



FOR SALE

INDUSTRIAL-COMMERCIAL CONDOMINIUMS

435 CITYVIEW BLVD. VAUGHAN , ON.

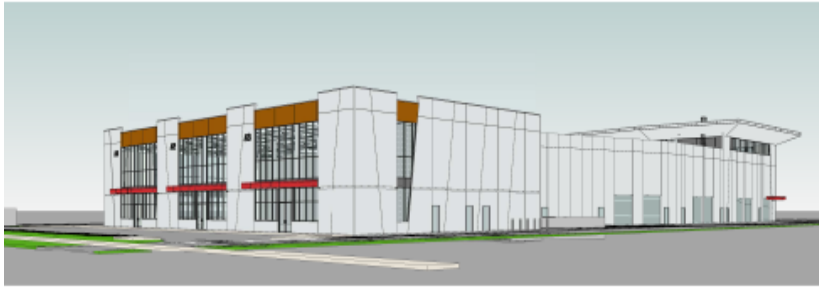
Cityview / 400 Business Centre

Massimo Farina Broker

416-409-4630 Cell or 905-660-4949 (Ext 224)

JDF Realty Ltd. Brokerage





SOUTHWEST VIEW 5



SOUTHEAST VIEW 4

ARCHITECTURAL ELEVATIONS



EAST VIEW 3



NORTH VIEW 2



All images based on Artist's concept Not to scale. E & O E February 2023



BUILDING SPECIFICATIONS

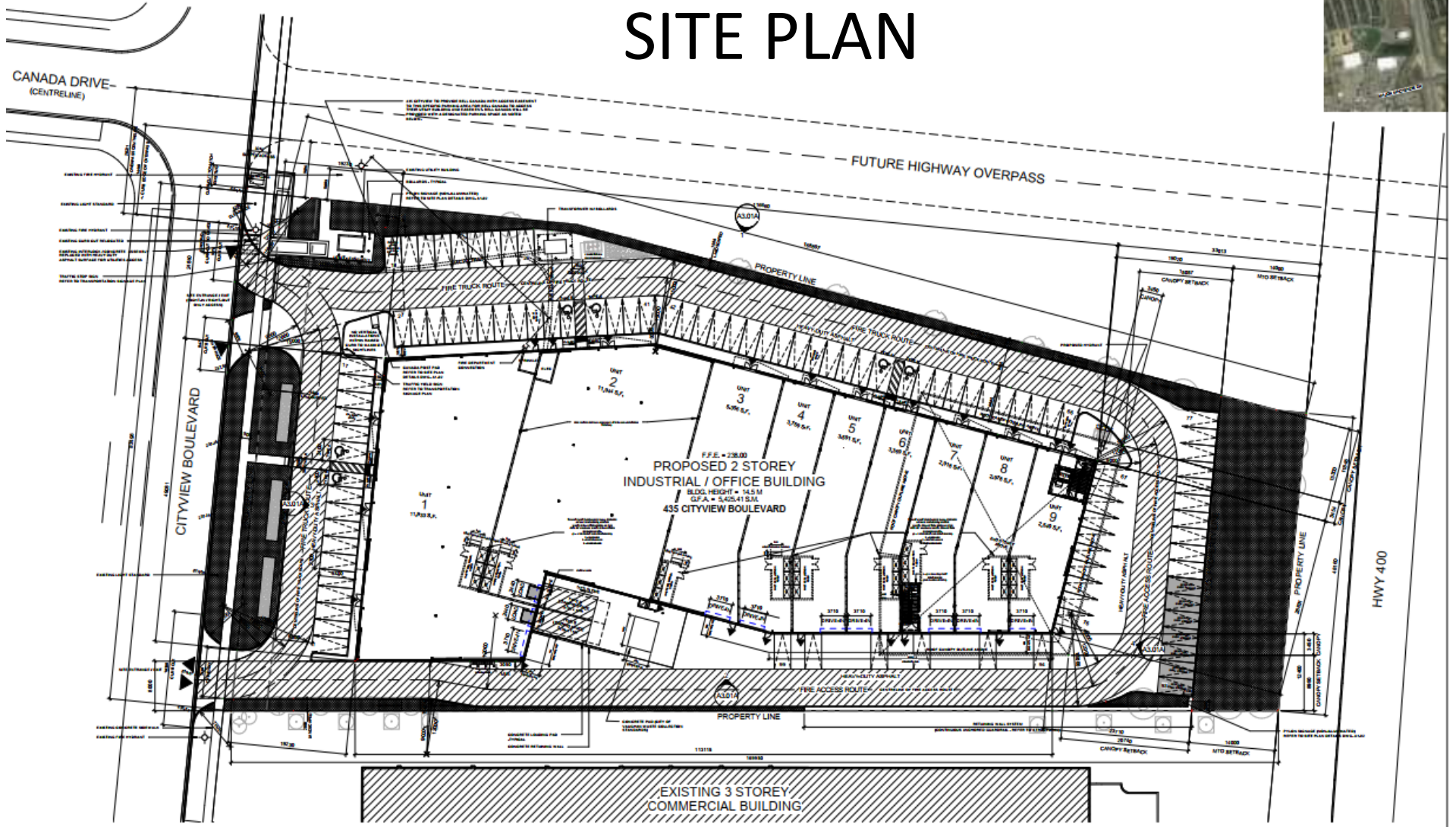
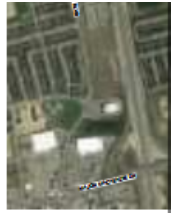
Exterior

- 9 Industrial Condominium Units
- 5 Office Condominium Units
- Architectural Pre-Cast & Glazing
- Aluminum Accent Panel Façade
- TL & DI Shipping Doors Options
- Roof Curb to Accommodate HVAC
- Parking Spot Ownership Option
- Common Area Parking

BUILDING SPECIFICATIONS (Interior)

- 28' Clear Height to underside of steel joist
- Slab On Grade Smooth Trowel Finished Re-enforced Concrete Floor Slab
- Concrete Block or Drywall Fire Rated Demising Walls
- 100 Amp Electrical Service to Unfused Disconnect Switch
- Suspended Gas Fired Unit Heaters in Warehouse Area / Fire Sprinkler System
- Rough In Plumbing for Future Bathroom
- 2nd Floor Office Condominiums Serviced By Elevator & Stairs (E & O E)

SITE PLAN



Cityview / 400 Business Centre
435 Cityview Blvd
Vaughan, Ontario

<u>Unit</u>	<u>Total Area Sq.Ft.</u>	<u>Shipping</u>	<u>Clear Height</u>	<u>Power</u>
Unit 1	11,933	1 TL / 1 DI	28'	100 Amp
Unit 2	11,944	1 TL	28'	100 Amp
Unit 3	5,356	1 DI	28'	100 Amp
Unit 4	3,579	1 DI	28'	100 Amp
Unit 5	3,591	1 DI	28'	100 Amp
Unit 6	3,369	1 DI	28'	100 Amp
Unit 7	3,049	1 DI	28'	100 Amp
Unit 8	2,978	1 DI	28'	100 Amp
Unit 9	2,640	1 DI	28'	100 Amp

Second Floor Office Condominium Total 9,648 Sq.Ft.

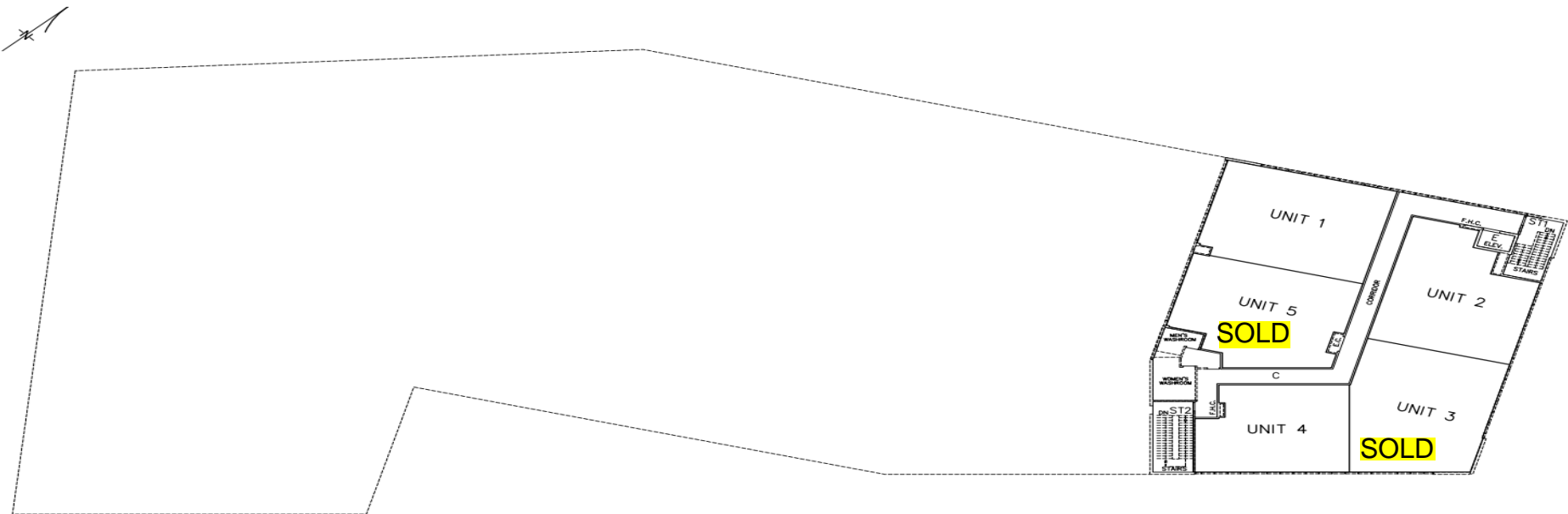
<u>Unit</u>	<u>Total Area Sq.Ft.</u>
U 101	1,547
U 102	1,541
U 103	1,529
U 104	1,188
U 105	1,508



Statements and information contained herein are based upon the information furnished by the principals and sources which we deem reliable-for which we can assume no responsibility, but which we believe to be correct. This submission is made subject to prior consummation, change in price or terms, errors, omissions, or withdrawal from the market without notice.



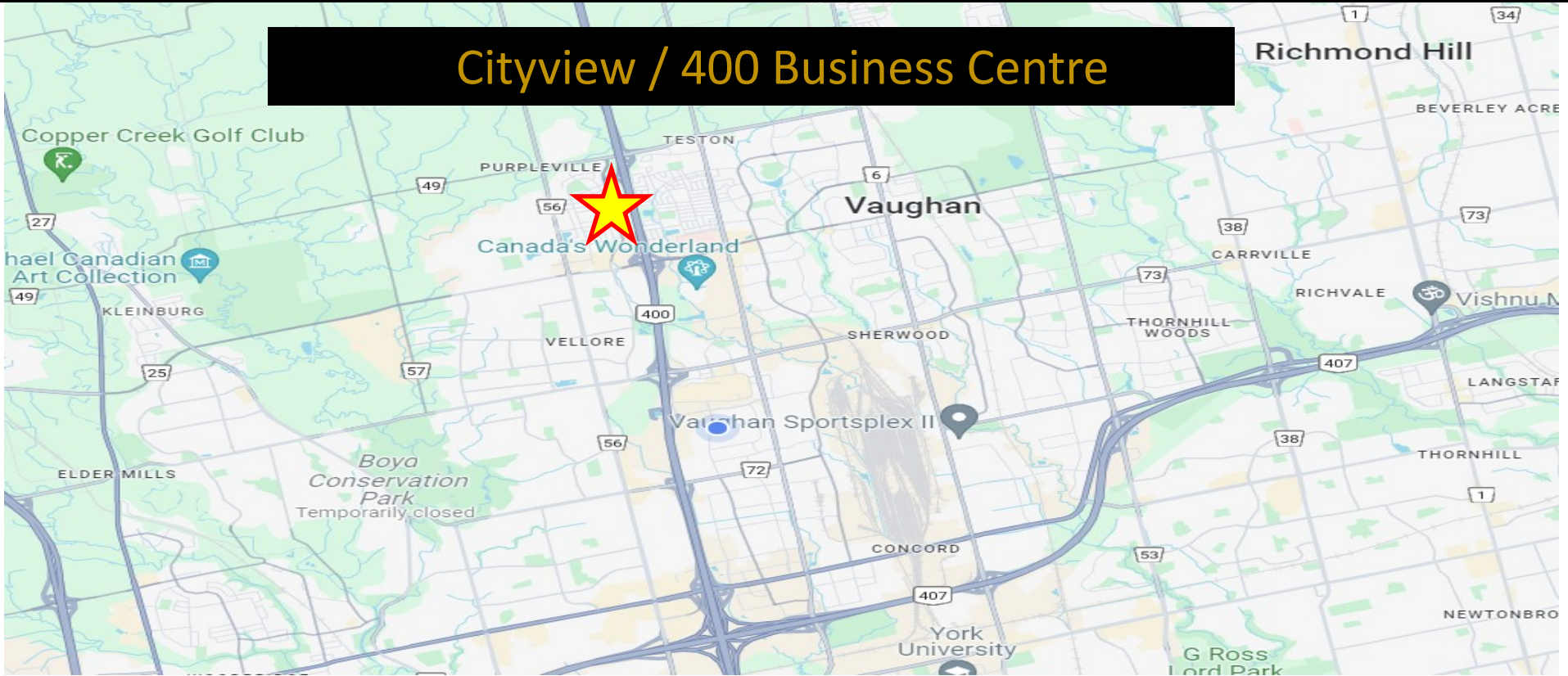
GROUND FLOOR INDUSTRIAL UNITS



2nd FLOOR OFFICE UNITS



Cityview / 400 Business Centre



EXCLUSIVE BROKER

Massimo Farina (Broker) Mobile 416-409-4630 / massimo@jdf-realty.com

JDF Realty Ltd. Brokerage 999 Edgeley Blvd . Unit 6 Vaughan On. L4K-5Z3 Office -905-660-4949 Ext 224

(E & O E)

