



**KOLT™**

# Milner Business Park

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

**2,850 SF – 25,000 + SF**

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Industrial Condos  
**FOR SALE**

[kolt.ca/realty](http://kolt.ca/realty)

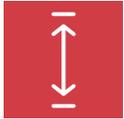
# Property Features



**EASY ACCESS**  
HWY 401



**ZONING**  
E0.6



**CLEAR HEIGHT**  
16'



**LOADING OPTIONS**  
TRUCK-LEVEL  
& DRIVE-IN



**PARKING**  
1 PER 1,000 SF\*



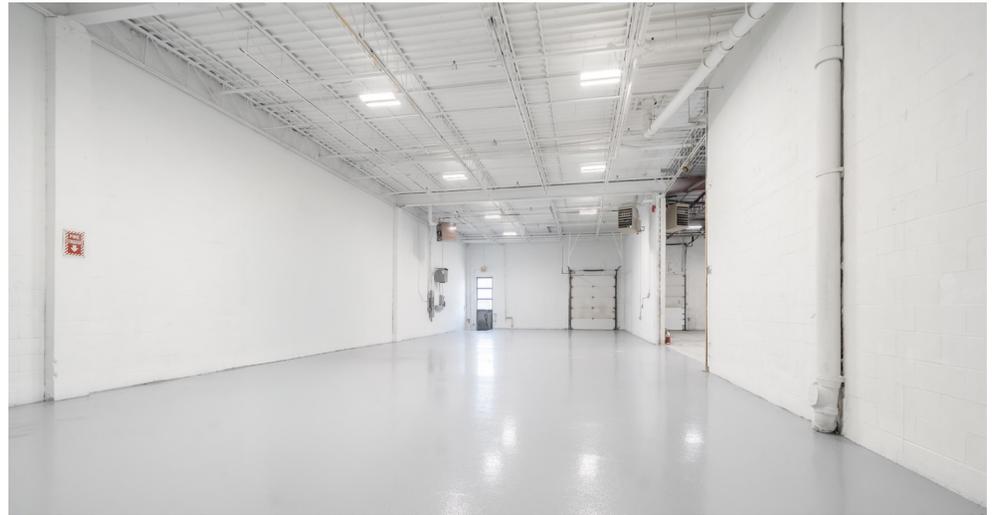
**6 ACCESS POINTS**  
VIA MILNER AVE



**TRAILER SIZE**  
53'  
ACCOMMODATED



**POWER**  
60-200+ AMPS



\*NOT EXCLUSIVE

# Location Map & Data



INDUSTRIAL  
VACANCY

**3.3%\***

\*TORONTO EAST  
SUBMARKET



AVAILABILITY  
RATE

**5.1%\***



AVG NET  
ASKING RENT

**\$18.52/SF\***



HOUSEHOLD  
INCOME

**\$85,967\***



2023  
POPULATION

**281,471\***

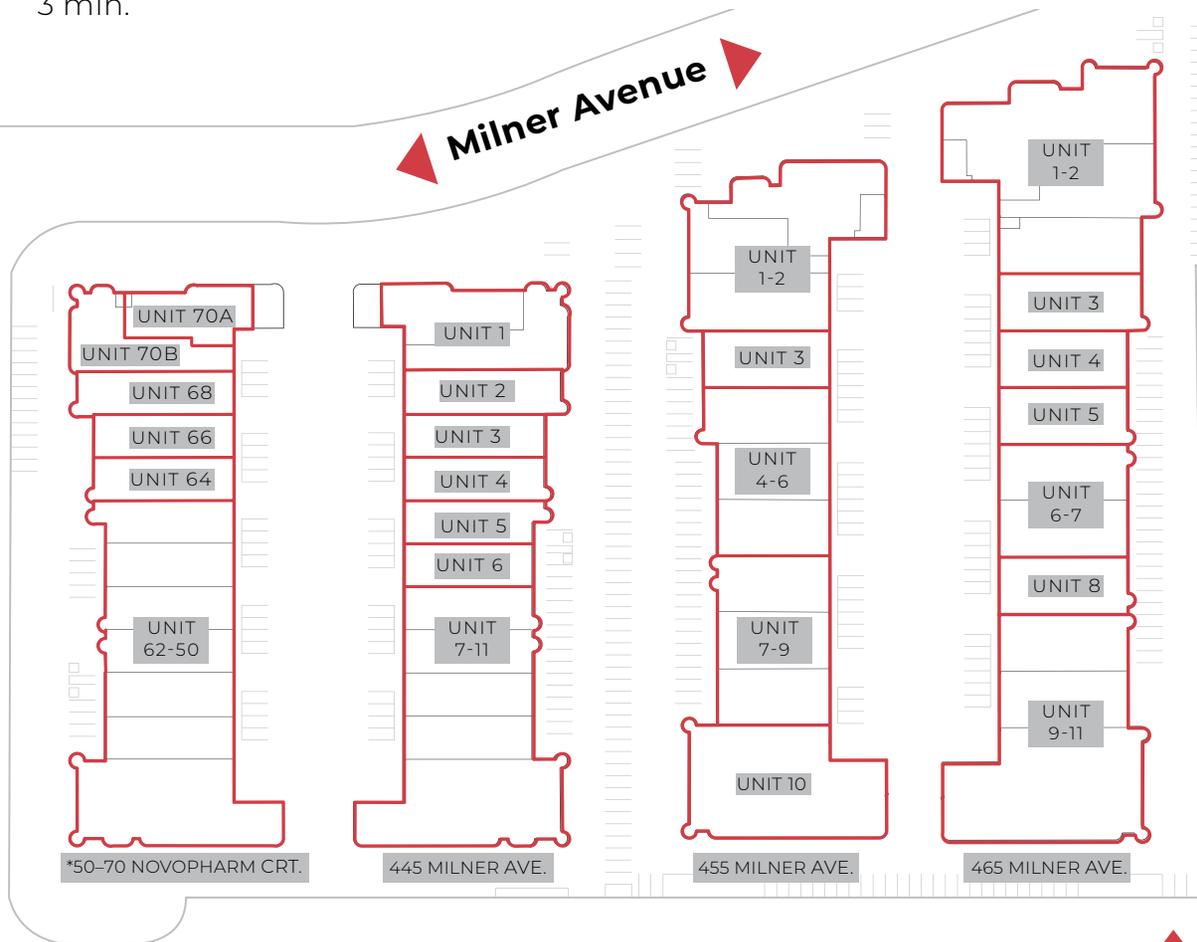
\*COSTAR 2025

# Existing Site Plan

◀ Hwy 401  
3 min.

◀ Milner Avenue ▶

▶ Novopharm Court ◀



**465 MILNER AVE.**

| MUNICIPAL/<br>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        |
| <b>Total</b>             | <b>57,386</b> |

**455 MILNER AVE.**

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

**445 MILNER AVE.**

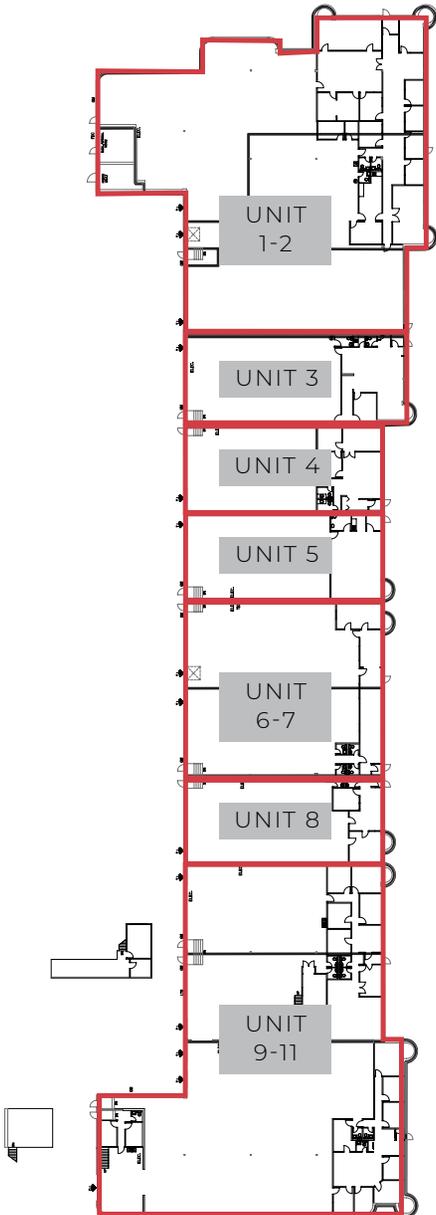
| MUNICIPAL/<br>CIVIC UNIT | SF            |
|--------------------------|---------------|
| 1                        | 7,322         |
| 2                        | 3,567         |
| 3                        | 3,102         |
| 4                        | 3,140         |
| 5                        | 2,987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

**50-70 NOVOPHARM CRT.**

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



# 465 Milner Ave.

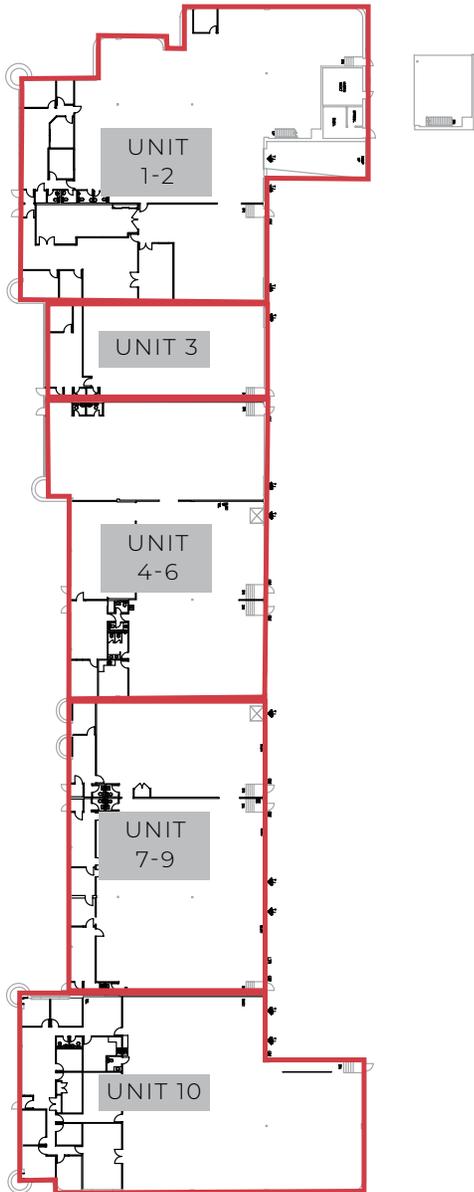


| UNIT         | SF            | LOADING             |
|--------------|---------------|---------------------|
| 1            | 12,768        | 2 TL                |
| 2            | 3,999         | 1 TL                |
| 3            | 4,155         | 1 TL                |
| 4            | 3,672         | 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         |
| <b>Total</b> | <b>57,386</b> | <b>1 DI + 13 TL</b> |

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



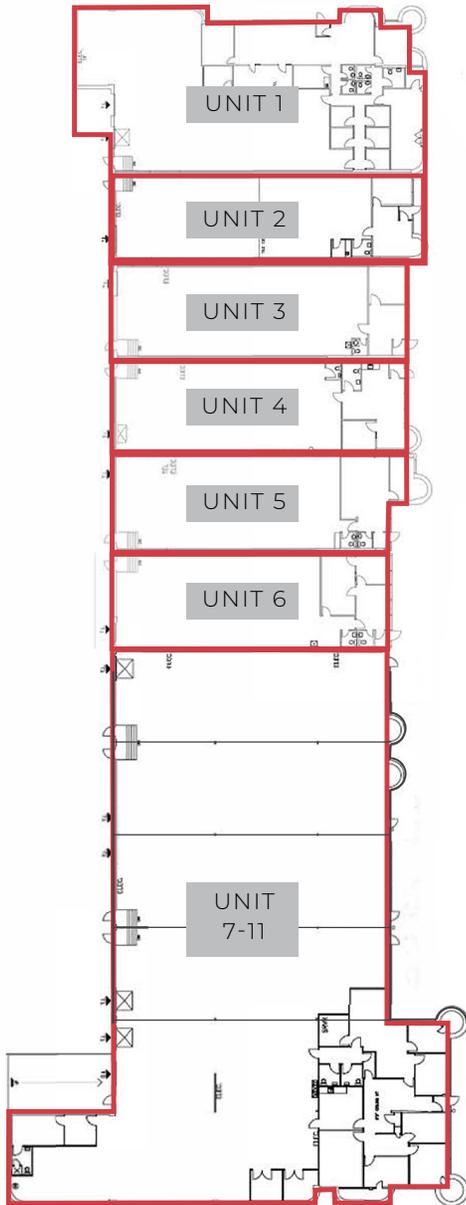
# 455 Milner Ave.



| 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                |
| <b>Total</b> | <b>46,248</b> | <b>1 DI + 11 TL</b> |



# 445 Milner Ave.

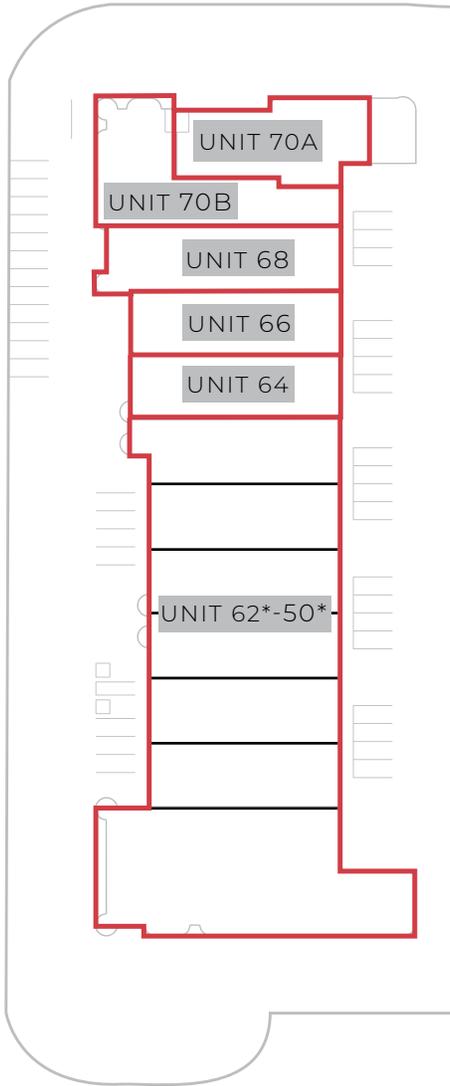


| UNIT         | SF            | LOADING             |
|--------------|---------------|---------------------|
| 1            | 7,322         | 1 TL                |
| 2            | 3,567         | 1 TL                |
| 3            | 3,102         | 1 TL                |
| 4            | 3,140         | 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         |
| <b>Total</b> | <b>42,309</b> | <b>1 DI + 11 TL</b> |

\*19,377 SF Contiguous



# 50-70 Novopharm Crt.



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

\*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

|                             | LEASE | OWN         |   | LEASE           | OWN             |  | LEASE              | OWN                |
|-----------------------------|-------|-------------|---|-----------------|-----------------|--|--------------------|--------------------|
| <b>PURCHASE ASSUMPTIONS</b> |       |             | <b>ANNUAL OPERATING COSTS</b>                               |                 |                 | <b>10-YEAR RETURNS</b>   |                    |                    |
| Purchase Price (\$499 PSF)* |       | \$1,497,000 | Base Rent // Mortgage (5.9% Interest, 25-Year Amortization) | \$17.50         | \$30.57         | Sale Price At The End Of Year 10 (3% Inflation)                  |                    | \$2,011,843        |
| Equity Downpayment (20)**   |       | \$299,400   | TMI // Condo Fee + Taxes                                    | \$6.00          | \$6.44          | 10 Year Operating Costs  |                    | \$(460,416)        |
| Unit Area SF                | 3,000 | 3,000       | Cost PSF  | \$23.50         | \$37.01         | Less: Mortgage Principle Outstanding                             |                    | \$(889,125)        |
|                             |       |             | Total Annual Cost   | \$70,500        | \$111,037       | Proceeds Before Tax and Selling Costs                            |                    | \$662,301          |
|                             |       |             | Less: CCA Tax Shield (Average Annual Amount Over 10 Years)  | -               | \$(59,880)      | Less: Equity Downpayment   |                    | \$299,400          |
|                             |       |             | <b>Effective Annual Cash Cost</b>                           | <b>\$70,500</b> | <b>\$51,157</b> | <b>Net Equity In Asset After 10 Years (Estimated ROE = 121%)</b> |                    | <b>\$362,901</b>   |
|                             |       |             |   |                 |                 | Less: Capital Gain Tax   |                    | \$(128,711)        |
|                             |       |             |   |                 |                 | <b>Value Created After 10 Years (Estimated ROE = 78%)</b>        | <b>\$(789,838)</b> | <b>\$234,191</b>   |
|                             |       |             |   |                 |                 | <b>Opportunity Cost of Buying vs. Leasing</b>                    |                    | <b>\$1,024,029</b> |

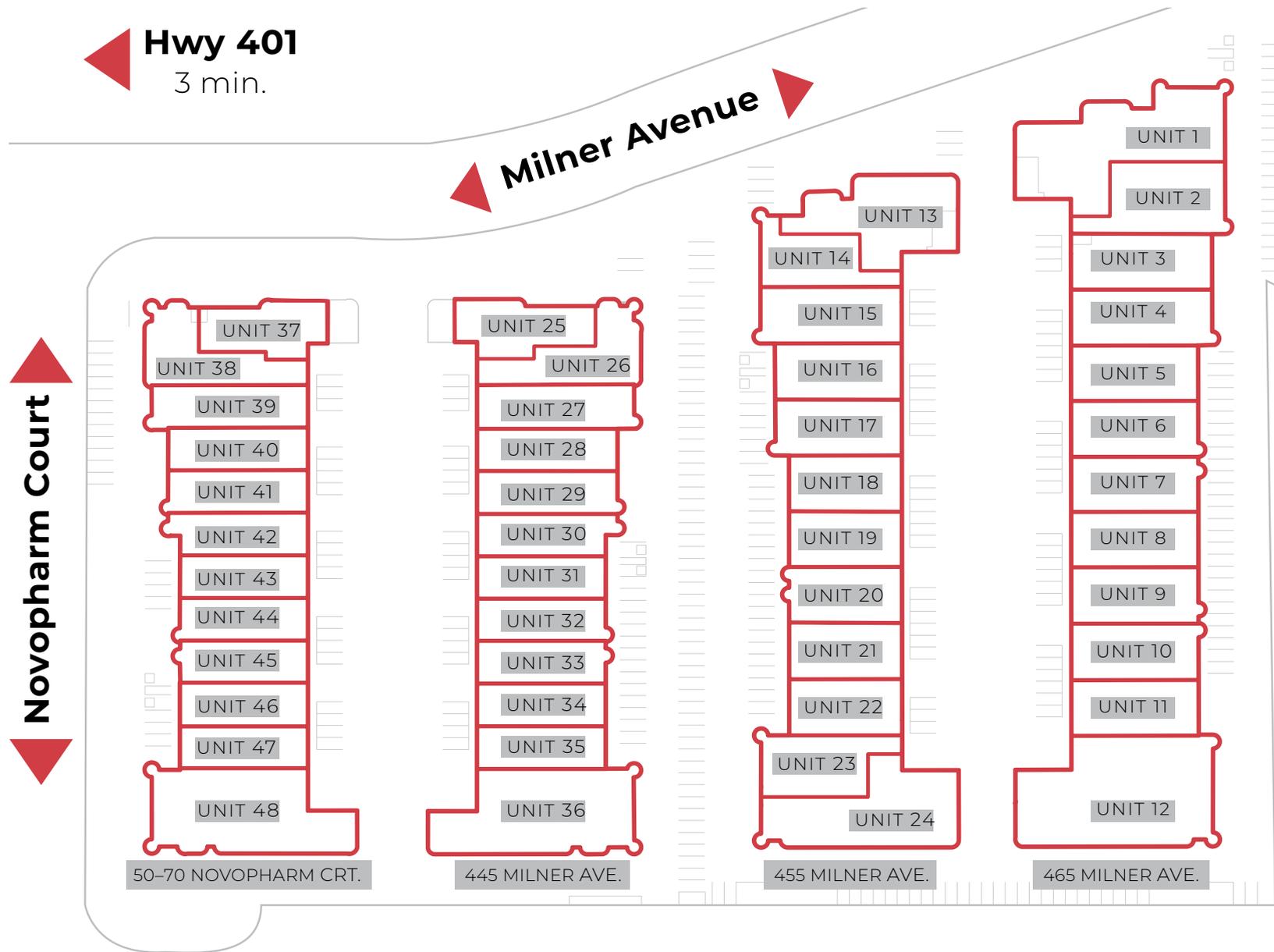
\* Base rent and TMI are subject to rent steps and inflation while mortgage payments can be made at fixed rates and maintenance fees are established by the condo unit owners.

\*\* 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 Site Plan Appendix A



| 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        |
| <b>Total</b>      |      | <b>57,386</b> |

| 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         |
| <b>Total</b>      |      | <b>46,248</b> |

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

| 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         |
| <b>Total</b>      |      | <b>42,309</b> |

| 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         |
| <b>Total</b>         |      | <b>42,147</b> |

\*19,378 SF Contiguous

\*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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\*\* Broker \* Sales Representative

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