

|  |                                   |                          |                          |
|--|-----------------------------------|--------------------------|--------------------------|
|  | <b>97 - 99 Kenhar Dr</b>          |                          | <b>List: \$3,495,000</b> |
|  | <b>Toronto Ontario M9L 1N5</b>    |                          | <b>For Sale</b>          |
|  | Toronto W05 Humber Summit Toronto |                          |                          |
| <b>SPIS: N</b>   |                                   | <b>For: Sale</b>         |                          |
| <b>Taxes: \$18,766.32/2025/Annual</b>  |                                   | <b>Last Status: NEW</b>  |                          |
| <b>DOM: 0</b>  |                                   |                          |                          |
| Industrial   | <b>Occup: Tenant</b>              | <b>Lse Term Mnths: /</b> |                          |
| Multi-Unit   | <b>Freestanding: N</b>            | <b>SPIS: N</b>           | <b>Holdover: 180</b>     |
| Warehousing  |                                   | <b>Franchise:</b>        |                          |
| <b>Com Cndo Fee:</b>   |                                   |                          |                          |
| <b>Dir/Cross St: Fenmar Drive / Kenhar Drive</b>                                 |                                   |                          |                          |
| <b>Directions: East of the Kenhar Drive &amp; Fenmar Drive intersection</b>      |                                   |                          |                          |

**MLS#:** W12801840      **Sellers:** Carmela Malatesta      **Contact After Exp:** N  
**Possession:** Flexible      **Remarks:** Flexible (30-90 Days)  
**PIN#:** 102980014      **ARN#:** 190801346001000  
**Additional PIN#:**  
**Legal:** PT BLK C PL 5935 NORTH YORK AS IN TB334239; TORONTO (N YORK), CITY OF TORONTO

|                                  |                                     |  |
|----------------------------------|-------------------------------------|--|
| <b>Total Area:</b> 4397 Sq Ft    | <b>Survey:</b>                      | <b>Soil Test:</b>                        |
| <b>Ofc/Apt Area:</b> 5 %         | <b>Lot/Bldg/Unit/Dim:</b>           | <b>Out Storage:</b> N                    |
| <b>Indust Area:</b> 95 %         | 80.72 x 173.83 Feet Lot             | <b>Rail:</b> N                           |
| <b>Retail Area:</b>              | <b>Lot Irreg:</b>                   | <b>Crane:</b> N                          |
| <b>Apx Age:</b>                  | <b>Bay Size:</b>                    | <b>Basement:</b>                         |
| <b>Volts:</b>                    | <b>%Bldg:</b>                       | <b>Elevator:</b>                         |
| <b>Amps:</b>                     | <b>Washrooms:</b> 0                 | <b>UFFI:</b>                             |
| <b>Zoning:</b> EH1.0             | <b>Water:</b> Municipal             | <b>Assessment:</b>                       |
| <b>Truck Level:</b> 0            | <b>Water Supply Type:</b>           | <b>Chattels:</b>                         |
| <b>Grade Level:</b> 0            | <b>Sewers:</b> Sanitary             | <b>LLBO:</b>                             |
| <b>Drive-In:</b> 0               | <b>A/C:</b> N                       | <b>Days Open:</b>                        |
| <b>Double Man:</b> 0             | <b>Utilities:</b> Y                 | <b>Hours Open:</b>                       |
| <b>Clear Height:</b> 13 0        | <b>Garage Type:</b> Outside/Surface | <b>Employees:</b>                        |
| <b>Sprinklers:</b> N             | <b>Park Spaces:</b> #Trl Spc:       | <b>Seats:</b>                            |
| <b>Heat:</b> Gas Forced Air Clsd | <b>Energy Cert:</b>                 | <b>Area Infl:</b>                        |
| <b>Phys Hdcp-Eqp:</b>            | <b>Cert Level:</b>                  | Major Highway,Public Transit             |
|                                  | <b>GreenPIS:</b>                    | <b>HST Applicable to:</b> In Addition To |
|                                  |                                     | <b>Sale Price:</b>                       |

|                          |                  |                             |
|--------------------------|------------------|-----------------------------|
| <b>Bus/Bldg Name:</b>    | <b>For Year:</b> | <b>Financial Stmt:</b>      |
| <b>Actual/Estimated:</b> |                  |                             |
| <b>Taxes:</b>            | <b>Heat:</b>     | <b>Gross Inc/Sales:</b>     |
| <b>Insur:</b>            | <b>Hydro:</b>    | <b>-Vacancy Allow:</b>      |
| <b>Mgmt:</b>             | <b>Water:</b>    | <b>-Operating Exp:</b>      |
| <b>Maint:</b>            | <b>Other:</b>    | <b>=NetIncB4Debt:</b>       |
|                          |                  | <b>EstValueInv At Cost:</b> |
|                          |                  | <b>Com Area Upcharge:</b>   |
|                          |                  | <b>% Rent:</b>              |

**Client Remks:** Freestanding industrial building with EH1.0 zoning, allowing for outside storage and automotive use. 0.32-acre lot, 4,397 SF building with a 13 ft clear height. 95% warehouse and 5% office space. Clean environmental report available. Vacant possession possible.

**Extras:**  
**Inclusions:**  
**Exclusions:**  
**Rental Items:**  
**Showing Requirements:** See Brokerage Remarks,List Salesperson  
**Brkage Remks:** All information to be verified by Buyer and Buyer's Agent. Contact Listing Agent at 905.917.2051 or cole@lennard.com for full package. Environmental report Phase 2 available.

**LENNARD COMMERCIAL REALTY Ph:** 905-752-2220 **Fax:** 905-752-2224  
 60 Columbia Way Suite 201 Markham L3R0C9  
**COLE JARRYD BRAITHWAITE, CCIM, Salesperson** 905-917-2051

|                                  |                     |                              |
|----------------------------------|---------------------|------------------------------|
| <b>Contract Date:</b> 02/19/2026 | <b>Condition:</b>   | <b>Ad:</b> N                 |
| <b>Expiry Date:</b> 08/31/2026   | <b>Cond Expiry:</b> | <b>Escape:</b>               |
| <b>Last Update:</b> 02/19/2026   | <b>CB Comm:</b> 2%  | <b>Original:</b> \$3,495,000 |