



Court Appointed Receiver Sale

# 40 & 44 West Drive

Brampton | ON

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# Property Overview

40 & 44 West Drive, Brampton

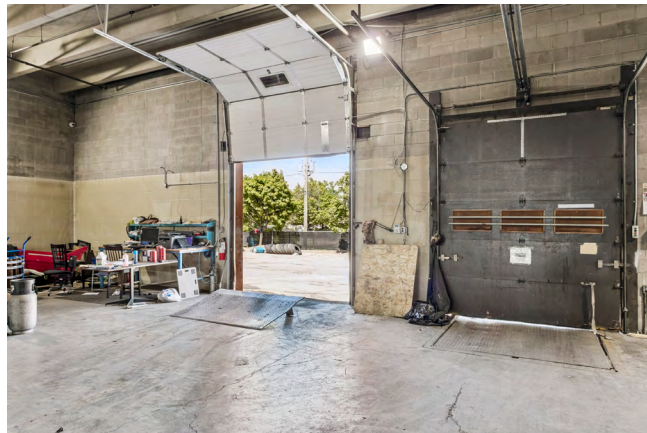
Two separate properties offered together or individually though a court appointed receiver sale process. Both Buildings possess abundant extra land for parking.

	40 West Drive	44 West Drive	Combined
Total Area	15,856 SF	10,500 SF	26,366 SF
Office Area	3,895 SF	2,560 SF	6,455 SF
Lot Size	2.246 AC	1.737 AC	3.983 AC
Clear Height	16'	16'	16'
Shipping	2 TL	1 TL	3 TL
Power	400 amps	200 amps / 600 volts	To be verified
Zoning	M1A	M1A	M1A
Asking Price	\$10,702,800	\$8,662,500	\$18,580,980
Taxes (2024)	\$64,278.00	\$49,501.07	\$113,779.07
Occupancy	Immediate	Immediate	Immediate



# Property Photos

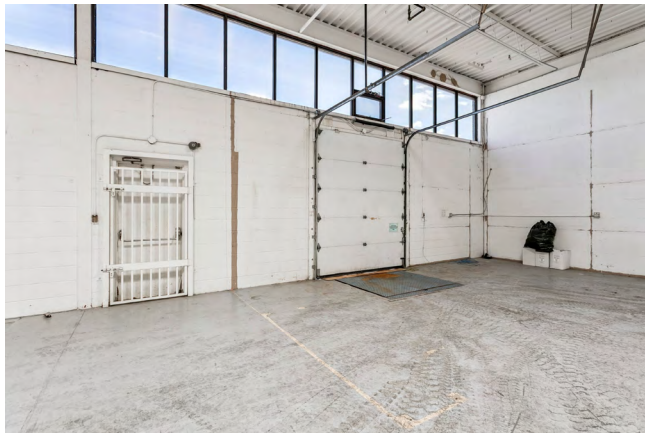
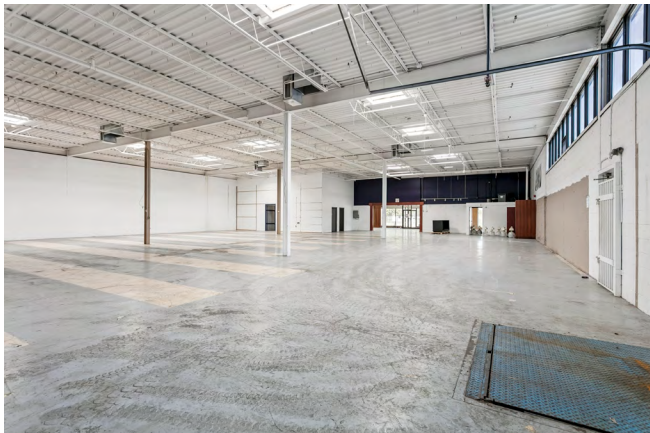
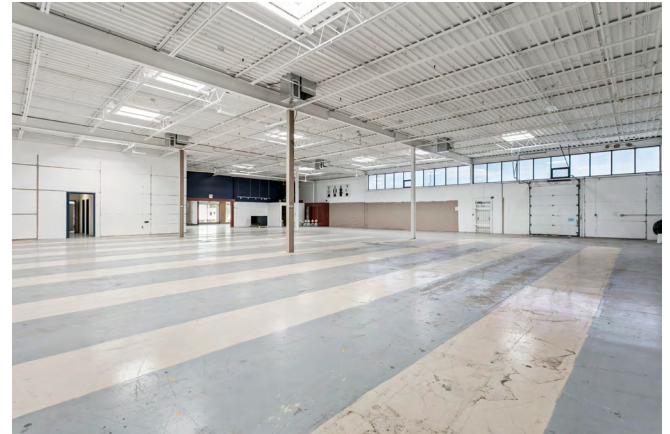
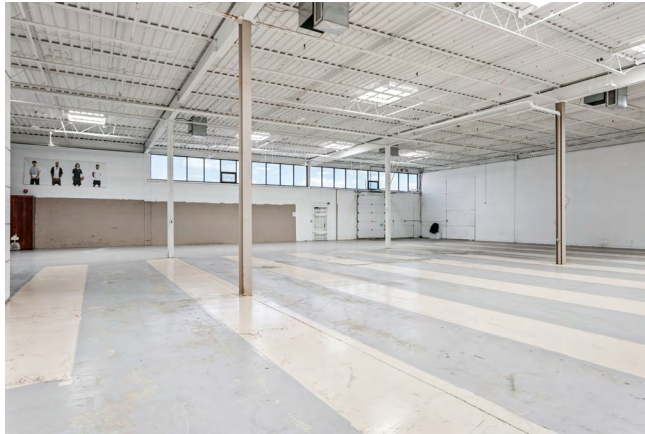
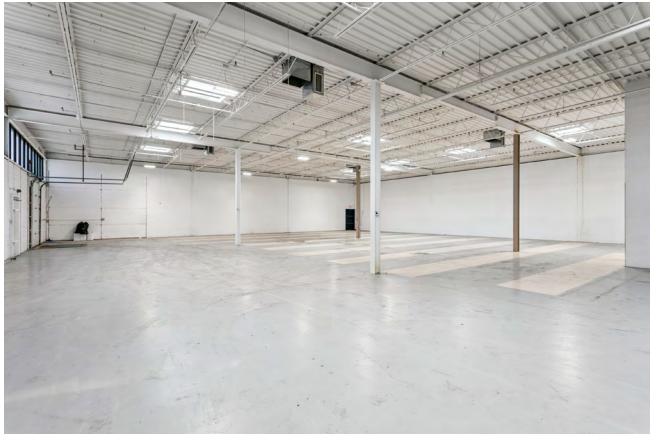
40 West Drive, Brampton





# Property Photos

44 West Drive, Brampton





# Drone Photos

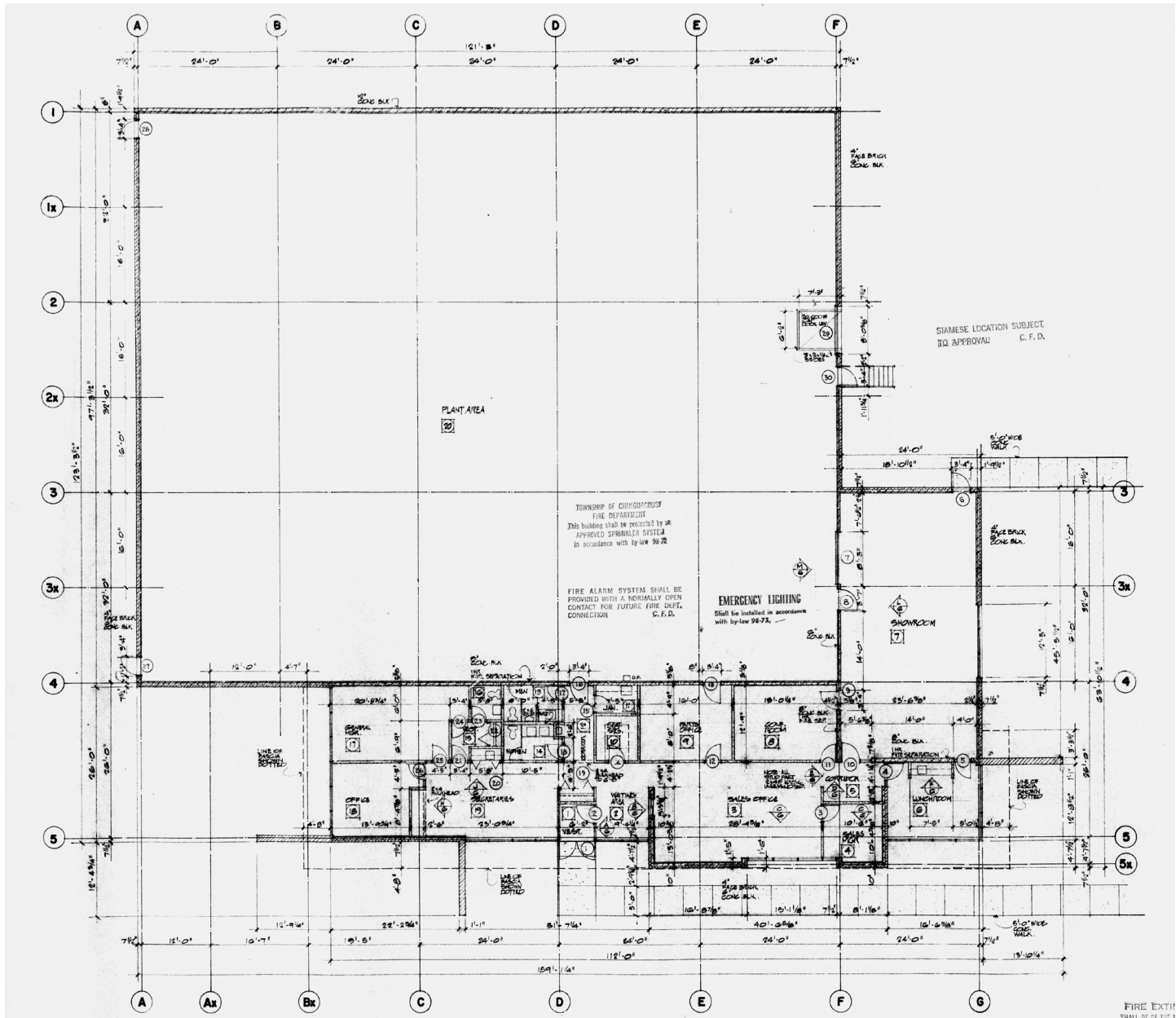
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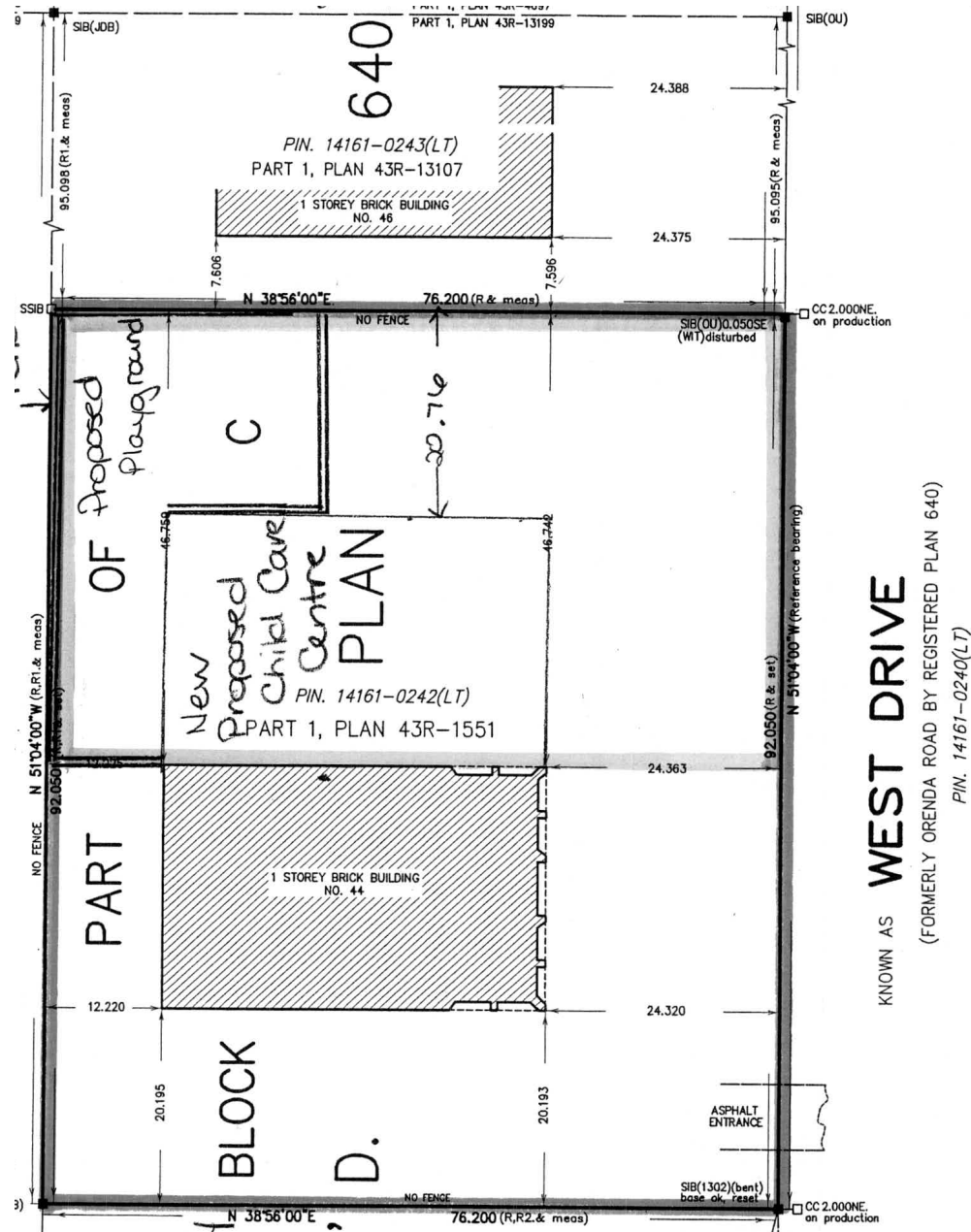
# Property Layout

40 West Drive, Brampton



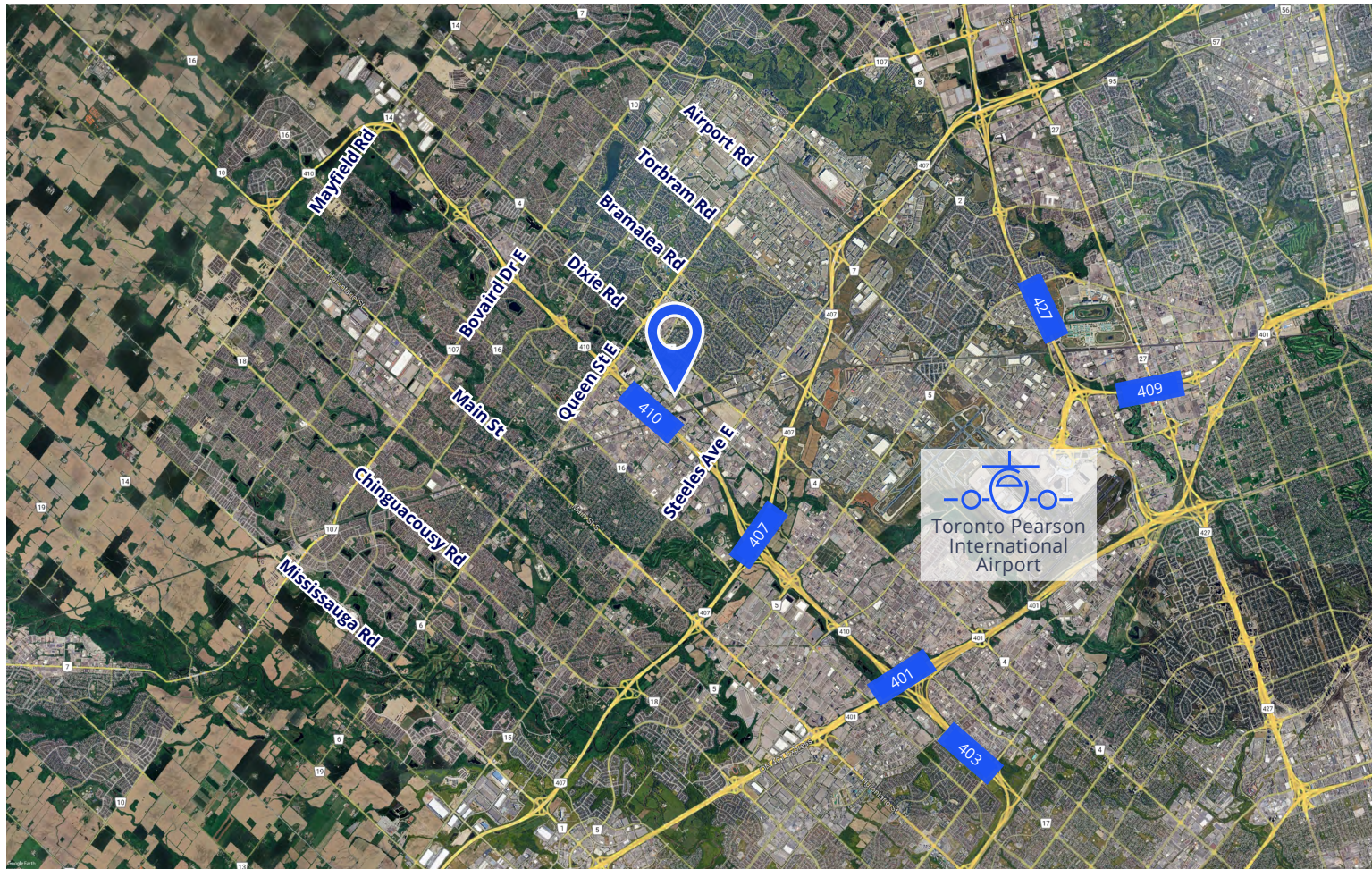


44 West Drive, Brampton





# Site Access



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