

# GILLEN



**109-111 RAILSIDE ROAD**  
NORTH YORK, ON

FOR SALE  
Offered at \$10,500,000.00 (\$259 p.s.f.)

# Modern commercial studio/office space with spectacular ravine views. An ideal owner/user opportunity!

Two free standing, 3-story custom built concrete and terrazzo commercial buildings offering 12 ft ceilings on all levels and parking for 80 cars -all on nearly an acre and a half of prime commercial land!

Strategically located just south of Lawrence Avenue East, minutes from the DVP, this property provides excellent access to the 401, 404, and 407 series highways.



## Property Details:

**Assessed Value (2024):** \$2,941,000 (Both Buildings)

**Property Taxes (2023):** \$63,814.32(Both Buildings)

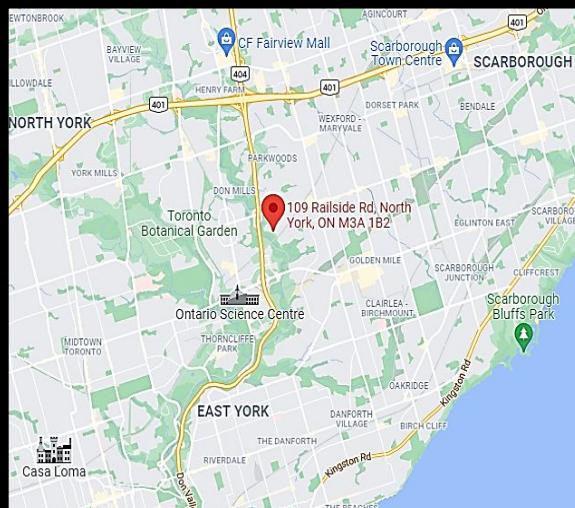
**Total Building Area:** approximately 40,320 Sq Ft .

**Site Area:** 1.47 Acres (64,033.2 Sq Ft)

**Zoning:** E 1.0 (Employment )

**Electrical:** 220 volt/400-amp electrical service

**Parking:** Surface parking for 80+ cars



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