

# 10 HARLECH COURT

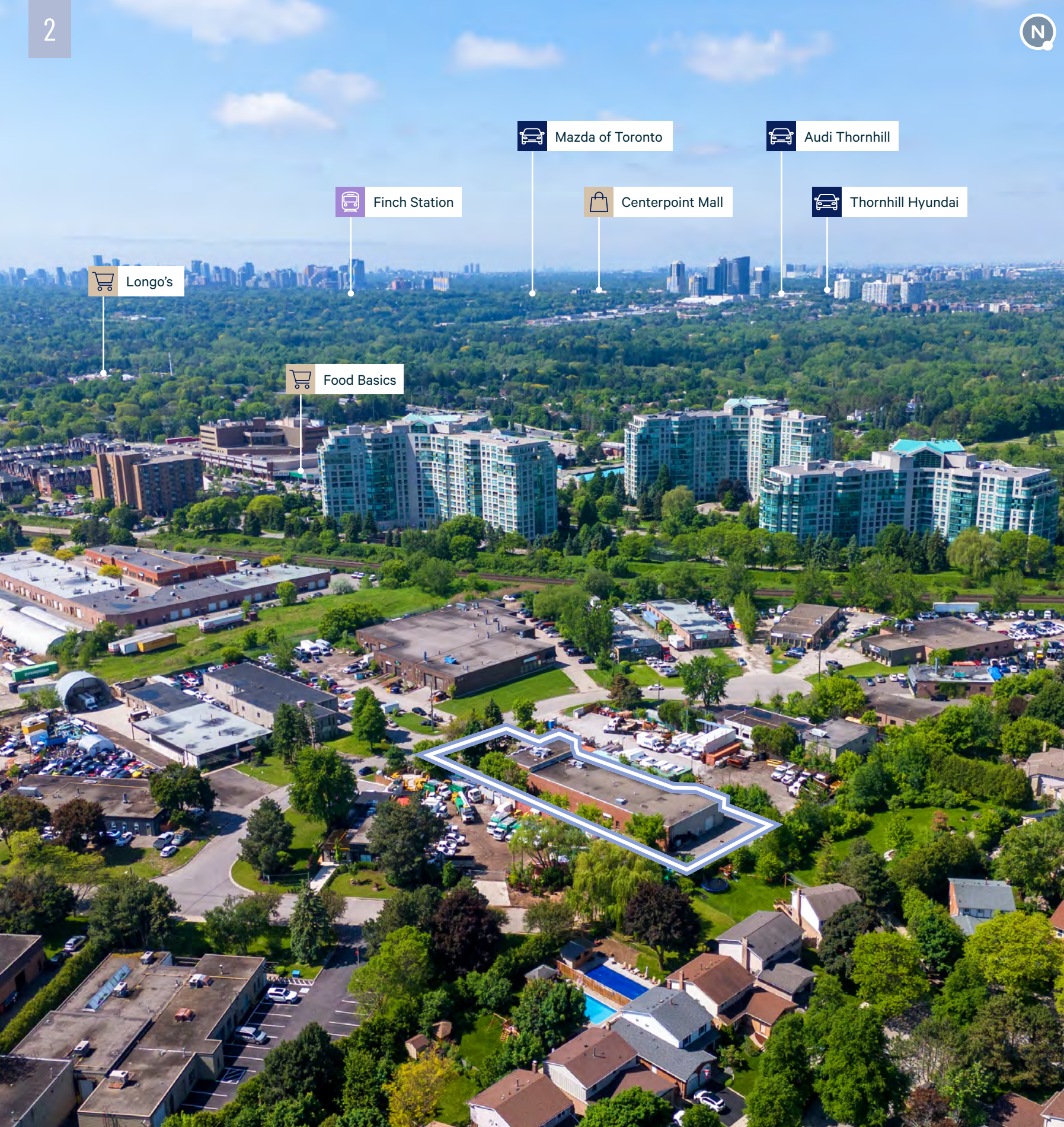
MARKHAM, ON



CBRE



PRIME USER/VALUE-ADD INVESTMENT OPPORTUNITY



# EXECUTIVE SUMMARY

CBRE's Land Services Group is pleased to offer for sale 10 Harlech Court (the "Site" or the "Property"), located within the City of Markham in York Region. The Property is currently improved with a 10,074 sq. ft. freestanding structure situated on a regularly configured 0.64 ac. lot. The Property currently comprises approximately 4,347 sq. ft. of office space and 5,727 sq. ft. of automotive/warehouse space. The warehouse is currently fixtured with 6 drive-in level doors and a total clear height of approximately 16 ft. The Property is 85% occupied, with all automotive/warehouse leases expiring in July 2024. The ground floor office space is tenanted by the Alzheimer Society of Canada until June 2027, with the second floor office space currently vacant. These features provide a rare and exciting opportunity for users with automotive and/or warehousing requirements, as well as investors looking to secure a multi tenant freestanding structure with significant upside in the strong York employment market.

PROPERTY INFORMATION

<b>Total Site Area:</b>	0.64 ac.	<b>Taxes:</b>	\$14,170
<b>Total Building Area:</b>	Office: 4,347 sq. ft. Warehouse: 5,727 sq. ft. <b>Total: 10,074 sq. ft.</b>	<b>Markham Industrial Vacancy Rate:</b>	1%
<b>Building Height:</b>	2 storeys	<b>Shipping:</b>	6 Drive-in Level Doors
<b>Clear Height:</b>	± 16 ft.	<b>Parking Spaces:</b>	22
<b>Zoning:</b>	Service Employment (EMP-SE)	<b>Air Conditioning:</b>	Office Area

DEMOGRAPHICS\*

POPULATION <sup>1</sup>		DAYTIME POPULATION <sup>1</sup>	
2023 Estimated:	216,373	Total Daytime Population:	268,018
2026 Projected:	231,087	Daytime Population at Work:	156,667
2028 Projected:	239,606		
2023-2026 Population Change (%):	6.8%	EMPLOYMENT <sup>1</sup>	
2026-2028 Population Change (%):	3.7%	Labour Force:	114,790
		Employed:	104,879
		Unemployed (%):	5.2%
INCOME (2023) <sup>1</sup>			
Average Household Income:	\$139,032		

<sup>1</sup>Within a 5km radius  
<sup>1</sup>Data derived from Sitewise, 2024.

PERMITTED USES



INDUSTRIAL USE  
MOTOR VEHICLE MAINTENANCE, REPAIR & BODY SHOP

SERVICE & REPAIR ESTABLISHMENT

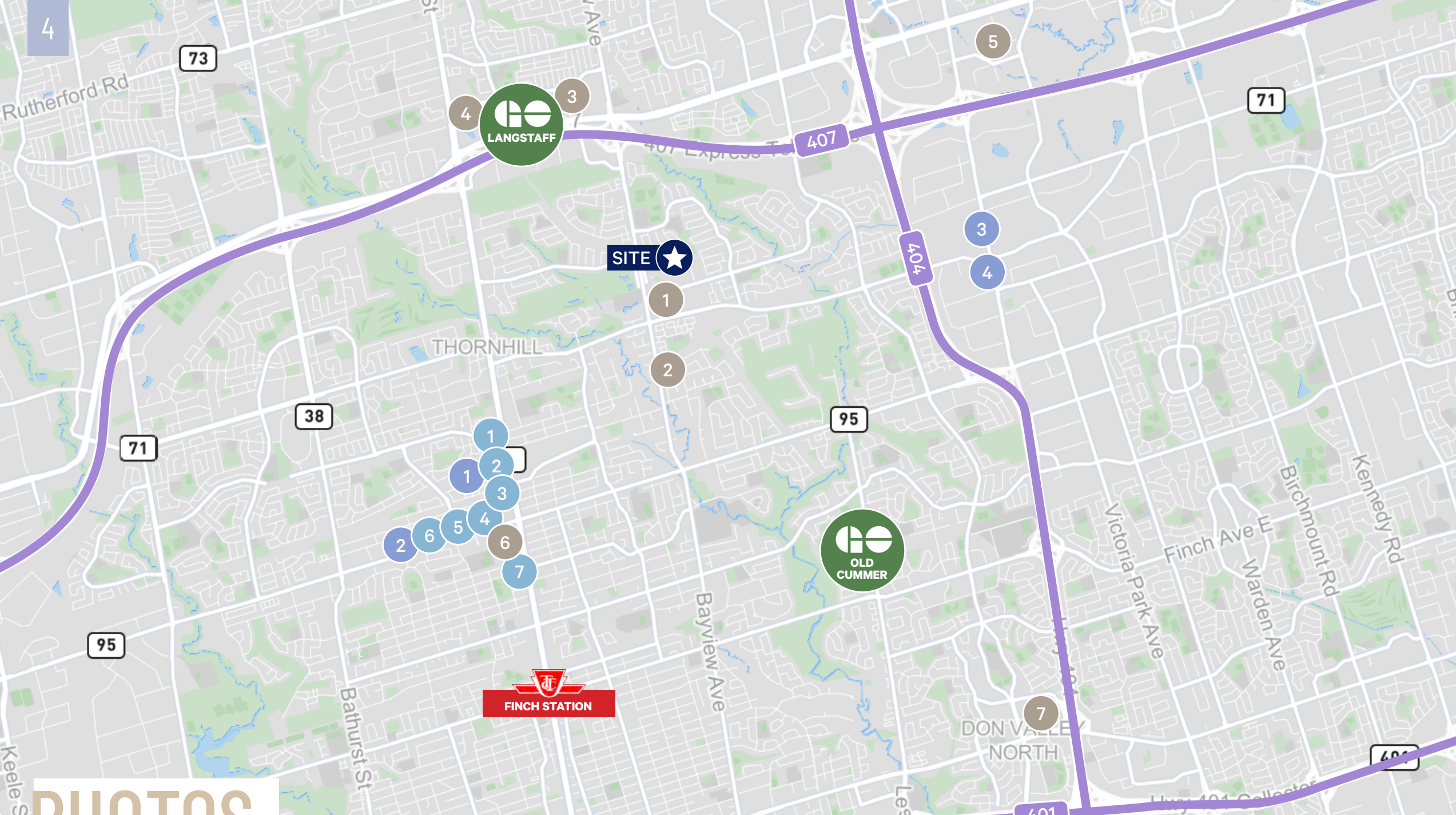
BUSINESS OFFICE

RETAIL STORE

FITNESS CENTRE / RECREATIONAL

CANNABIS ESTABLISHMENT

RETAIL / CRAFT BREWERY



# NEARBY AMENITIES

- RENTAL CAR LOCATIONS**
1. Enterprise Rent-A-Car
  2. Hertz Car Rental
  3. Budget Car Rental
  4. Enterprise Rent-A-Car

- CAR DEALERSHIPS**
1. Thornhill Hyundai
  2. Yonge Steeles Ford
  3. Audi Thornhill
  4. Honda of Thornhill
  5. Volkswagen Villa
  6. Mercedes-Benz Thornhill
  7. Mazda of Toronto

- RETAIL**
1. Food Basics
  2. Longo's
  3. Canadian Tire
  4. Home Depot
  5. First Markham Place
  6. Centerpoint Mall
  7. CF Fairview Mall

# PHOTOS



AUTOMOTIVE WAREHOUSE



DRIVE IN DOORS



FIRST FLOOR OFFICE



SECOND FLOOR OFFICE



OFFER SUBMISSION DATE TO BE ANNOUNCED

# OFFERING PROCESS

The Property is being offered for sale on an unpriced basis. For additional details including the offer submission date, please reach out to one of the advisors below.

### RIGHT OF FIRST REFUSAL:

Please note there is a right of first refusal in favour of one of the tenants. Please contact the listing agents to discuss.

### CONFIDENTIALITY AGREEMENT:

Potential purchasers that require access to the Document Centre must complete a CA and return it to: [lsggta@cbre.com](mailto:lsggta@cbre.com)

[CLICK TO SIGN CA](#)

[MLS: N8411006](#)

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