

# 21 FAIRBURN DRIVE



**RARE TURNKEY** FOOD PRODUCTION & RETAIL POWERHOUSE FOR SALE

罕见拎包入住食品生产与零售综合体出售

**PROVINCIAL FOOD LICENSES** & **CENTRAL KITCHEN** PERMITTED

省级食品加工许可证&中央厨房许可

**PRIME LOCATION** IN MARKHAM

万锦黄金地段



PCIG COMMERCIAL  
REALTY BROKERAGE

北斗商业地产

# EXCLUSIVELY OFFERING 独家供应

## 21

### Fairburn Drive

Markham, Ontario

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PCIG Commercial is proud to present a rare and exceptional opportunity to acquire two premium industrial units, fully equipped with Ontario Provincial-licensed walk-in cooler and freezer facilities (combined 2,775 sq. ft.) and permitted retail zoning. Ideally located just south of First Markham Place—only 1 minute from Highway 7 and 5 minutes from Highway 404—this property offers unmatched accessibility and exceptional long-term growth potential. Featuring a beautifully and professionally finished retail area, along with extremely well-maintained industrial units that show impressively well, this offering is a true turnkey solution for meat and food storage, processing, production, central kitchen operations, and on-site retail. These units provide a seamless, fully integrated platform for any food-focused business ready to scale rapidly and efficiently.

PCIG Commercial隆重推出一项罕见而卓越的投资机会——两间优质工业单位正式出售。该物业配备经安省政府认证的步入式冷藏库与冷冻库（合计 2,775 平方英尺），并具备可用于零售的商业分区许可。物业位置极佳，距离 First Markham Place 南侧仅数步之遥，1 分钟可上 Highway 7，5 分钟直达 Highway 404，具备无与伦比的通达性与长期增值潜力。

物业拥有经过专业装修的高品质零售区域，以及维护极其良好、展示效果出众的工业空间，为肉类及食品储存、加工、生产、中央厨房运营及现场零售提供真正的“一站式整合解决方案”。对于任何准备快速扩张、提升产能的食品类企业而言，此处堪称完美的交钥匙选择。



### Building advantages at a glance 优势一览



1,324 sf 平方英尺  
Unit 28



1,451 sf 平方英尺  
Unit 29



14' 英尺  
Clear height  
净高



600V 伏 / 100A 安培  
3-phase, 4-wire power  
per unit 三相四线制单位  
功率



9' 英尺 x 10' 英尺  
Loading dock per  
unit 装卸平台每  
单位

Asking Price 报价: \$2,217,768.00

# INVESTMENT HIGHLIGHTS 投资亮点



## Prime Location 黄金地段:

Strategically situated in the heart of Markham's premier commercial district, offering one of the most sought-after industrial locations with permitted retail use—a highly rare and valuable combination.

位于万锦市最顶级的商业区腹地，是少数同时具备零售许可的工业物业之一，十分罕见且价值极高。



## Central Kitchen Permitted 中央厨房许可:

With robust power supply, large walk-in cooler and freezer systems, and certified food-processing infrastructure, the space is perfectly suited for central kitchen operations supporting multiple restaurant locations or large-scale food production.

强劲电力供应、大型步入式冷藏与冷冻系统，以及获认证的食品加工基础设施，完美适用于中央厨房运营，可支持多家餐厅或大规模食品生产。



## Two Fully Functional Units 双单元运营:

Unit 28 and Unit 29, totaling 2,775 sq. ft., meticulously maintained and fully operational.

包括28号与29号两个单元，总面积2,775平方英尺，维护精细，即买即用。



## Exceptionally Maintained Industrial Areas 维护良好的工业区:

Clean, organized, and well-kept workspaces enhance operational efficiency and present extremely well to inspectors, partners, and investors.

干净、整洁、有序，工作效率高，同时给检查员、合作伙伴与投资人留下专业印象。



## Professionally Finished Retail Space 专业打造的零售空间:

High-quality, customer-facing retail area ideal for serving walk-in customers, showcasing products, or operating a boutique-style storefront.

高品质、面向客户的零售区域，适合接待到店顾客、展示产品，或经营精品型实体店。



## Strong Electrical Capacity 强电力配置:

Each unit offers 600V, 100A, 3-phase, 4-wire power—sufficient for heavy-duty commercial kitchen equipment and advanced production machinery.

每个单位均配备 600V、100A、三相、四线电力，可支撑重型商用厨房设备与先进生产机械。

# INVESTMENT HIGHLIGHTS 投资亮点



## Convenient Drive-In Loading 便捷驶入式卸货口:

Each unit features a 9-ft by 10-ft drive-in door for smooth inbound and outbound logistics.

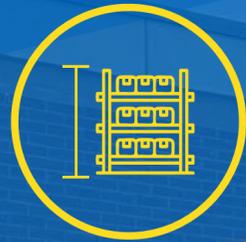
每个单位均设有 9×10 英尺的 drive-in 门，方便物流进出。



## Fully Certified Facility 完全认证的设施:

Ontario Provincial certification for meat processing and food production allows immediate operation with minimal setup time.

具备安省肉类加工与生产认证，可立即投入运营，减少设置时间。



## 14-Foot Clear Height 英尺净高:

Suitable for vertical storage, racking, or additional processing equipment.

适合垂直存储、货架架设或额外加工设备的安装。



## Unit Specifications 单元规格:

Unit 28: 1,324 sq. ft. — Monthly Condo Fee: \$484.21 (\$0.36/Sqft) Property Tax 2025: \$5,312.08

Unit 29: 1,451 sq. ft. — Monthly Condo Fee: \$530.66 (\$0.36/Sqft) Property Tax 2025: \$5,754.75

28号单元: 1,324平方英尺 — 月度物业费: \$484.21 (\$0.36/Sqft) 2025年物业费: 5,312.08

29号单元: 1,451平方英尺 — 月度物业费: \$530.66 (\$0.36/Sqft) 2025年物业费: 5,754.75



## Turnkey Infrastructure 交钥匙基础设施:

Includes state-of-the-art, provincially certified walk-in cooler and freezer systems—no further build-out required.

包括先进、省级认证的步入式冷藏与冷冻系统，无需额外改建。

# FLOOR PLAN 平面图



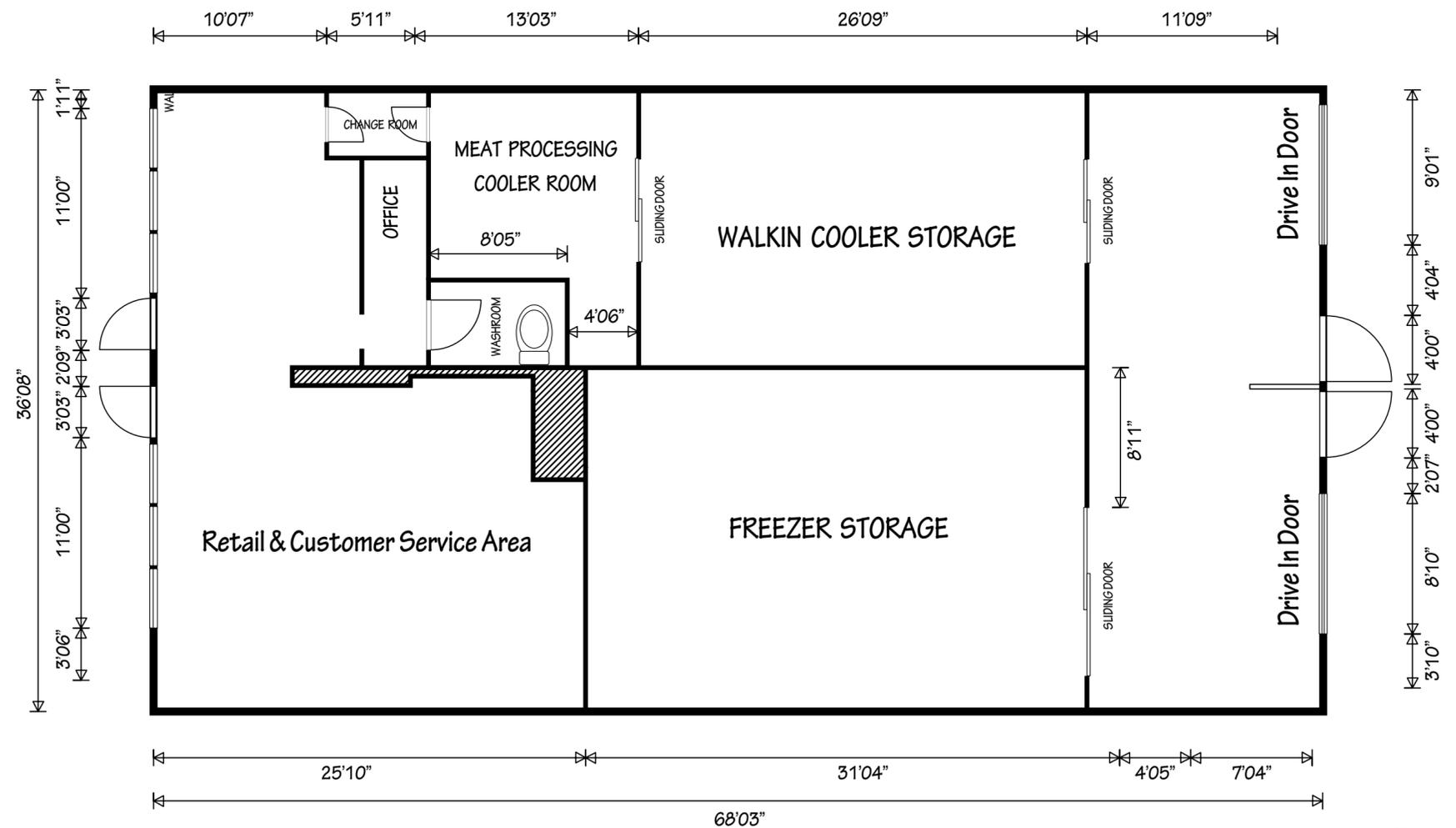
This is a very rare opportunity to acquire a versatile, high-value industrial asset with retail capability and central kitchen potential in one of Markham's fastest-growing business corridors along Highway 7. Contact PCIG Commercial today to schedule your private tour and discover the full potential this exceptional property offers.

这是一项极其罕见的机会，让您在高速发展的万锦 Highway 7 商业走廊，获得兼具零售功能与中央厨房潜力的高价值工业资产。

欢迎联系 PCIG Commercial 安排您的专属参观，亲身体会此处卓越物业的无限潜力。



## #28/29-21 Fairburn Dr., Markham



PCIG COMMERCIAL REALTY BROKERAGE  
北斗商业地产  
安省华人首家全商业地产公司

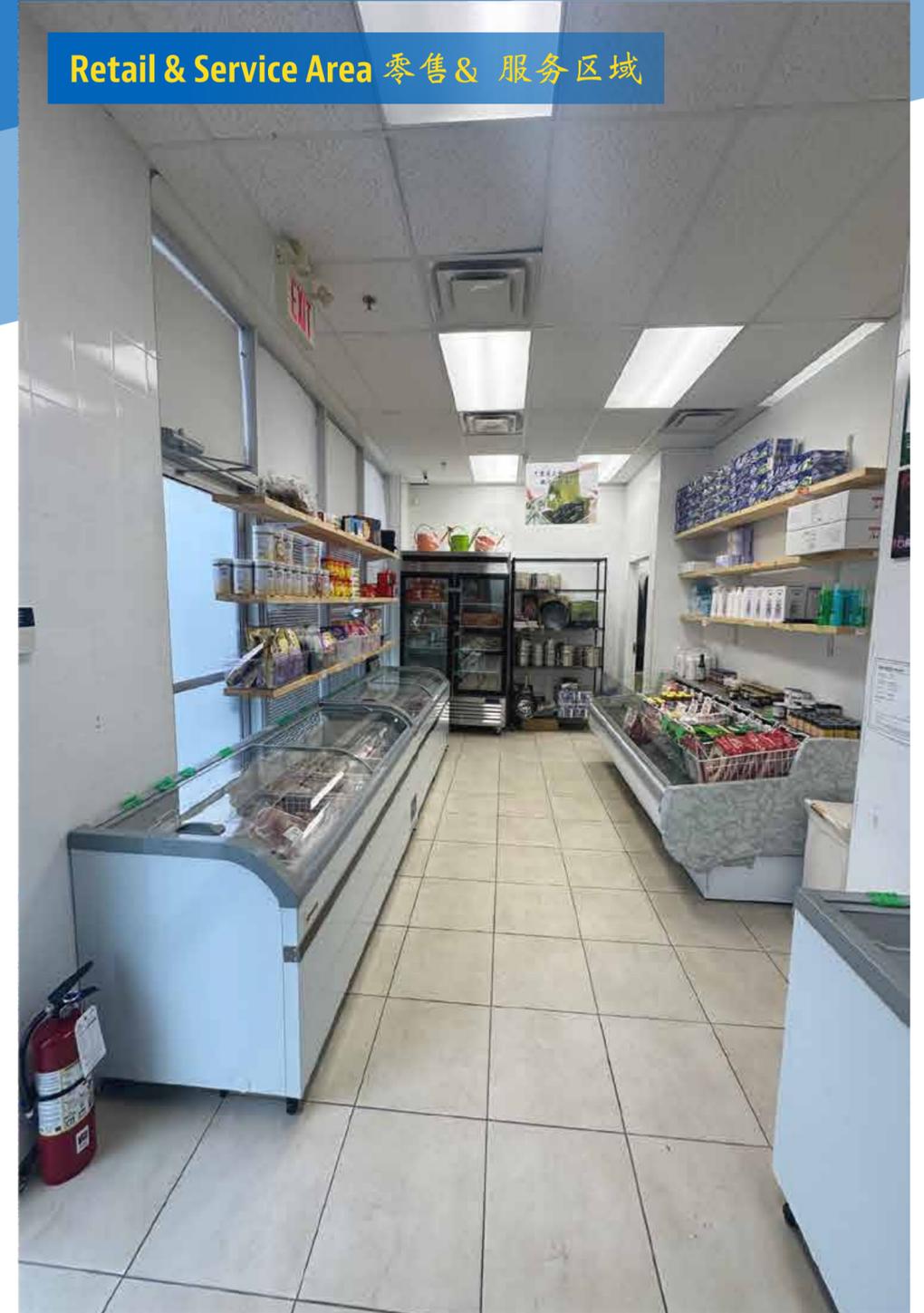
# PROPERTY PHOTOS 房产照片



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