

For Sale

Flex Office / Industrial Space



11 Carlaw Avenue Unit 8, Toronto

±2,161 Sq. Ft. • Open Concept Loft Style Condo

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Property Details

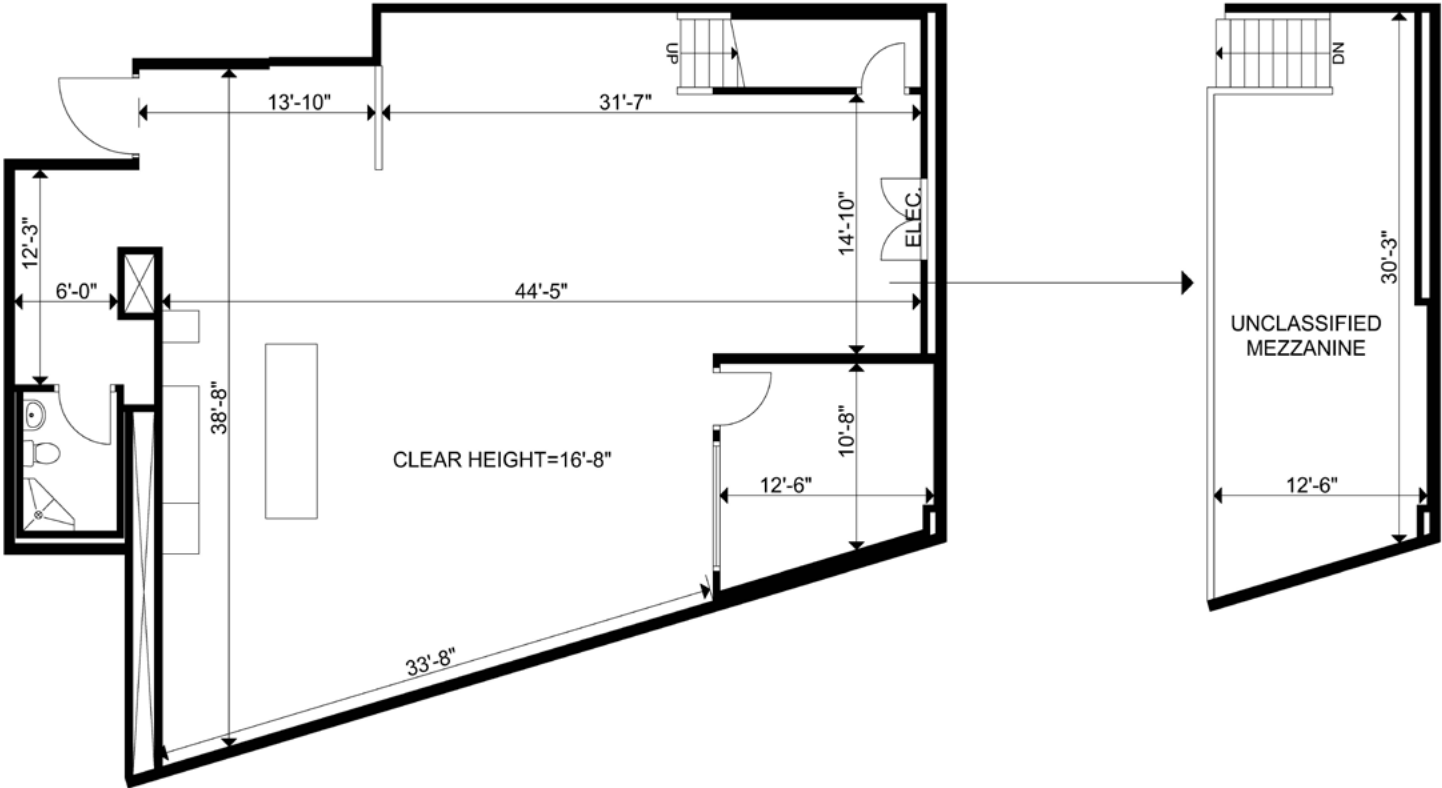
LOCATION	Carlaw Avenue & Lake Shore Boulevard East		
TOTAL SIZE	First Floor:	±1,793 Sq. Ft.	
	Second Floor:	±368 Sq. Ft.	
	Total Size:	±2,161 Sq. Ft.	
ASKING PRICE	\$1,475,000.00		
TAXES (2024)	\$6,706.09		
CONDO FEES	\$845.66 Per Month		
POSSESSION	60-90 Days		
ZONING	E3 (Employment Industrial)		

Comments

- Flex office / industrial open concept loft style condo with mezzanine (included in the total square footage)
- Space includes 1 bathroom (with shower), boardroom, full kitchen, 1 private office, 1 office cove, 1 tech closet and wired for VoIP technology
- Use of 2 parking spaces
- Possibility for some of the existing furniture to be made available
- Located at the corner of Carlaw Avenue & Lake Shore Blvd East with immediate access to the Gardiner Expressway

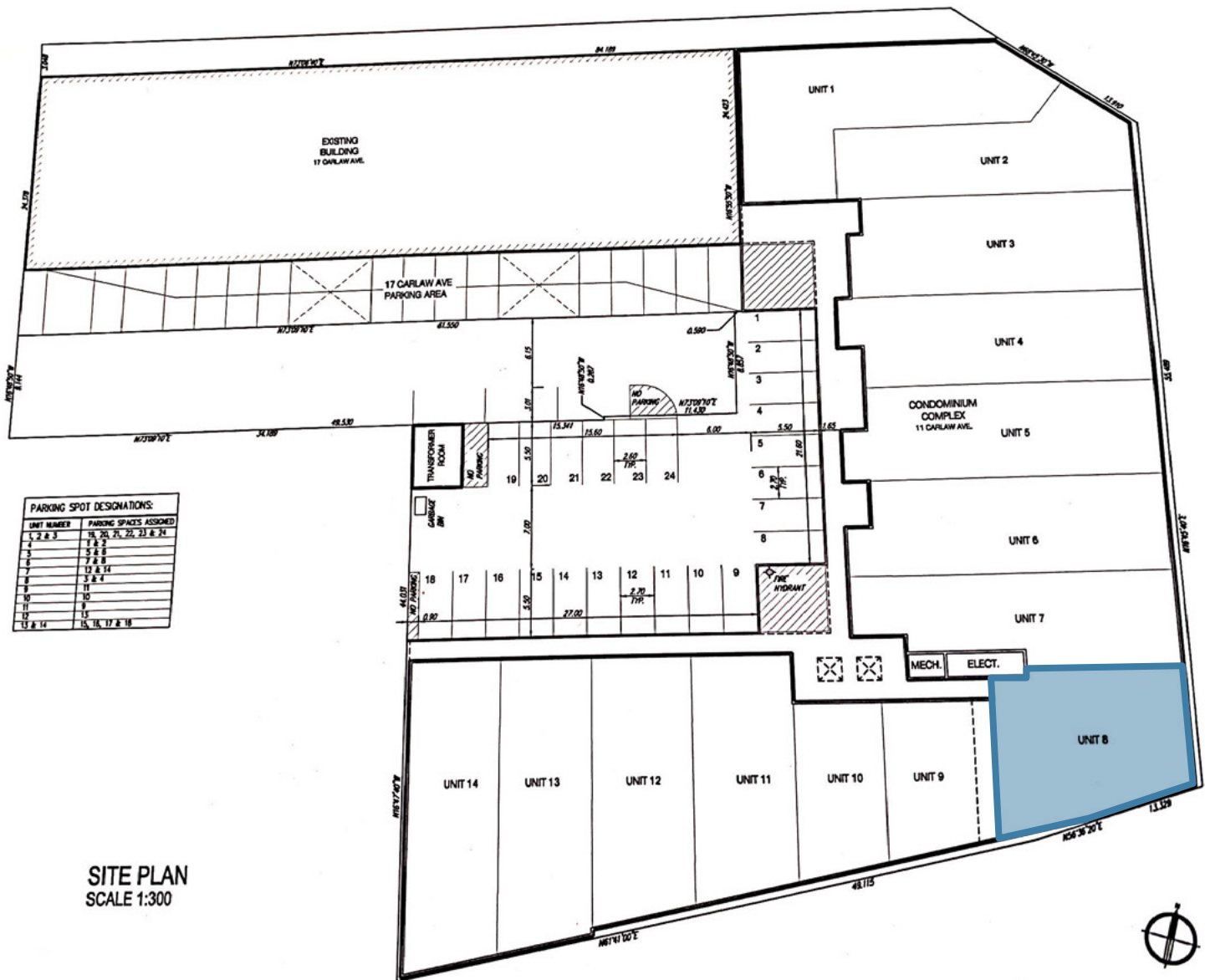


Floor Plan



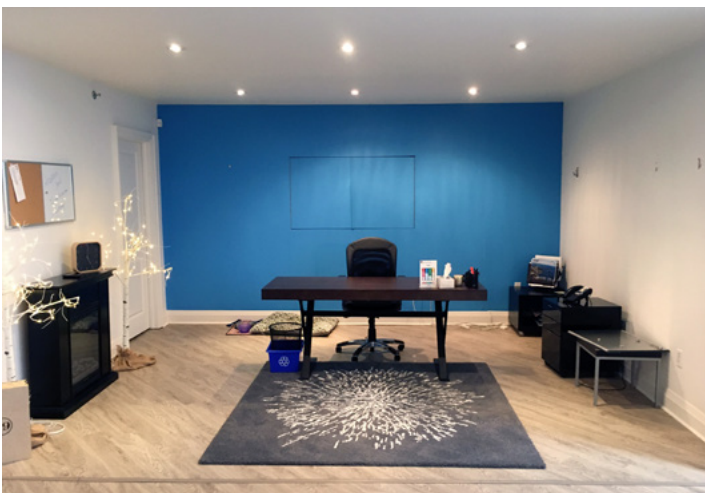
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Site Plan



11 Carlaw Avenue Unit 8

Photos



Zoning • E3 - Employment Industrial

PERMITTED USES

- ✓ Ambulance Depot
- ✓ Animal Shelter
- ✓ Artist Studio
- ✓ Automated Banking Machine
- ✓ Bindery
- ✓ Building Supply Yards
- ✓ Carpenter's Shop
- ✓ Cold Storage
- ✓ Contractor's Establishment
- ✓ Custom Workshop
- ✓ Dry Cleaning or Laundry Plant
- ✓ Financial Institution
- ✓ Fire Hall
- ✓ Industrial Sales and Service Use
- ✓ Kennel
- ✓ Laboratory
- ✓ Office
- ✓ Park
- ✓ Performing Arts Studio
- ✓ Pet Services
- ✓ Police Station
- ✓ Printing Establishment
- ✓ Production Studio
- ✓ Public Works Yard
- ✓ Service Shop
- ✓ Software Development and Processing
- ✓ Warehouse
- ✓ Wholesaling Use

Manufacturing Use if it is not one of the following:

1. Abattoir, Slaughterhouse or Rendering of Animals Factory;
2. Ammunition, Firearms or Fireworks Factory;
3. Asphalt Plant;
4. Cement Plant, or Concrete Batching Plant;
5. Crude Petroleum Oil or Coal Refinery;
6. Explosives Factory;
7. Industrial Gas Manufacturing;
8. Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
9. Pesticide or Fertilizer Manufacturing;
10. Petrochemical Manufacturing;
11. Primary Processing of Gypsum;
12. Primary Processing of Limestone;
13. Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
14. Pulp Mill, using pulpwood or other vegetable fibres;
15. Resin, Natural or Synthetic Rubber Manufacturing;
16. Tannery

USE WITH CONDITIONS

- ◆ Body Rub Service (32)
- ◆ Cogeneration Energy (26)
- ◆ Crematorium (33)
- ◆ Drive Through Facility (5,21)
- ◆ Eating Establishment (3,19,30)
- ◆ Marihuana production facility (2)
- ◆ Metal Factory involving Forging and Stamping (25)
- ◆ Open Storage (10)
- ◆ Outdoor Patio (9)
- ◆ Public Utility (27,29)
- ◆ Recovery Facility (8)
- ◆ Recreation Use (7)
- ◆ Renewable Energy (26)
- ◆ Retail Service (3)
- ◆ Retail Store (4,30)
- ◆ Shipping Terminal (11)
- ◆ Take-out Eating Establishment (3,30)
- ◆ Transportation Use (28)
- ◆ Vehicle Depot (6)
- ◆ Vehicle Fuel Station (16,30)
- ◆ Vehicle Repair Shop (23)
- ◆ Vehicle Service Shop (17,31)
- ◆ Vehicle Washing Establishment (18)

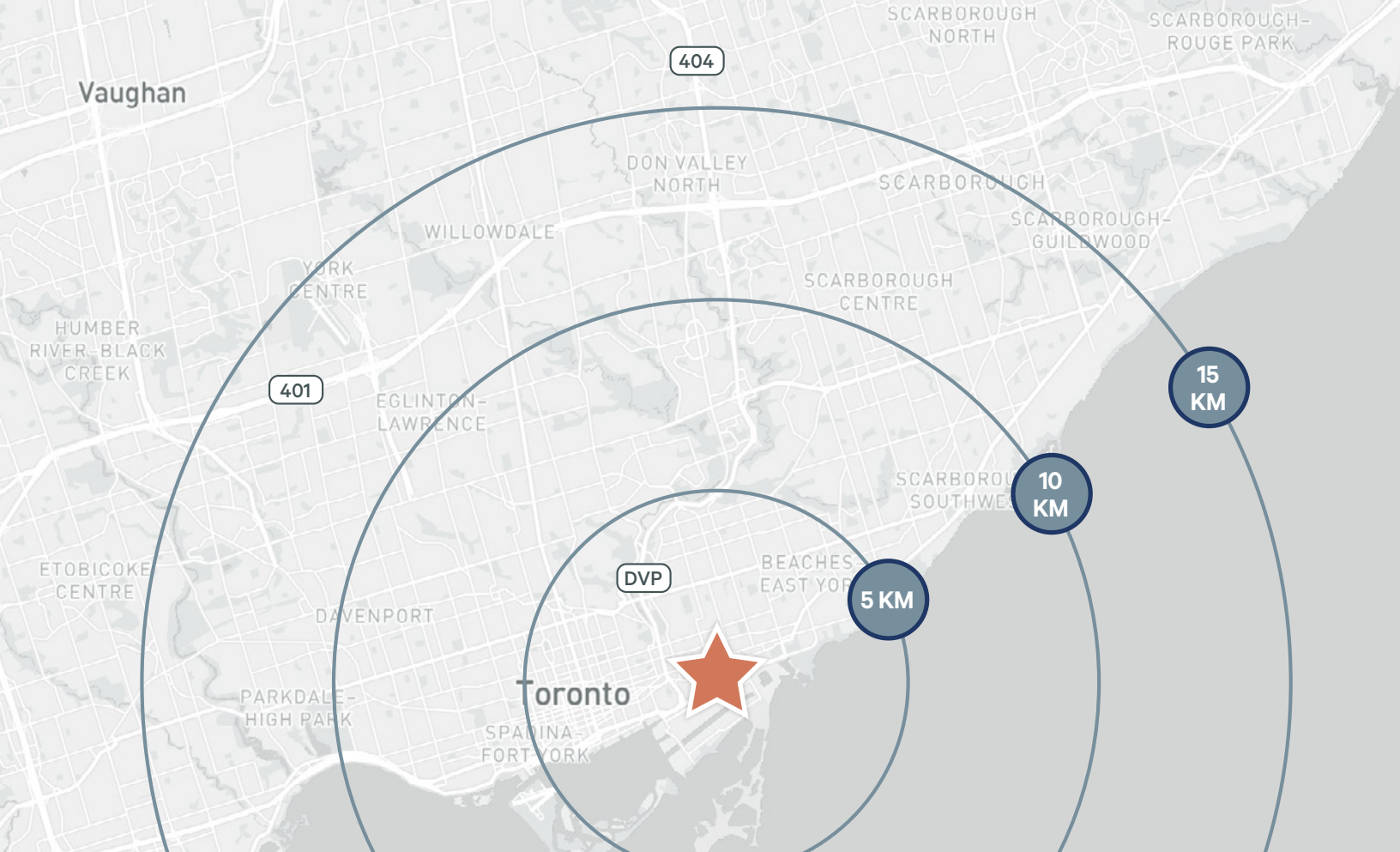
Amenities



PROPERTY LOCATION



SUBWAY STATION



DRIVE TIMES

GARDINER EXPRESSWAY

4 Min / 2.2 km

UNION STATION

9 Min / 4.7 km

DON VALLEY PARKWAY

4 Min / 1.8 km

DOWNTOWN TORONTO

10 Min / 4.9 km

HIGHWAY 401

14 Min / 16.7 km

BILLY BISHOP AIRPORT

10 Min / 6.2 km

HIGHWAY 404

16 Min / 19 km

PEARSON I'NTL AIRPORT

22 Min / 28.5 km

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