



KOLT

Unit 1 - 525 Milner Ave. Scarborough, ON

Rare, corner-unit in a highly sought after location with immediate access to HWY 401 and a TTC bus stop.

SALES CONTACT INFO

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Sales Representative

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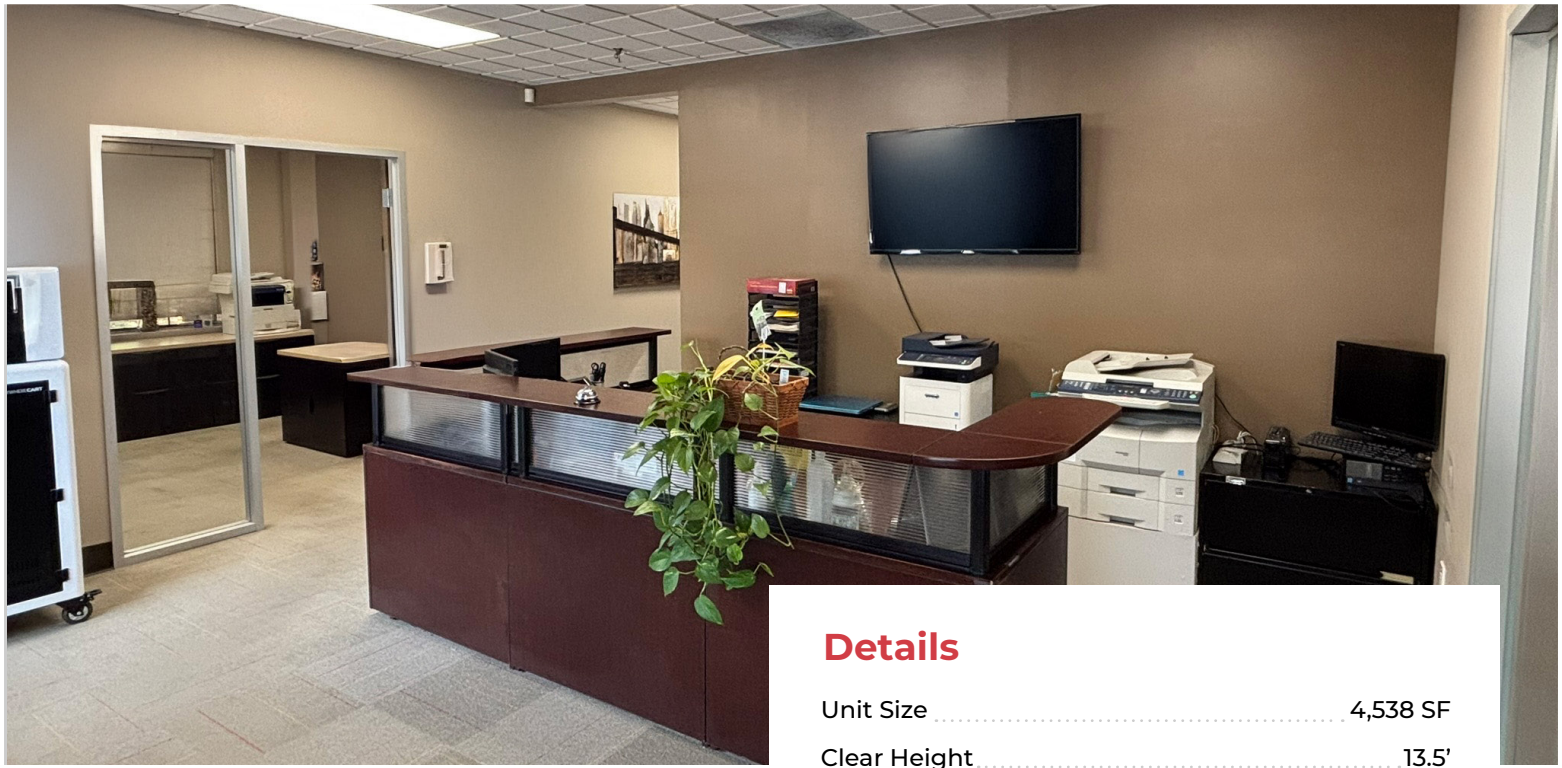
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Industrial Condo FOR SALE

kolt.ca/realty



Unit 1 at 525 Milner Avenue.

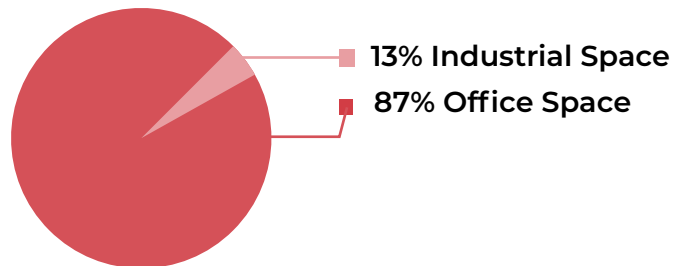
A rare, corner-unit in a highly sought after location with immediate access to HWY 401 and a TTC bus stop. The complex is well-maintained and comes with ample parking making it an ideal home for a wide variety of businesses.

The 4,538 SF industrial unit is currently built with approximately 87% professionally finished offices with 2 washrooms and kitchenette. The remaining floor area is designated as warehouse space for storage and distribution purposes, however the unit has the potential to be converted back to majority industrial space. There are two access points to the property and ample room for shipping in the rear (53 ft trailer access to be confirmed by Purchaser).

Food and retail uses to obtain written consent of the board. Measurements and permitted uses to be confirmed by purchaser.

Details

Unit Size	4,538 SF
Clear Height	13.5'
Loading	1 Truck-level Door
Frontage	2 Access Points
Zoning	E0.6
Asking Price	\$2,089,000



Permitted uses include: light industrial, manufacturing, warehousing, light distribution



Property Overview

OFFICE AREA

OFFICE AREA

KITCHEN

WAREHOUSE

HALLWAY

Property Floorplan



PROPERTY FLOORPLAN

KOLT

KOLT



KOLT Realty Inc., Brokerage

General Contact

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