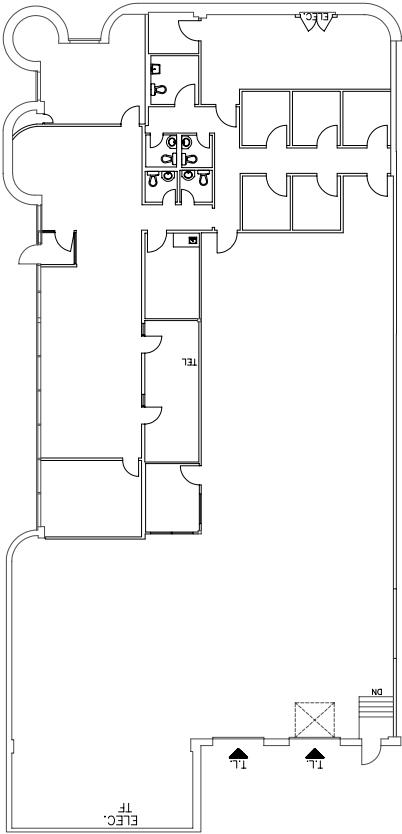


WHITE BOX SAMPLE UNIT

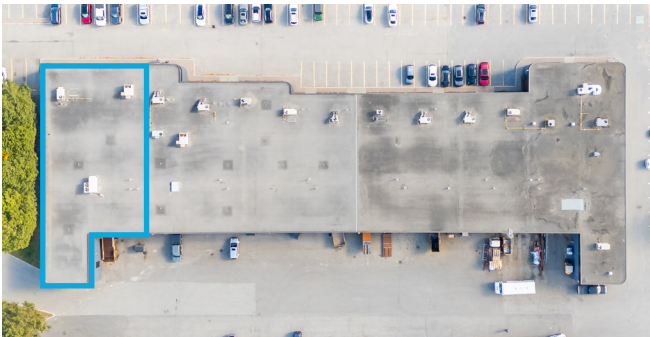




UNIT 1 - 445 MILNER



Unit	SF
1	7,321

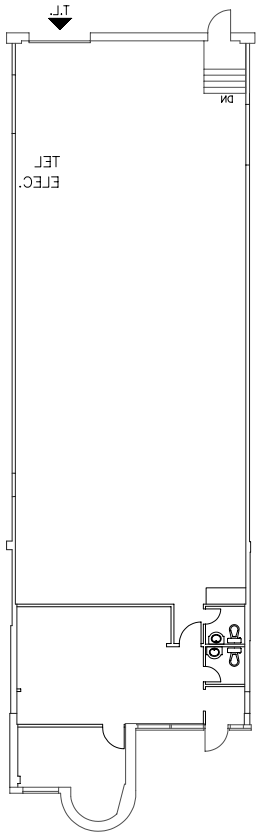


UNIT 1

The floor plans provided are for illustrative purposes only and are intended to give a general idea of the layout and dimensions of the spaces. While we strive for accuracy, all measurements and square footage are approximate and should be independently verified. The actual layout and size of the spaces may vary. Features, materials, finishes, and furnishings are shown for illustrative purposes only and are subject to change without notice. No warranty or guarantee, express or implied, is made regarding the accuracy, completeness, or reliability of the information. Prospective buyers or renters are advised to conduct their own due diligence and consult with professionals to ensure the property meets their needs and expectations. KOLT Realty Inc., Brokerage 2024



UNIT 5 - 445 MILNER



Unit	SF
5	2,987



UNIT 5

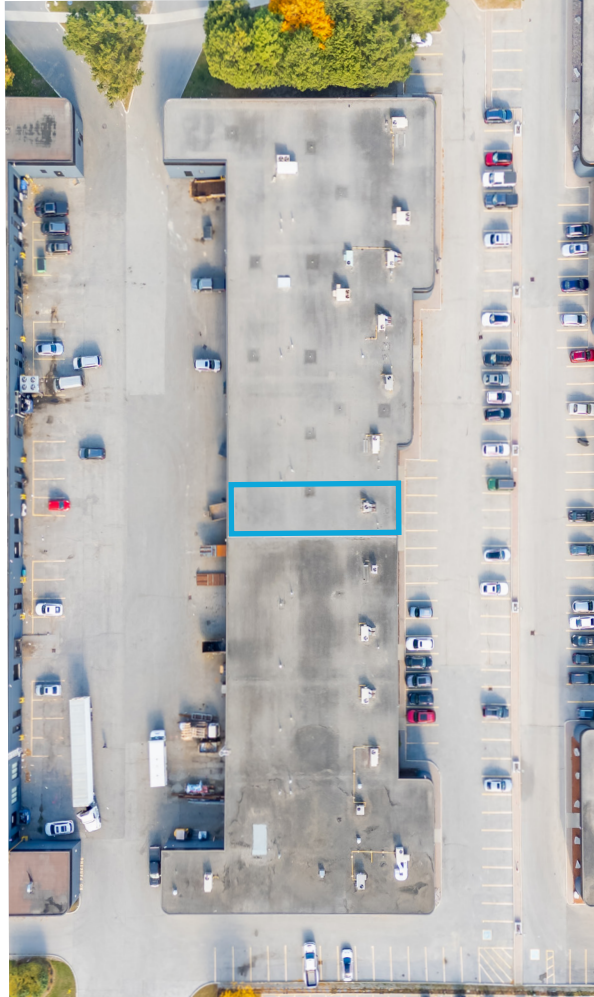
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UNIT 6 - 445 MILNER



Unit	SF
6	2,813



SAMPLE UNIT

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*Sales Representative. KOLT Realty Inc., Brokerage 2025 Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources, which we believe are reliable, but for which we assume no responsibility. All property listing information contained within is subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates contained within this site are for example only, and such projections, opinions, assumptions or estimates may not represent the current or future performance of a listed property. You and your financial, tax and legal advisors should conduct your own investigation of any property listed on this site and any contemplated transaction concerning any property listed on this site.