

INDUSTRIAL CONDOMINIUM



**FOR
SALE**



EXCLUSIVE OPPORTUNITY FOR
AN AUTO REPAIR SHOP

1208 Gorham St
Unit 5 & Unit 6

NEWMARKET, ON

PRESENTED BY:

JESSICA YI HUANG



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PROPERTY DETAILS



PREMIUM COMMERCIAL PROPERTY

In operation since 2014, this well-established and reputable auto repair shop is ideally situated in Newmarket's thriving industrial district, offering excellent visibility and easy accessibility.

The business enjoys stable operations, long-term partnerships with multiple insurance providers, a loyal and repeat customer base, and consistent year-over-year growth.

FOR SALE IN INDUSTRIAL AREA

LISTING FOR
\$4,000,000

PROPERTY DETAILS




PRIME
NEWMARKET
LOCATION


FULLY
EQUIPPED


ESTABLISHED
AND LOYAL
CUSTOMER
BASE

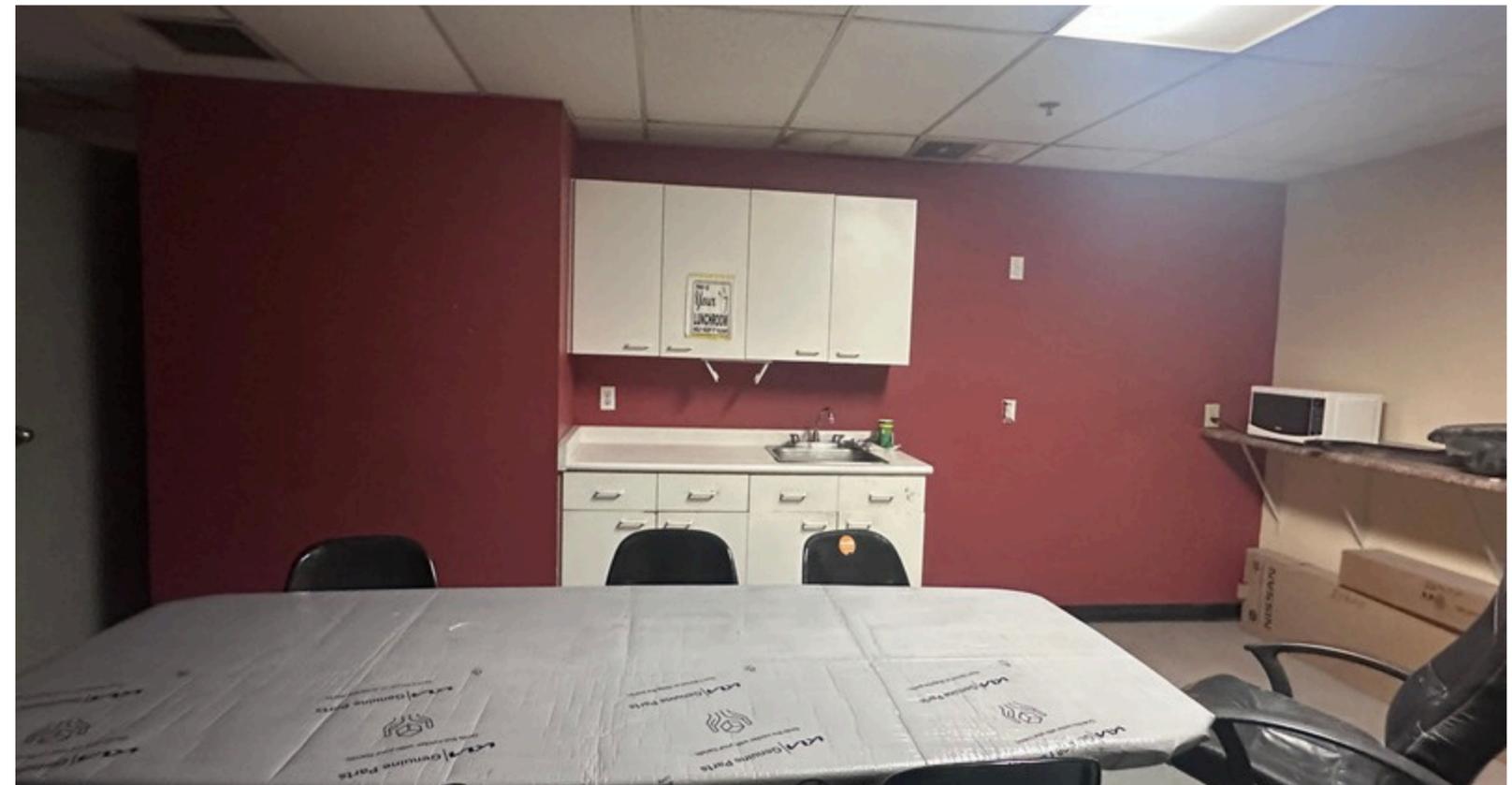
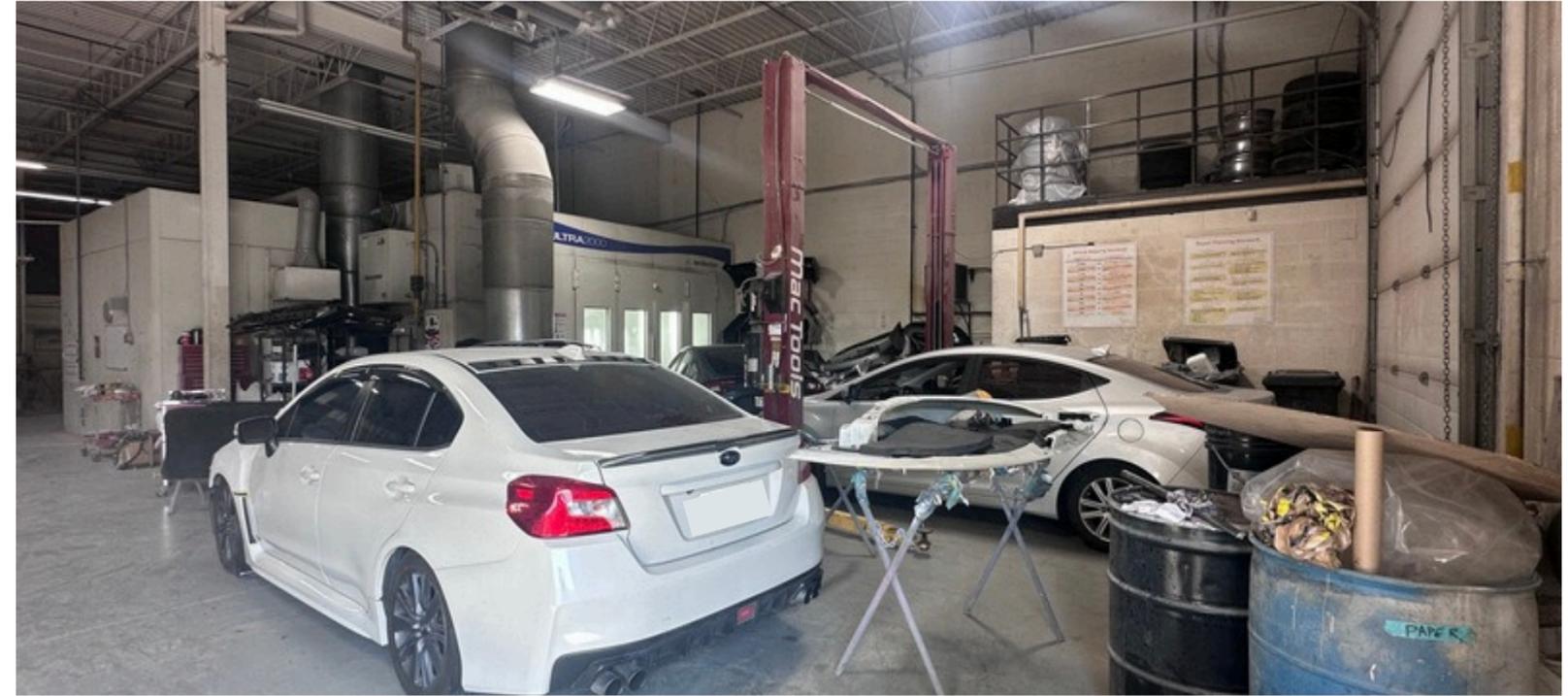
EXCLUSIVE OPPORTUNITY IN CORE NEWMARKET

Own a turnkey auto repair shop in the heart of Newmarket—strategically located, fully equipped, and boasting a loyal client base.

BUILDING LOT FRONT	217 FT
BUILDING LOT DEPTH	422 FT
TOTAL AREA	5594 SQ.FT
OFFICE AREA	200 SQ.FT
INDUSTRIAL AREA	5394 SQ.FT
CLEAR HEIGHT	18'
DRIVE-IN LEVEL SHIPPING DOOR	2 (10' X 12')
SPRINKLERS	PARTIAL
YEAR BUILT	1992
ANNUAL PROPERTY TAXES	\$15,340.32 IN TOTAL (2025)
CONDOMINIUM FEE	\$1,713.14/MONTH IN TOTAL
ZONING	EG-12 - EMPLOYMENT GENERAL (COMMERCIAL)



GALLERY

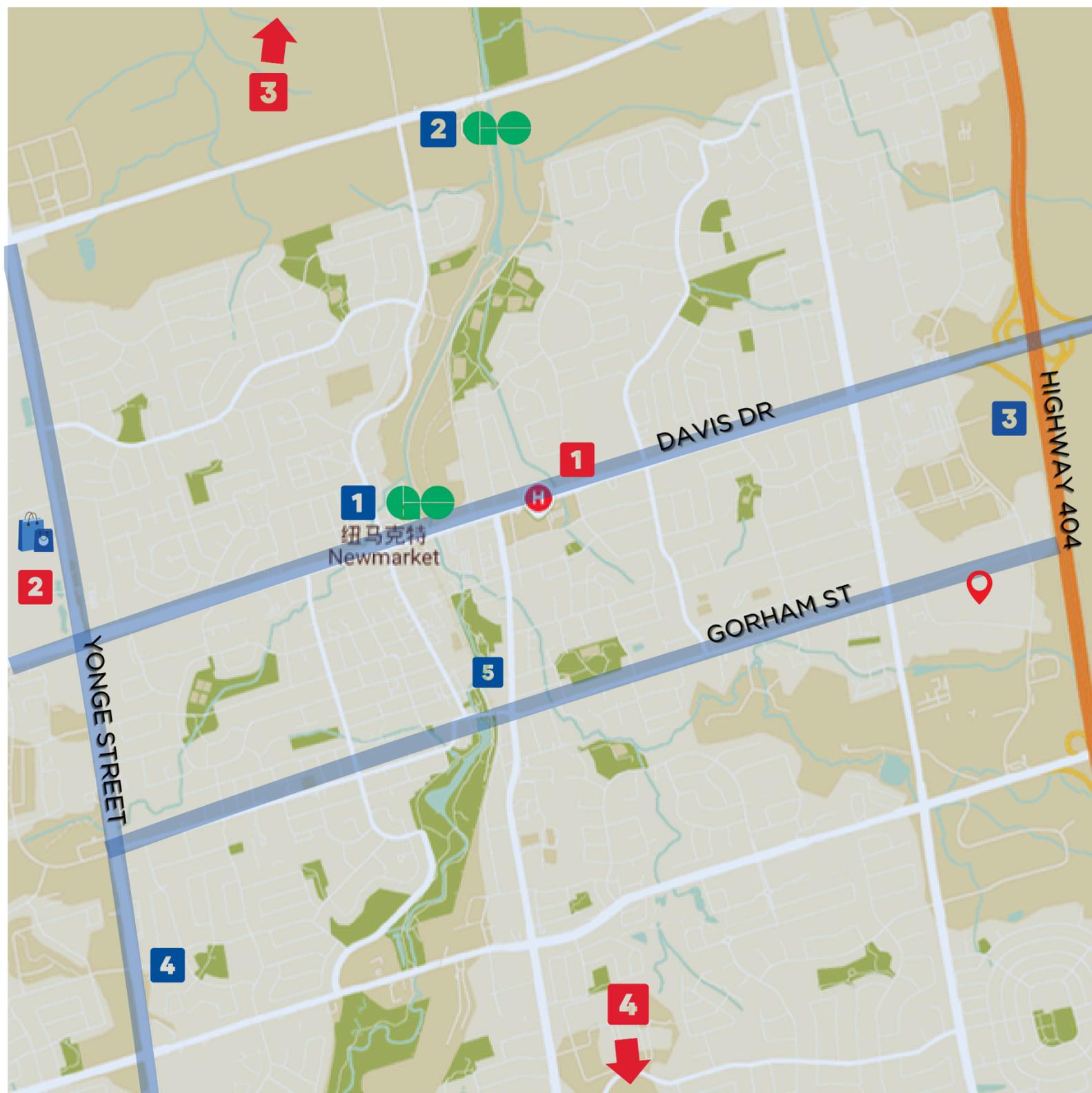


GALLERY

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1208 GORHAM ST UNIT 5 & UNIT 6



COMMUNITY HIGHLIGHTS



Situated in Newmarket's busy industrial and automotive corridor, with excellent access to Yonge St, Leslie St, Harry Walker Parkway, and just minutes from the **Newmarket GO Station** and **Highway 404**. The shop is ideally positioned to serve not only **Newmarket** but also nearby communities like **Aurora** and **East Gwillimbury**. Surrounded by a well-established local community and growing residential neighborhoods, this location benefits from a strong, built-in client base and steady customer traffic.

Public Transit & Major Highways

1	Newmarket Go Station	6 Min Drive
2	Downtown Newmarket	6 Min Drive
3	East Gwillimbury Go Station	8 Min Drive
4	Highway 404	5 Min Drive
5	Yonge Street	10 Min Drive

Local Amenities & More

1	Southlake Health	6 Min Drive
2	Upper Canada Mall	12 Min Drive
3	East Gwillimbury	10 Min Drive
4	Aurora	13 Min Drive



EG-12 General Employment Exception 12

1208 Gorham St is zoned EG-12 under By-law 2010-40

Zoning: General Employment (EG-12) — This site-specific zoning allows for a range of employment-generating uses such as manufacturing and warehousing, with an added exception that limits building height to 15 meters.

By-law Amendments: If a property with EG-12 zoning requires uses or building characteristics outside of the permitted regulations, a by-law amendment may be necessary.

Industrial Uses Permitted:

Manufacturing (Light)

Micro-Industrial Use

Motor Vehicle Service Shop

Public Storage Facility

Service or Repair Shop

Transportation Depot

Warehouse

Heavy Equipment Sales and Service

Wholesale Operations (Often permitted in both)

Commercial Uses Permitted:

Motor Vehicle Rental Establishment

Sports Arena

Domestic Animal Care Facility

Emergency Service Facility

Restaurant

Veterinary Hospital

Light Equipment Sales and Rental

****MANUFACTURING PERMITTED ONLY WITHIN WHOLLY ENCLOSED BUILDINGS****

***Note: Buyer and Buyer's agent to verify information provided above. The zoning information provided is intended as a general guide. For specific zoning information regarding properties mentioned in this inventory, please contact the Town of Newmarket Building Department at 905-895-5193 or Visit www.newmarket.ca*

Contact us for further inquiries

If you are interested in this property, please do not hesitate to contact us at **(416) 605-5682**. More information will be provided upon request.

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 **(416)605-5682**

