



Court Appointed Receiver Sale

40 & 44 West Drive

Brampton | ON

David Hoffman*

Senior Vice President
+1 416 832 7939

david.hoffman@colliers.com

George Siotas*

Senior Vice President
+1 416 618 7321
george.siotas@colliers.com

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Property Overview

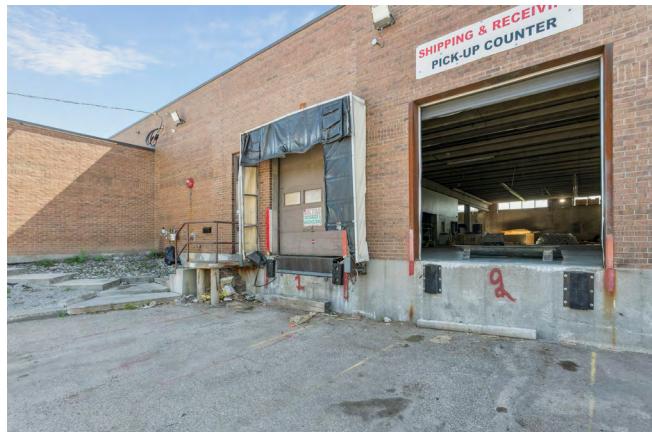
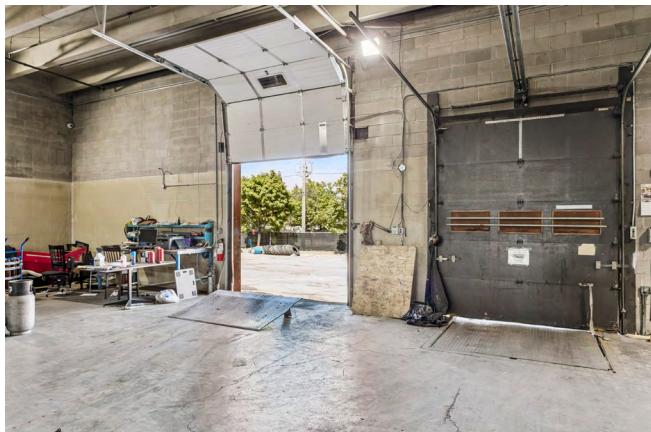
40 & 44 West Drive, Brampton

Two separate properties offered together or individually though a court appointed receiver sale process. Both Buildings posess adundant 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

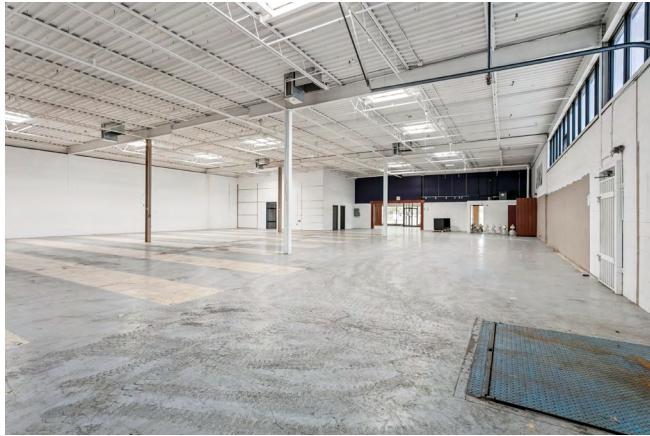
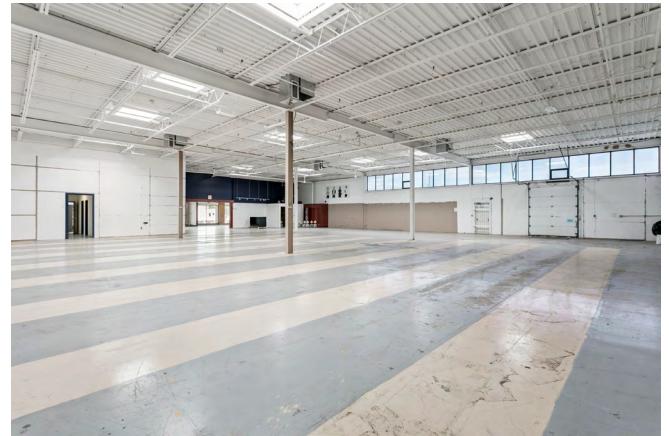
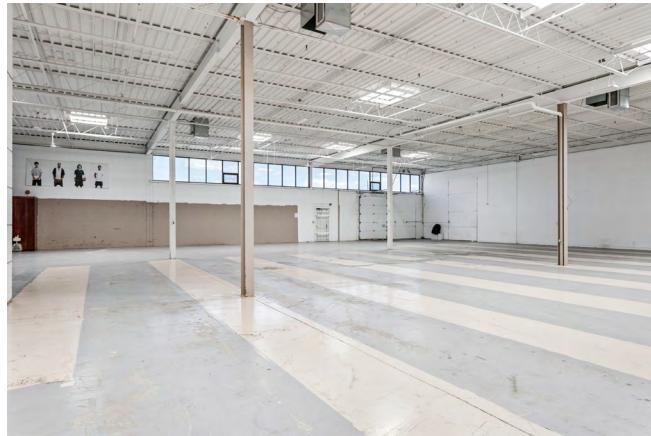
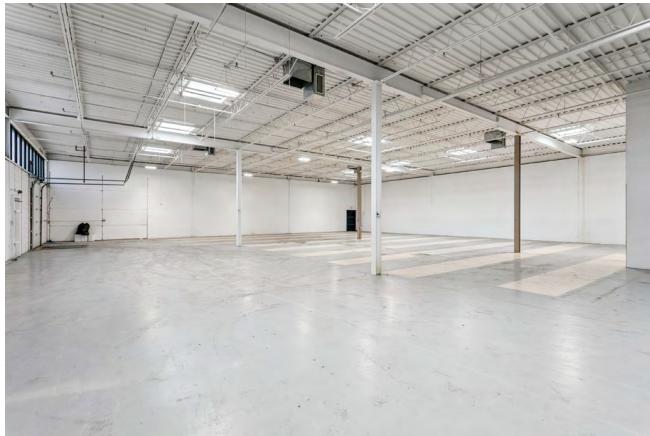
Property Photos

40 West Drive, Brampton



Property Photos

44 West Drive, Brampton



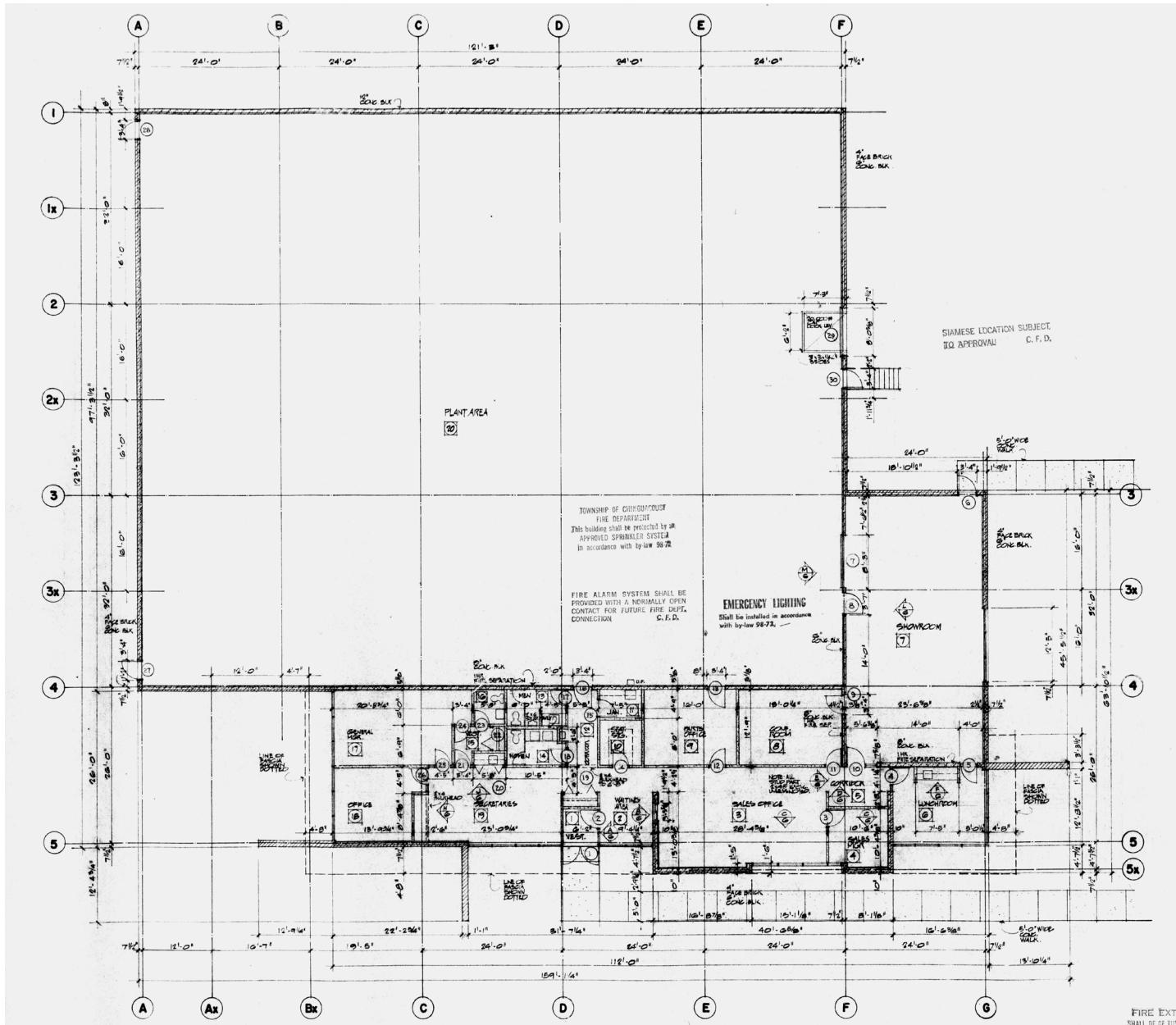
Drone Photos

40 & 44 West Drive, Brampton



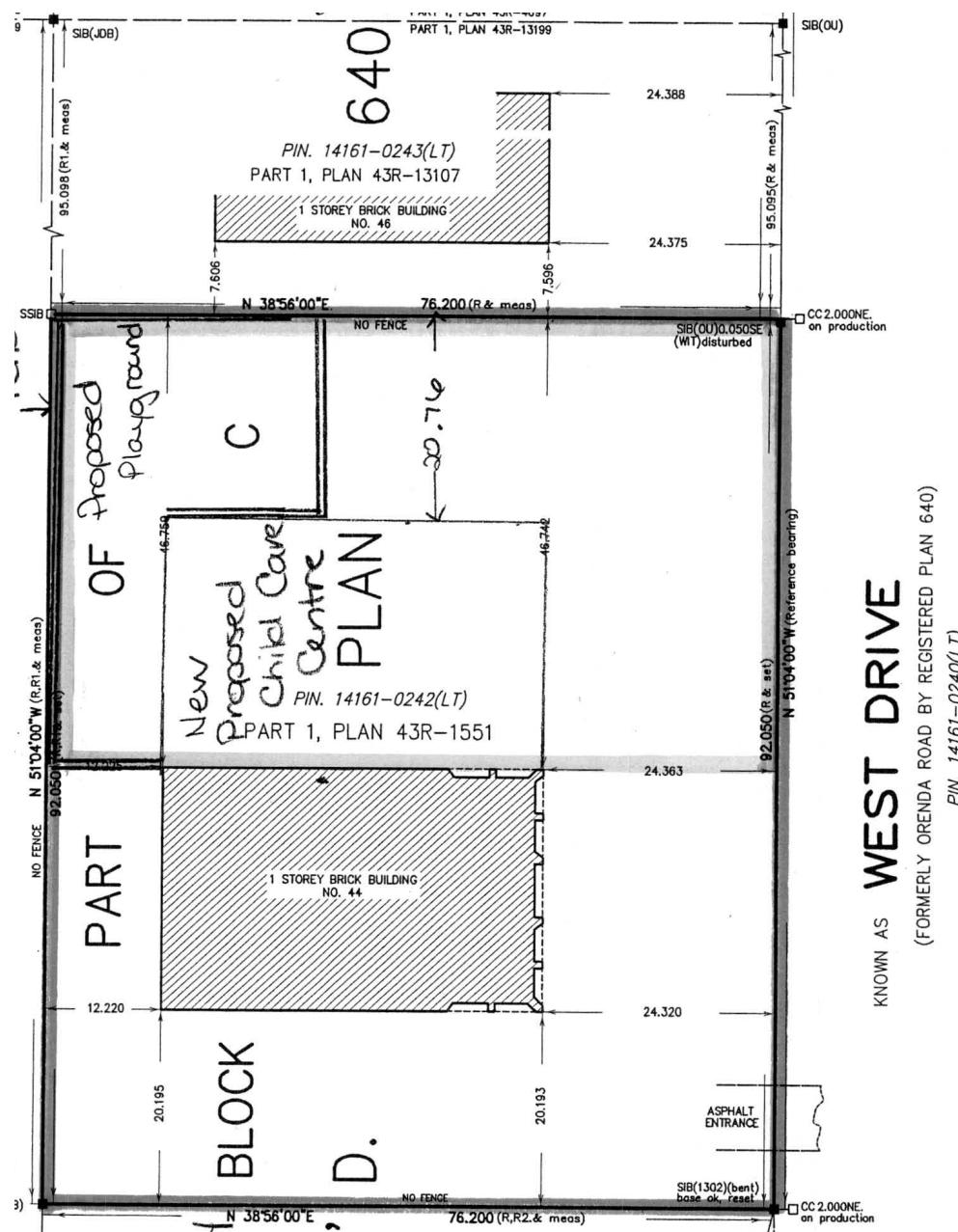
Property Layout

40 West Drive, Brampton

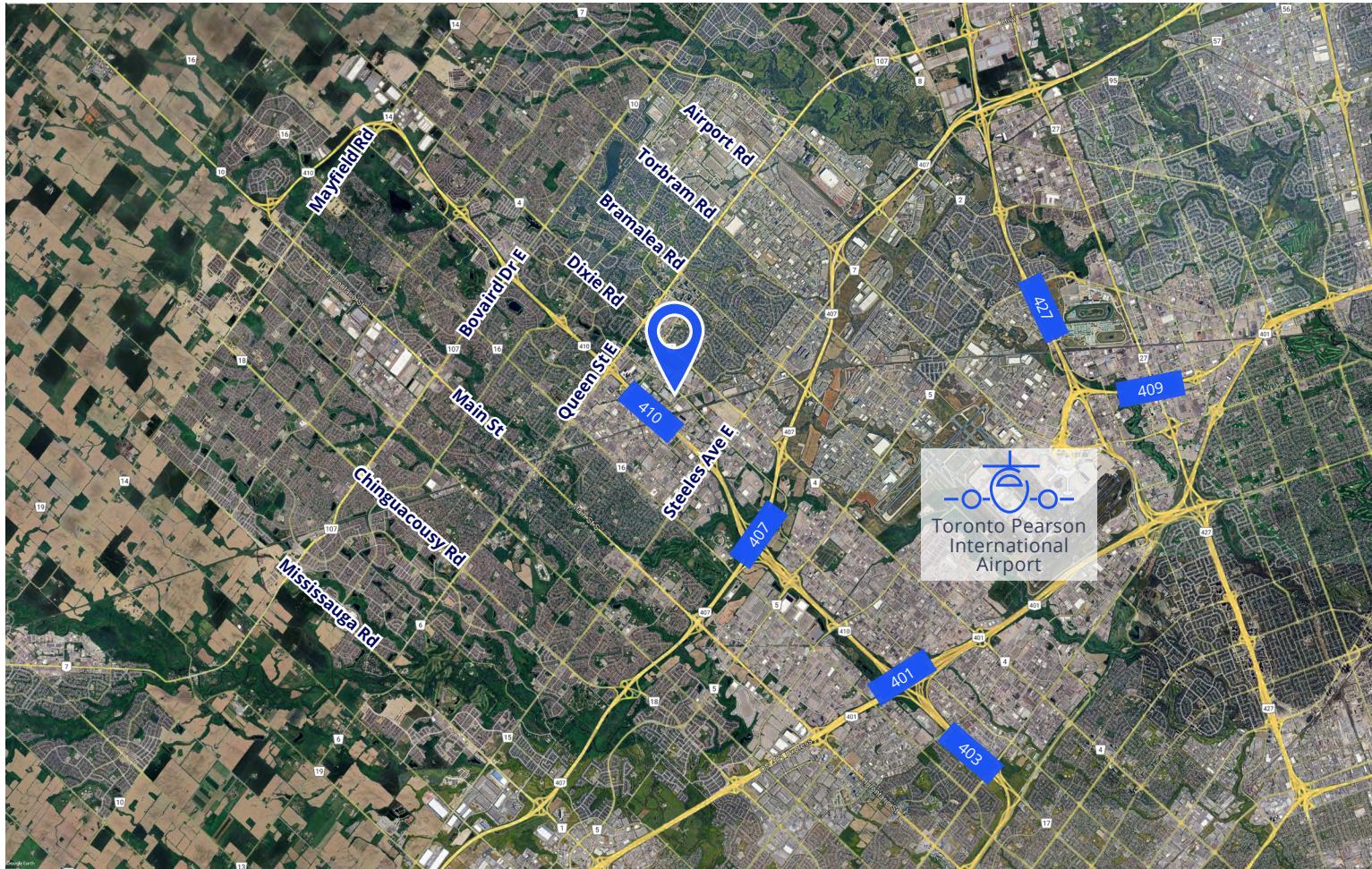


Property Layout

44 West Drive, Brampton



Site Access



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