KOLT

Milner Business Park

445, 455, 465 Milner Ave. & 50-70 Novopharm Crt.

2,850 SF – 25,000 + SF

Industrial Condos
FOR SALE

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kolt.ca/realty

Property
Features

EASY ACCESS
HWY 401

ZONING
E0.6

CLEAR HEIGHT
16’

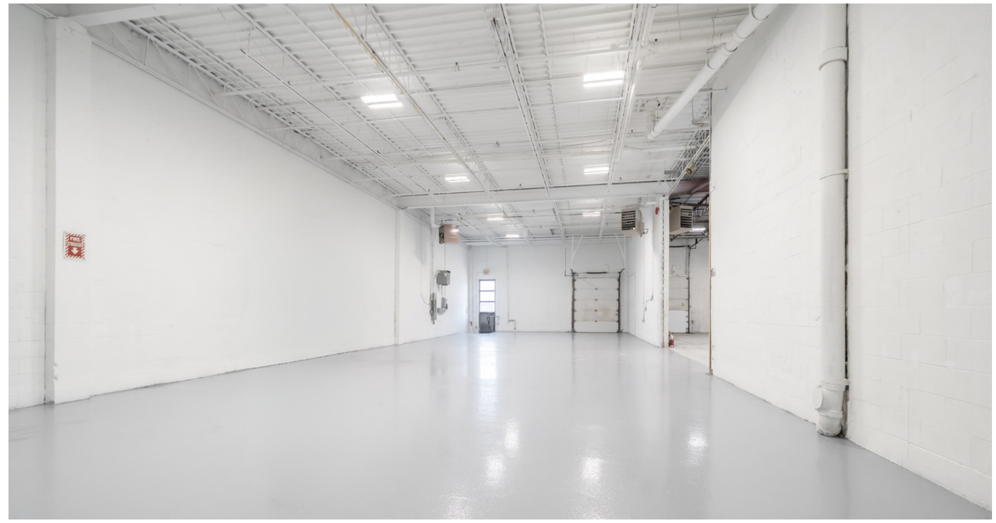
LOADING OPTIONS
TRUCK-LEVEL
& DRIVE-IN

PARKING
1 PER 1,000 SF*

6 ACCESS POINTS
VIA MILNER AVE

TRAILER SIZE
53’
ACCOMMODATED

POWER
60-200 AMPS



*NOT EXCLUSIVE

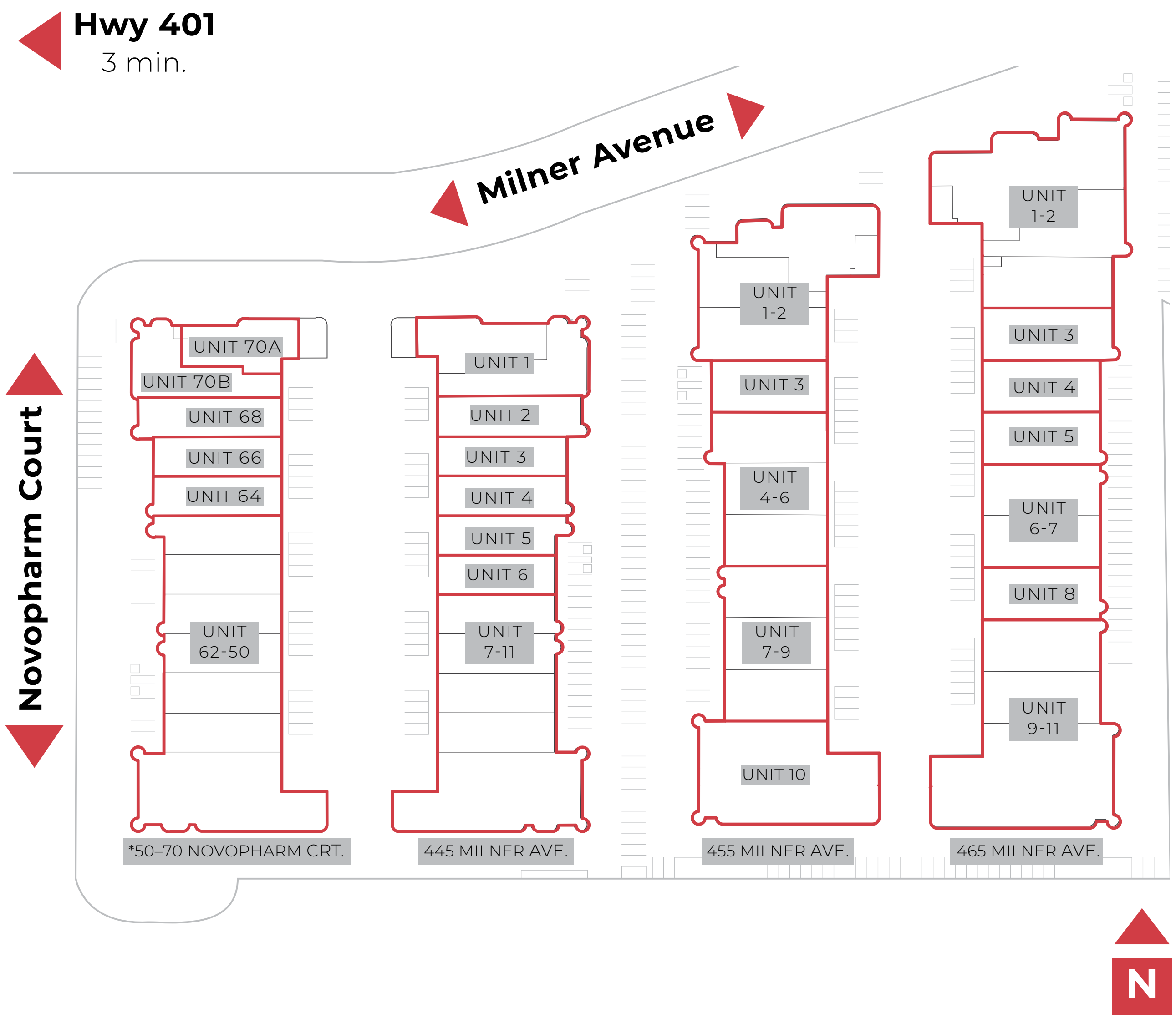
Location **Map & Data**

INDUSTRIAL VACANCY	AVAILABILITY RATE	AVG NET ASKING RENT	HOUSEHOLD INCOME	2023 POPULATION
3.3%*	**5.1%***	**$18.52/SF***	**$85,967***	**281,471***
TORONTO EAST SUBMARKET				

*COSTAR 2025

Milner/
Sites

Existing
Site Plan



465 MILNER AVE.

MUNICIPAL/ CIVIC UNIT	SF
1-2	16,767
3	4,155
4	3,672
5	3,716
6-7	7,403
8	3,760
9-11	17,913
Total	**57,386**

455 MILNER AVE.

MUNICIPAL/ CIVIC UNIT	SF
1-2	12,456
3	3,664
4-6	10,158
7-9	9,716
10	10,254
Total	**46,248**

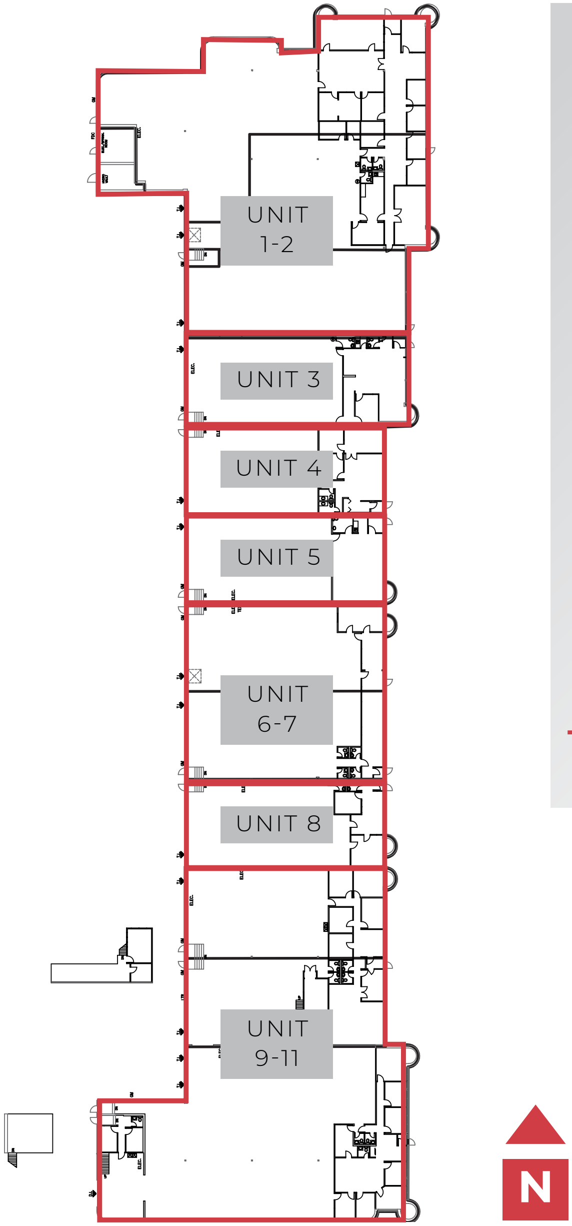
445 MILNER AVE.

MUNICIPAL/ CIVIC UNIT	SF
1	7,322
2	3,567
3	3,102
4	3,140
5	2,987
6	2,813
7-11	19,378
Total	**42,309**

50–70 NOVOPHARM Crt.

MUNICIPAL/ CIVIC UNIT	SF
70A	3,236
70B	3,948
68	3,509
66	3,088
64	3,134
62-50	25,232
Total	**42,147**

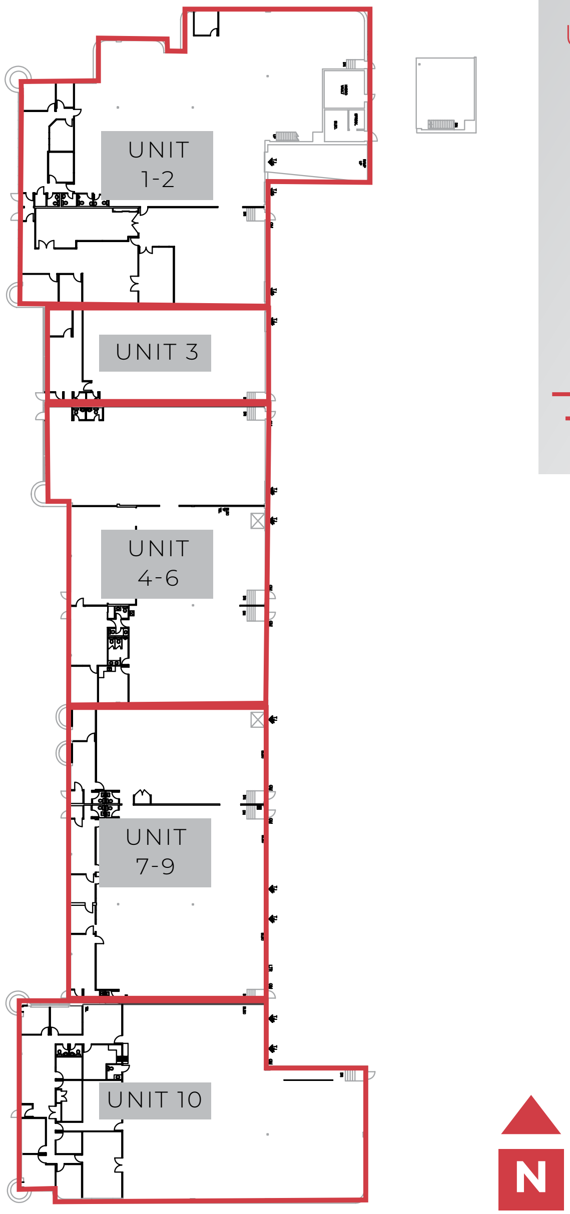
465 Milner Ave.



UNIT	SF	LOADING
1	**12,768**	**2 TL**
2	**3,999**	**1 TL**
3	**4,155**	**1 TL**
4	**3,672**	**1 TL**
5	**3,716**	**1 TL**
6*	**3,718**	**1 TL**
7*	**3,685**	**1 TL**
8	**3,760**	**1 TL**
9**	**3,779**	**1 TL**
10**	**3,694**	**1 TL**
11**	**10,440**	**1 DI + 2 TL**
Total	**57,386**	**1 DI + 13 TL**

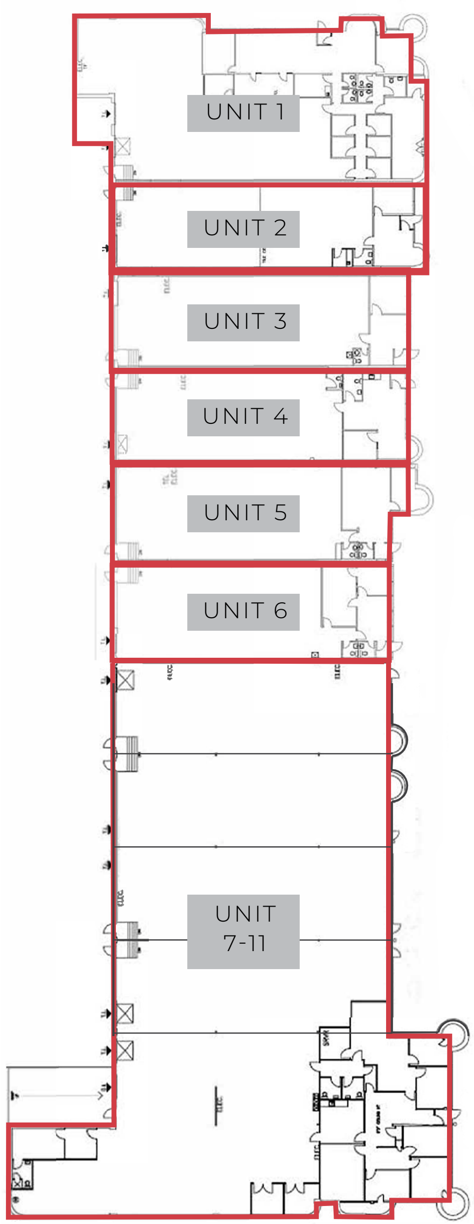
*7,403 SF Contiguous
**17,913 SF Contiguous

455
Milner Ave.



UNIT	SF	LOADING
1-2	**12,456**	**1 DI + 2 TL**
3	**3,664**	**1 TL**
4-6	**10,158**	**3 TL**
7-9	**9,716**	**3 TL**
10	**10,254**	**2 TL**
Total	**46,248**	**1 DI + 11 TL**

445
Milner Ave.



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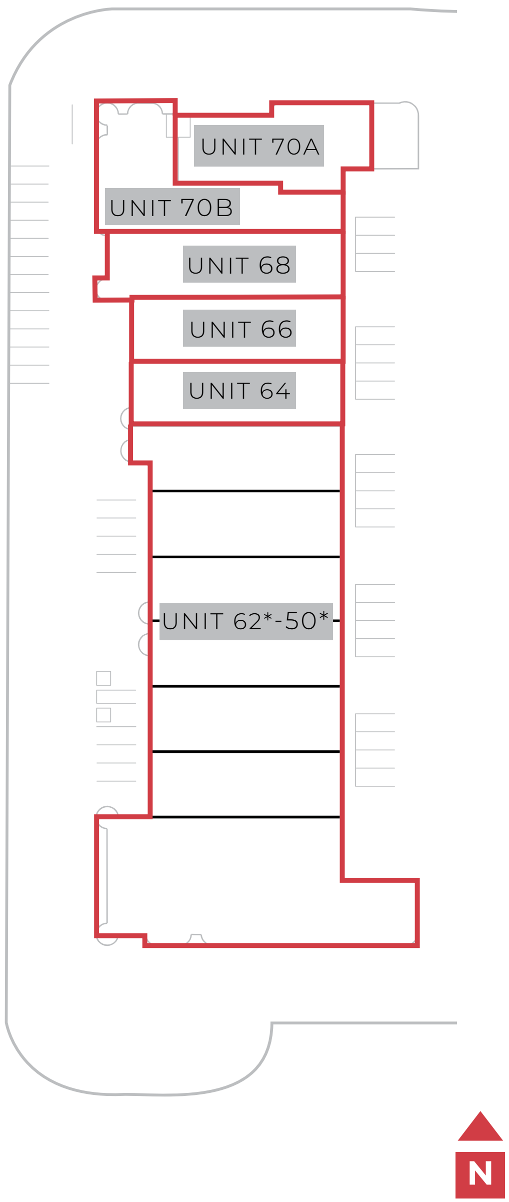
UNIT	SF	LOADING
1	**7,322**	**1 TL**
2	**3,567**	**1 TL**
3	**3,102**	**1 TL**
4	**3,140**	**1 TL**
5	**2,987**	**1 TL**
6	**2,813**	**1 TL**
7*	**2,853**	**1 TL**
8*	**2,879**	**1 TL**
9*	**2,837**	**1 TL**
10*	**2,835**	**1 TL**
11*	**7,974**	**1 DI + 1 TL**
Total	**42,309**	**1 DI + 11 TL**

*19,377 SF Contiguous

50–70
Novopharm Crt.



UNIT	SF	LOADING
70A	**3,236**	**1 TL**
70B	**3,948**	**1 TL**
68	**3,509**	**1 TL**
66	**3,088**	**1 TL**
64	**3,134**	**1 TL**
62*	**3,006**	**1 TL**
60*	**2,830**	**1 TL**
58*	**2,871**	**1 TL**
56*	**2,872**	**1 TL**
54*	**2,832**	**1 TL**
52*	**2,823**	**1 TL**
50*	**7,998**	**1 DI + 2 TL**
Total	**42,147**	**1 DI + 13 TL**

*25,232 SF Contiguous

Own Vs. **Lease**

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 appreciation, your stronger financial position can create new opportunities, including potential passive income from your real estate investment.

Milner Business Park - 3K SF Unit

PURCHASE ASSUMPTIONS	LEASE	OWN
Purchase Price ($499 PSF)*		$1,497,000
Equity Downpayment (20%)**		$299,400
Unit Area SF	3,000	3,000

ANNUAL OPERATING COSTS	LEASE	OWN
Base Rent // Mortgage (5.9% Interest, 25-Year Amortization)	$17.50	$30.57
TMI // Condo Fee + Taxes	$6.00	$6.44
Cost PSF	$23.50	$37.01
Total Annual Cost	$70,500	$111,037
Less: CCA Tax Shield (Average Annual Amount Over 10 Years)	-	$(59,880)
Effective Annual Cash Cost	**$70,500**	**$51,157**

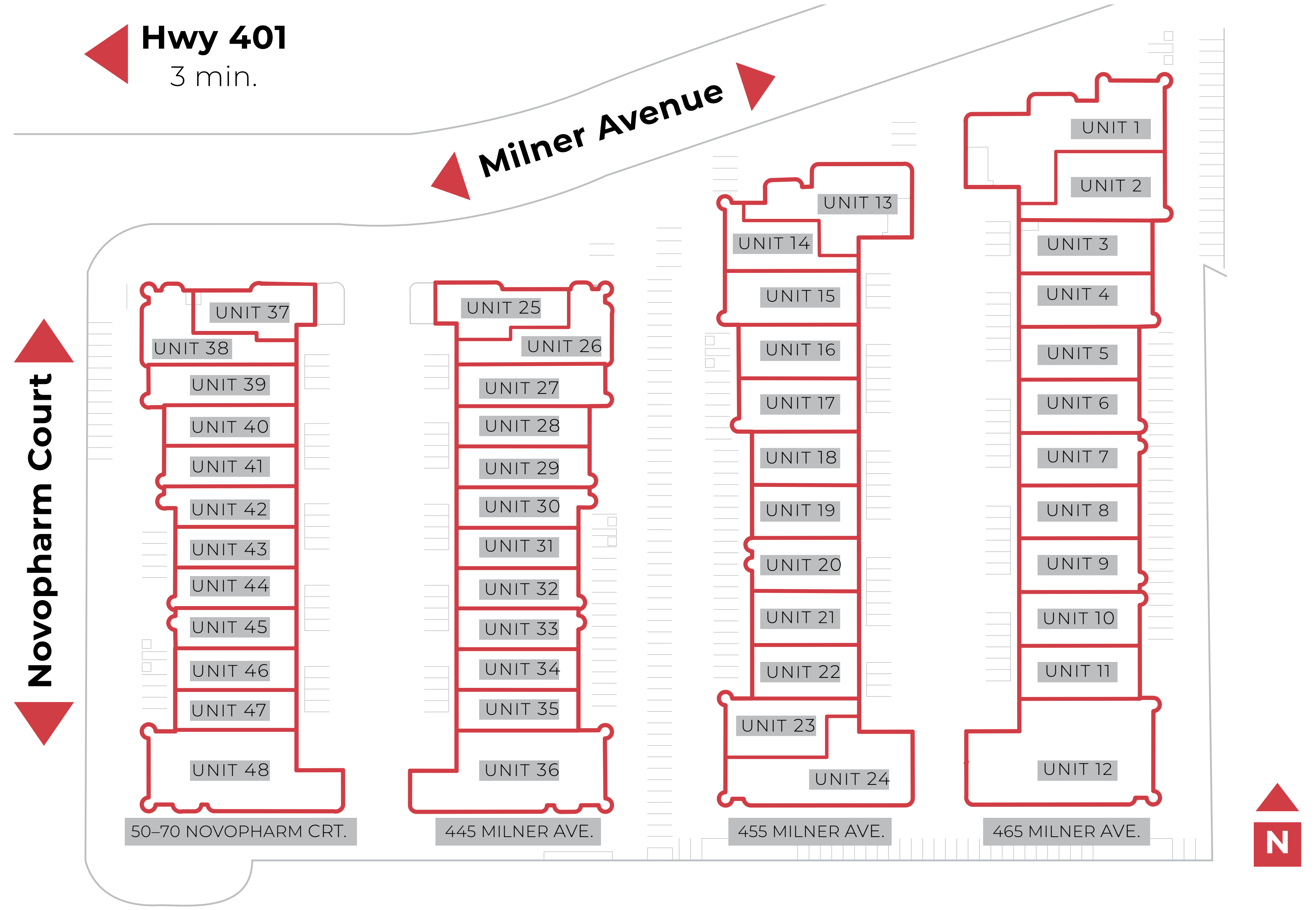
10-YEAR RETURNS	LEASE	OWN
Sale Price At The End Of Year 10 (3% Inflation)		$2,011,843
10 Year Operating Costs		$(460,416)
Less: Mortgage Principle Outstanding		$(889,125)
Proceeds Before Tax and Selling Costs		$662,301
Less: Equity Downpayment		$299,400
Net Equity In Asset After 10 Years (Estimated ROE = 121%)		**$362,901**
Less: Capital Gain Tax		$(128,711)
Value Created After 10 Years (Estimated ROE = 78%)	**$(789,838)**	**$234,191**
Opportunity Cost of Buying vs. Leasing		**$1,024,029**

* Base rent and TMI are subject to rent steps and inflation while mortgage payments can be made at fixed rates and maintenance fees are established by the condo unit owners.
** Disclaimer: This projection does not constitute legal or financial advice, and we strongly recommend consulting qualified professionals for personalized guidance in these areas.

White Box
Sample Unit

Registered Condo
Siteplan - Appendix A

Registered Condo
Site Plan



465 MILNER AVE.

MUNICIPAL / CIVIC	UNIT	SF
1A	1	8,093
1B	2	4,675
2	3	3,999
3	4	4,155
4	5	3,672
5	6	3,716
6*	7	3,718
7*	8	3,685
8	9	3,760
9**	10	3,779
10**	11	3,694
11**	12	10,440
	Total	57,386

*7,403 SF Contiguous
**17,913 SF Contiguous

455 MILNER AVE.

MUNICIPAL / CIVIC	UNIT	SF
1A	13	5,103
1B	14	3,395
2	15	3,958
3	16	3,664
4	17	3,673
5	18	3,257
6	19	3,228
7	20	3,302
8	21	3,274
9	22	3,140
10A	23	3,205
10B	24	7,049
	Total	46,248

445 MILNER AVE.

MUNICIPAL / CIVIC	UNIT	SF
1A	25	3,412
1B	26	3,910
2	27	3,567
3	28	3,102
4	29	3,140
5	30	2,987
6	31	2,813
7*	32	2,853
8*	33	2,879
9*	34	2,837
10*	35	2,835
11*	36	7,974
	Total	42,309

*19,378 SF Contiguous

50–70 NOVOPHARM CRT.

MUNICIPAL / CIVIC	UNIT	SF
70A	37	3,236
70B	38	3,948
68	39	3,509
66	40	3,088
64	41	3,134
62*	42	3,006
60*	43	2,830
58*	44	2,871
56*	45	2,872
54*	46	2,832
52*	47	2,823
50*	48	7,998
	Total	42,147

*25,232 SF Contiguous

KOLT

Our commercial real estate professionals exceed expectations.

We are committed to offering client service excellence, underscored by integrity, drive and our ability to secure the best on and off-market solutions for clients. Our mission to build, grow and strengthen is reinforced by a diverse and caring culture, positioning us at the forefront of the industry.

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