



**CUSHMAN &
WAKEFIELD**



FOR SALE

81 INDUSTRIAL PKWY. N

Aurora, Ontario

Extremely Rare and Sought After Education/Industrial Property
with Excess Land and Broad Industrial Zoning

BUILDING SIZE

28,500 Sq. Ft.

AREA SIZE

2.8 Acres

EXCESS YARD

+/- 1.5 Acres

ZONING

E1-137 & E2

PARKING

54 Stalls

HVAC

Fully air conditioned space

PRIME LOCATION

With prominent frontage along Industrial Parkway North, the Property provides attractive exposure on a major thoroughfare along Aurora's business and commuter corridor.

Located adjacent to the Aurora GO Station, Aurora Family Leisure Complex and Aurora Sports Dome the Property provides two points of ingress and egress along Industrial Parkway - a highly travelled street for the residents and visitors of Aurora.

STRONG MARKET FUNDAMENTALS

With a diversified economic base of over 2,200 businesses, Aurora continues to attract new businesses both small and large.

The immediate area continues to see new residential projects at or near completion that are supported by a strong commercial sector with many well-known international retailers. Availability of properties of this type remain historically low, and properties with this broad zoning designation remain in demand.

TURNKEY SCHOOL INVESTMENT OPPORTUNITY

Currently used as a private school and licensed daycare, the Property offers stable business models that can be invested in.

DEVELOPMENT OPPORTUNITY

The Property's E1 & E2 zoning offers exceptional flexibility to support a variety of uses and business activities, a rarity in the Town of Aurora.

Buyer to satisfy themselves as to whether zoning supports intended use. Cushman & Wakefield ULC makes no representations or warranties as to a Buyer's intended use



3rd
Largest Business Hub in Ontario

1.2 Million
Residents

54,000 +
Employer Establishments

4,300 +
ICT' Sector Companies

3rd
Largest Population in Ontario

13
Fortune 100 Companies

Total Population
214,166

Average Household Income
\$147,731

Average Annual Household Spending
\$128,338

*Trade Area (10 km Radius)



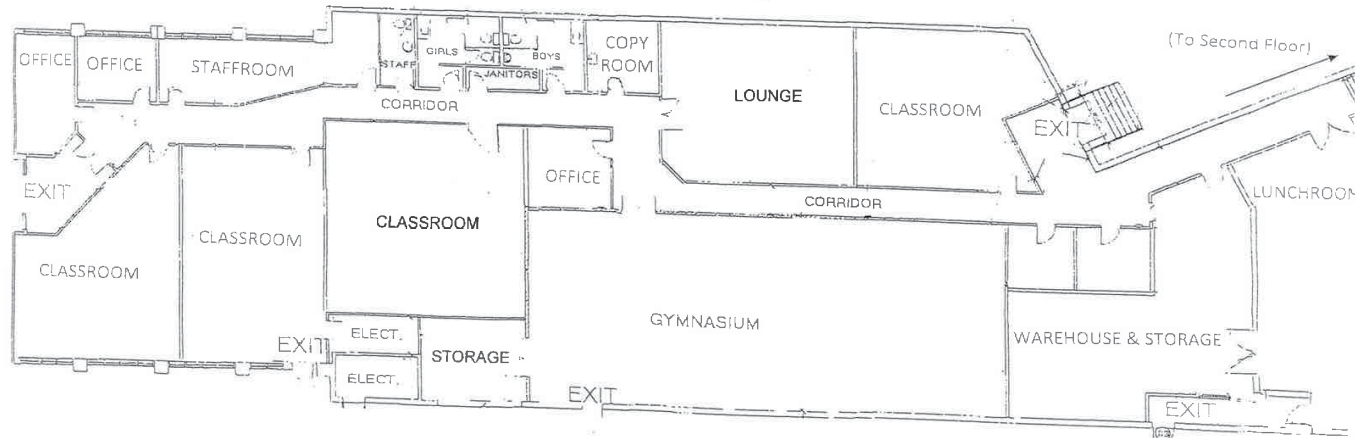
PROPERTY PHOTOS



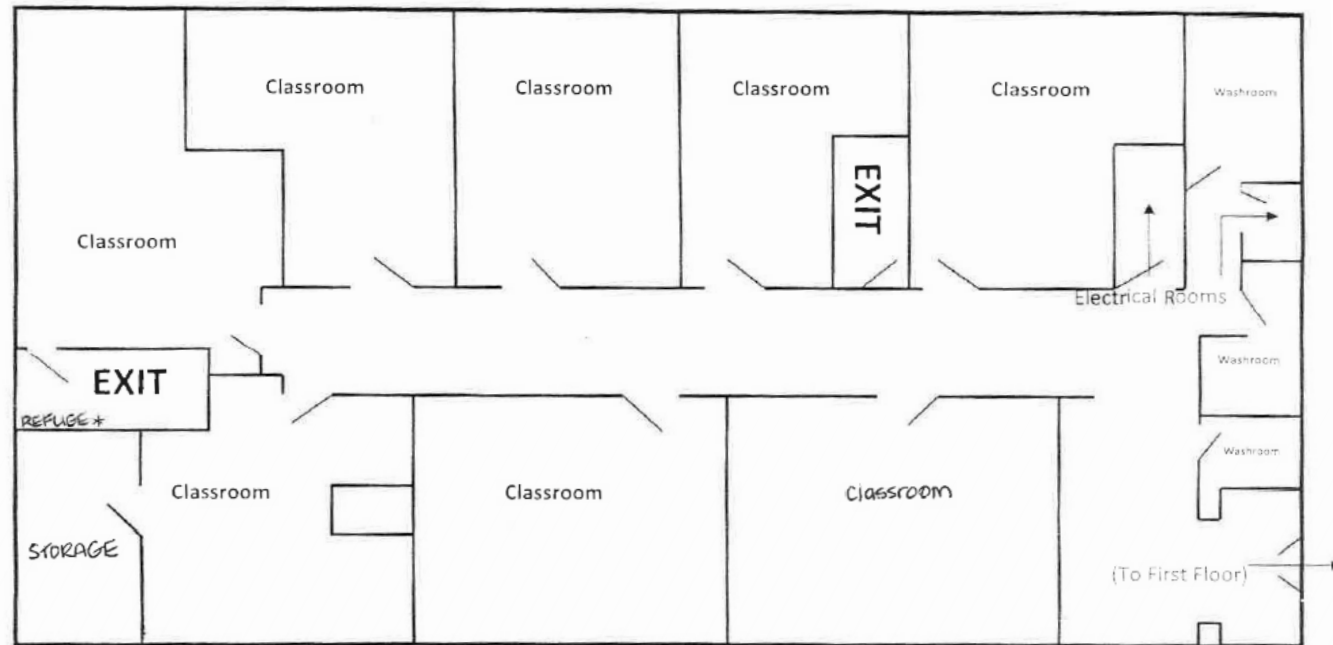
FLOOR PLAN

ZONING

Ground Floor



Second Floor



Employment Zones Permitted Uses	E1 Service Employment	E2 General Employment
Adult Entertainment Parlour		X ₍₁₁₎
Banquet Hall	X	
Body Rub Parlour		X ₍₁₁₎
Clinic	X	
Commercial School	X	
Commercial Self Storage Facility	X	X
Contractors Yard		X
Convention Centre	X	
Day Care Centre	X	
Day Centre, Adult; Day Centre, Intergenerational		
Dry Cleaning Distribution Station and Depot	X	
Dry Cleaning Establishment	X	X
Equipment Sales and Rental Establishment	X	
Fitness Centre	X ₍₂₎	X ₍₂₎
Food Processing Establishment	X	X
Hotel/ Motel		
Industrial uses	X	X ₍₇₎₍₈₎
Laundromat	X	
Medical Marijuana Production Use		
Motor Vehicle Body Shop		X
Motor Vehicle Rental Establishment	X	X
Motor Vehicle Repair Garage		X
Offices	X	X
Outdoor Display and Sales Area		X
Pet Services	X	X

Employment Zones Permitted Uses	E1 Service Employment	E2 General Employment
Private Park	X	X
Personal Service Shop		
Place of Worship		X
Printing, media and communications establishment	X	X
Club	X ₍₂₎	X ₍₂₎
Recreation Centre	X ₍₂₎	X ₍₂₎
Repair Shop	X	X
Service Shop	X	X
Research and Training Facility	X	
Restaurant		
Retail, Accessory	X ₍₆₎	X ₍₆₎
School, Private	X	
Theatre		
Transportation Terminals	X	
Warehouses	X	X

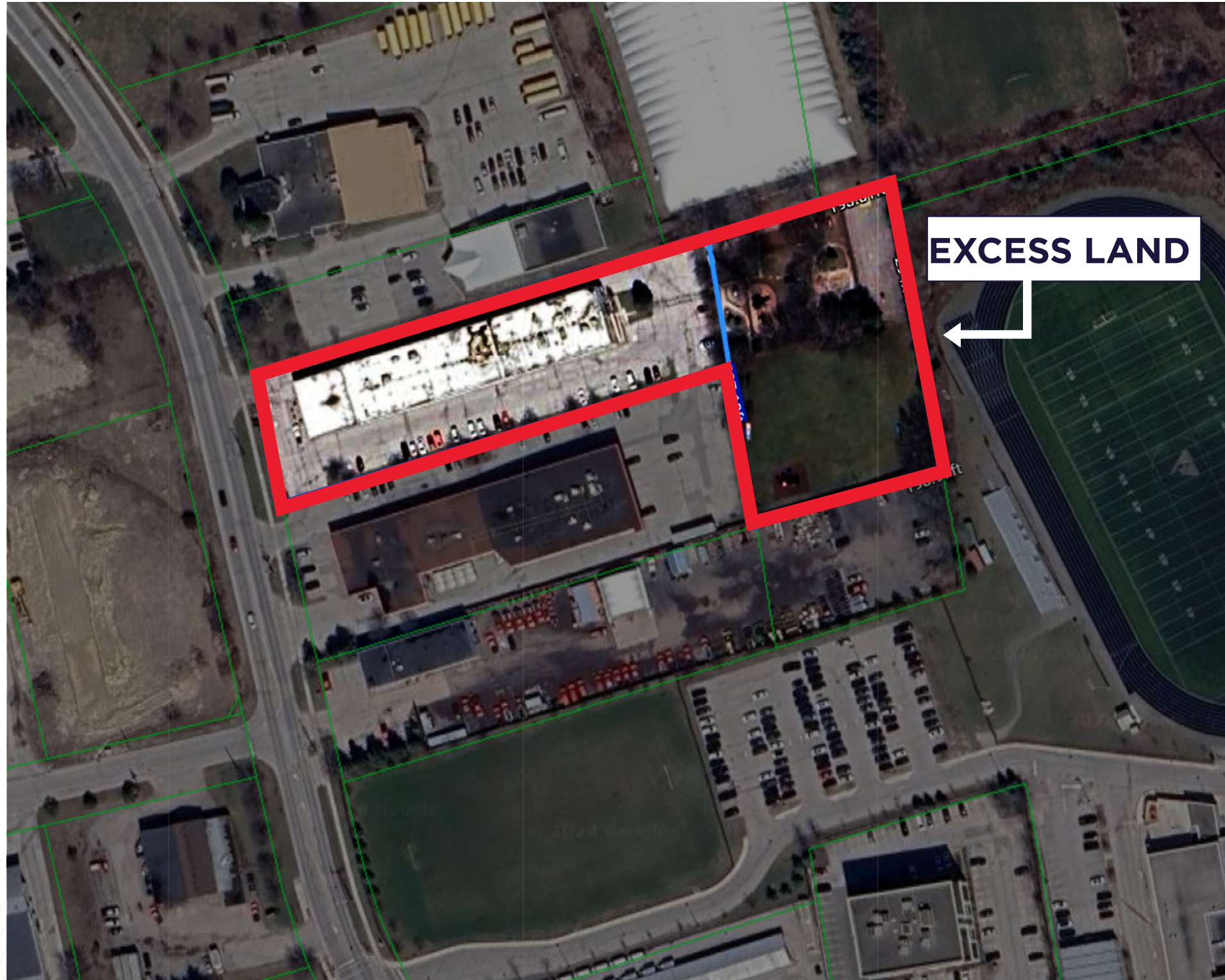
Click the for More Information

Parent Zone: E1 Exception No.: (137)	Map: Schedule "A", Map No. 3	Previous Zone: M1-9	Previous By-laws: 3350-91, 3439-92
Municipal Address: 81 Industrial Parkway North			
Legal Description: Part Lot 105, Plan 246 <i>(From CityView data, for information purposes only)</i>			

24.137.1 Permitted Uses
In addition to the E1 permitted uses of this by-law, the following uses shall apply:
<ul style="list-style-type: none"> • Commercial schools • Day nurseries • Offices • Places of worship • Private schools

FLOOR PLAN

Site Plan



AMENITIES MAP

81 INDUSTRIAL PKWY N

INDUSTRIAL PKWY N

WELLINGTON ST E

BAYVIEW AVE

REAL CANADIAN SUPERSTORE

KELSEYS original ROADHOUSE **T&T Supermarket**

BEER STORE **LCBO** **McDonald's**

LA FITNESS **STARBUCKS COFFEE**

Tim Hortons

PET SMART **CANADIAN TIRE** **RBC**

Scotiabank **Sobeys** **TD**

Wendy's **Tim Hortons**

BMO **CIBC** **Longo's** **Mark's** **THE HOME DEPOT** **sunset grill**

Esso **Shell**

Walmart **SWISS CHALET ROTISSERIE & GRILL**

BEST BUY **DOLLARAMA** **LCBO** **GOLF TOWN** **TD** **STARBUCKS COFFEE** **THE KEG**

AURORA
You're in Good Company

AURORA Sports Dome

Sheppard's Bush CONSERVATION AREA



INDUSTRIAL PKWY N

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