



**1.33 AC**

## 29,000 SF MULTI-TENANT INDUSTRIAL

**\$9,200,000**

128 MANVILLE RD  
SCARBOROUGH, ON



ROYAL LEPAGE®

# COMMERCIAL™

# LAND & INVESTMENT GROUP

# OPPORTUNITY SUMMARY

Prime Functional Multi Tenant Industrial Investment in the Golden Mile Regeneration Area industrial node near Warden/Eglinton Ave E, surrounded by service industrial and flex uses within 300 meter walking distance to Golden Mile Station on Eglinton/Warden, a good mix of tenant rooster with extremely low TMI cost, zoned E1. Functional bays with flexible uses serving Scarborough's established trade area offering unparalleled connectivity, customers, and a strong labour pool. In addition to these big-box retailers, the area is home to major employers in manufacturing, logistics, construction, and automotive services including the main Eglinton Bus Transit Depot for TTC

## Upside Opportunity:

- Rent is being collected on 26,000 sq.ft. vs the 29,000 sq.ft. building size
- Rent significantly below market, great upside for a user/professional landlord
- Current Average Gross Rent is between \$16 to \$17 P/SF where near by average net rent for similar industrial small bay unit is between \$18 to \$20 net
- Making the project great for conversion to industrial condo as well, recent conversion project on Warden in the same area is achieving over \$480 P SF
- Short term leases or month to month for majority of the tenants
- Local employment stats include 18,277 employees and 1,508 retail & service businesses are within 2km of the property. The average household income within 2km of the property is \$79,615, with 19,231 households in the vicinity
- The area is going under significant revitalization including significant redevelopment of the entire Golden Mile area (~280 Acre) with over 37,000 units across more than 75 towers proposed in the Golden Mile with expectation of between 56,000 to 65,000 new residence and 20,000 employment within the immediate area

## Full Address

128 Manville Rd, Scarborough, ON

Lot Size	1.33 AC
Building Size mpac	29,000 sq.ft.
Ceiling Heights	12' 8" ft
OP Designation	Core Employment
Zoning	E1
Power	600 Volt 400 Amp
Shipping	11 Drive-In Doors, 4 Van Height Doors, 1 Double Man Door
Parking	29 Stalls



# AREA AMENITIES



- 1** LRT Station
- 2** O'Connor
- 3** Pharmacy
- 4** Hakimi Lebovic
- 5** Golden Mile
- 6** Birchmount

# AREA DEVELOPMENTS



1

1

3

4

5

**EGLINTON CROSSTOWN LRT**

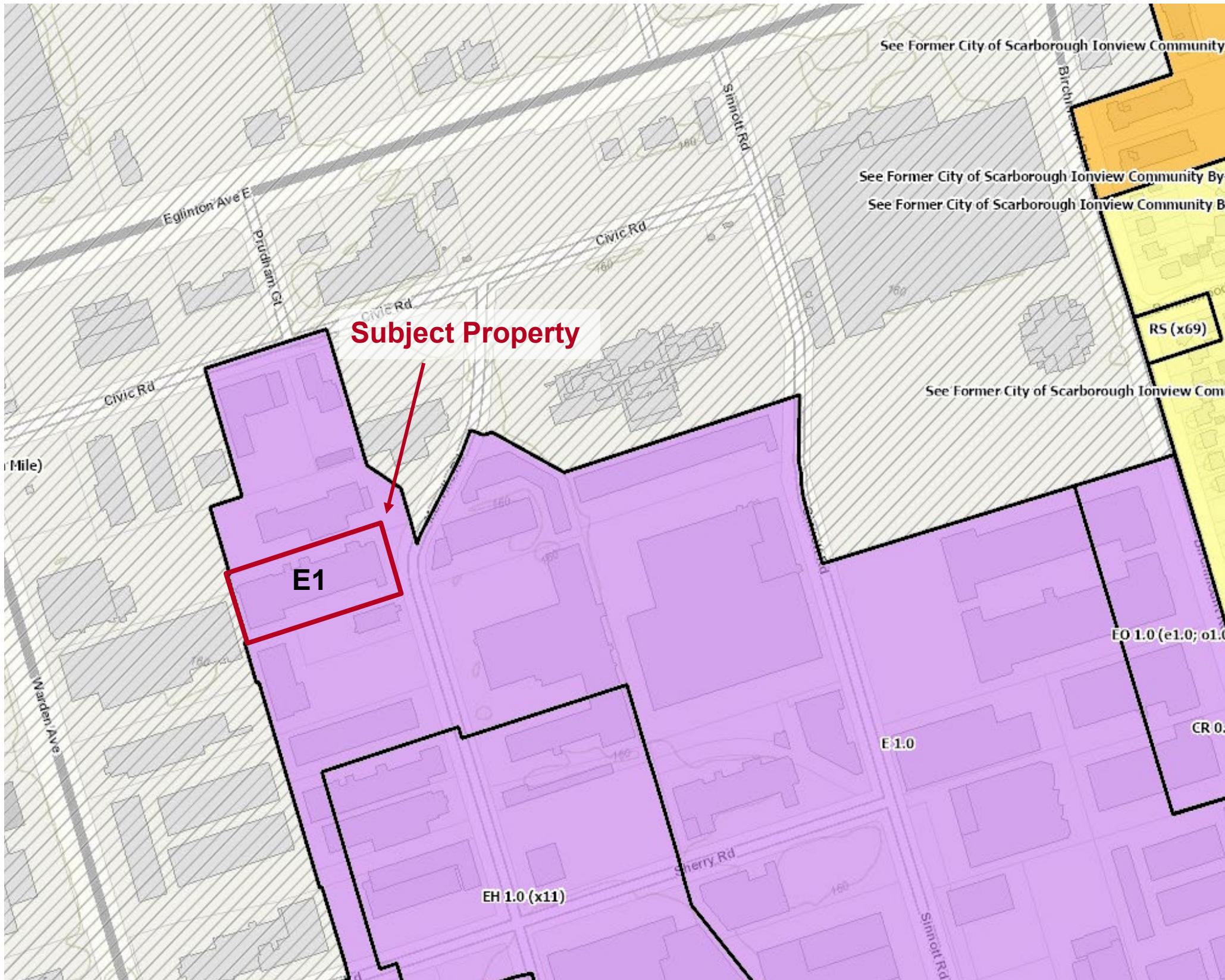
# Eglinton Crosstown LRT Stops



- 1 O'Connor
- 2 Pharmacy
- 3 Hakimi Lebovic
- 4 Golden Mile
- 5 Birchmount

# ZONING BY-LAW

## ZONED – E1 – EMPLOYMENT INDUSTRIAL ZONE



## **E1 – Employment Industrial Zone**

## 60.20.20.10 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**
- **Manufacturing Uses**, with some exception
- 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**

# PROPERTY DETAIL

## Lot Info:

- 1.33 Acre Land
- 155' frontage x 376' depth

## Building Info:

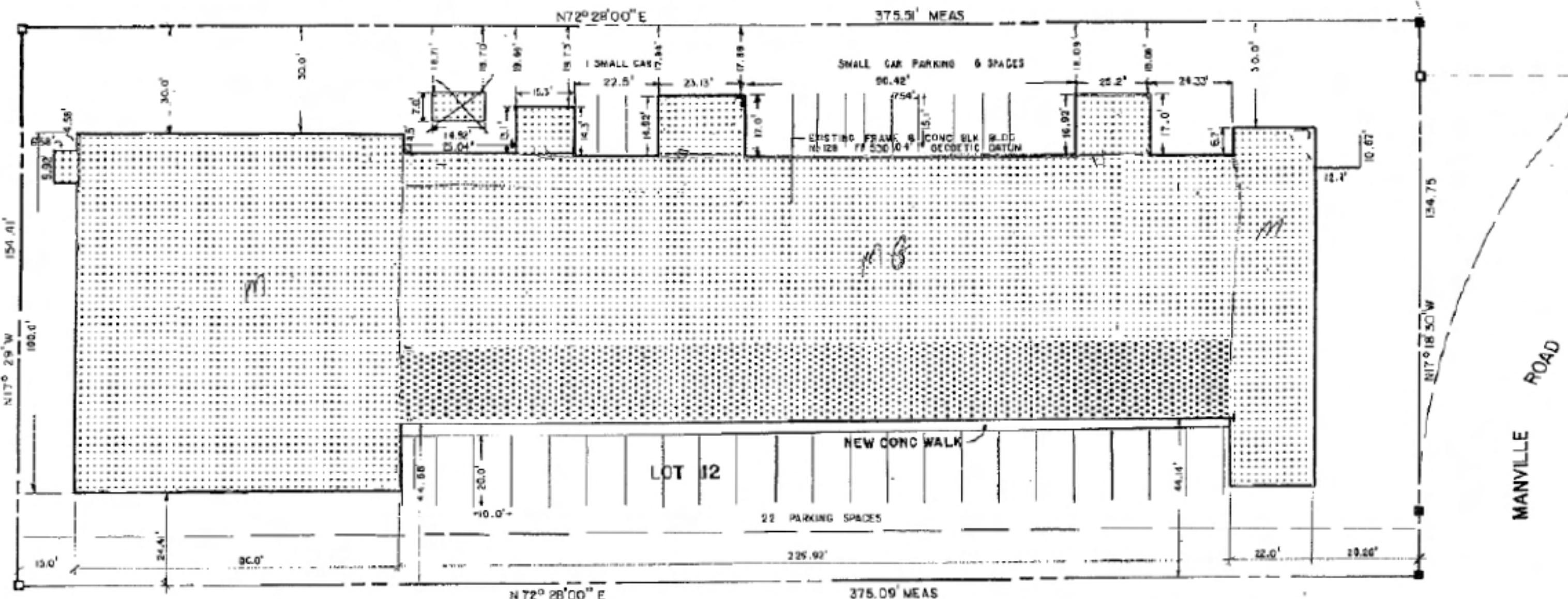
- 29 Units
- 11 Drive-In Doors
- 4 Van Height Doors
- 1 Double man door
- 12' 8" CLEAR HEIGHTS
- Separate utility meter including gas and hydro



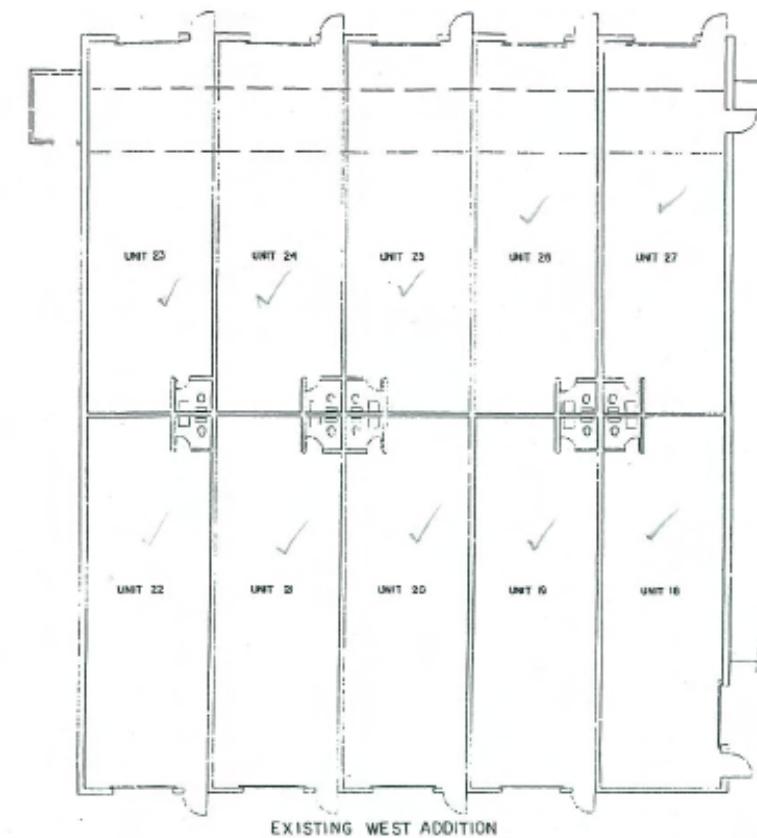
- Current Gross Rent: \$455,023
- Total Annual Tax: \$56,193
- TMI: \$4 includes water

# SITE PLAN

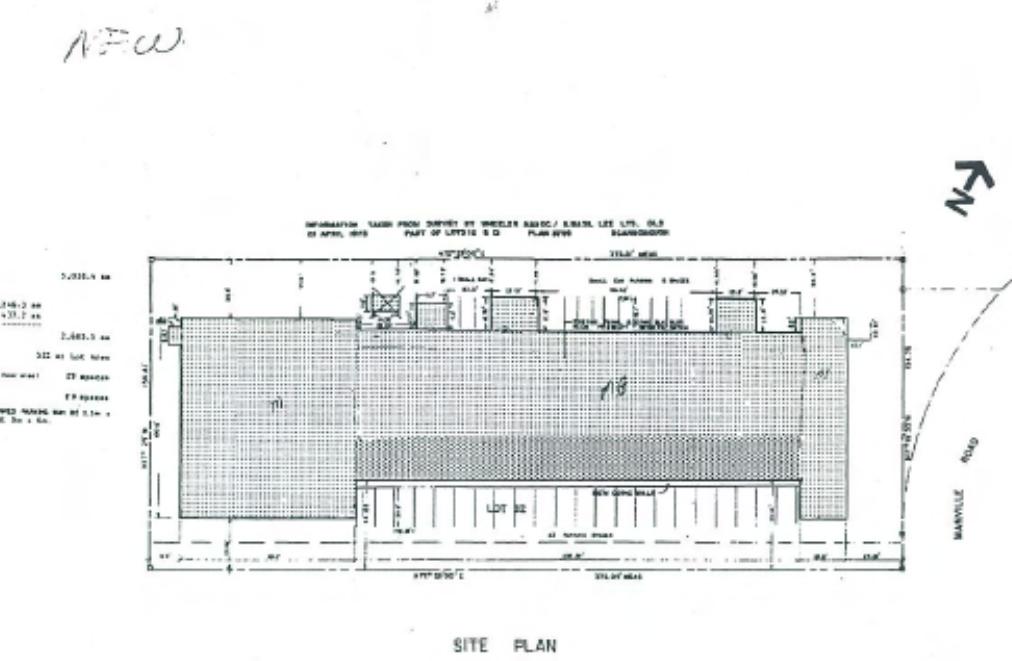
INFORMATION TAKEN FROM SURVEY BY WHEELER ASSOC./ R.BASIL LEE LTD. OLS  
22 APRIL 1976 PART OF LOTS 12 & 13 PLAN 3789 SCARBOROUGH



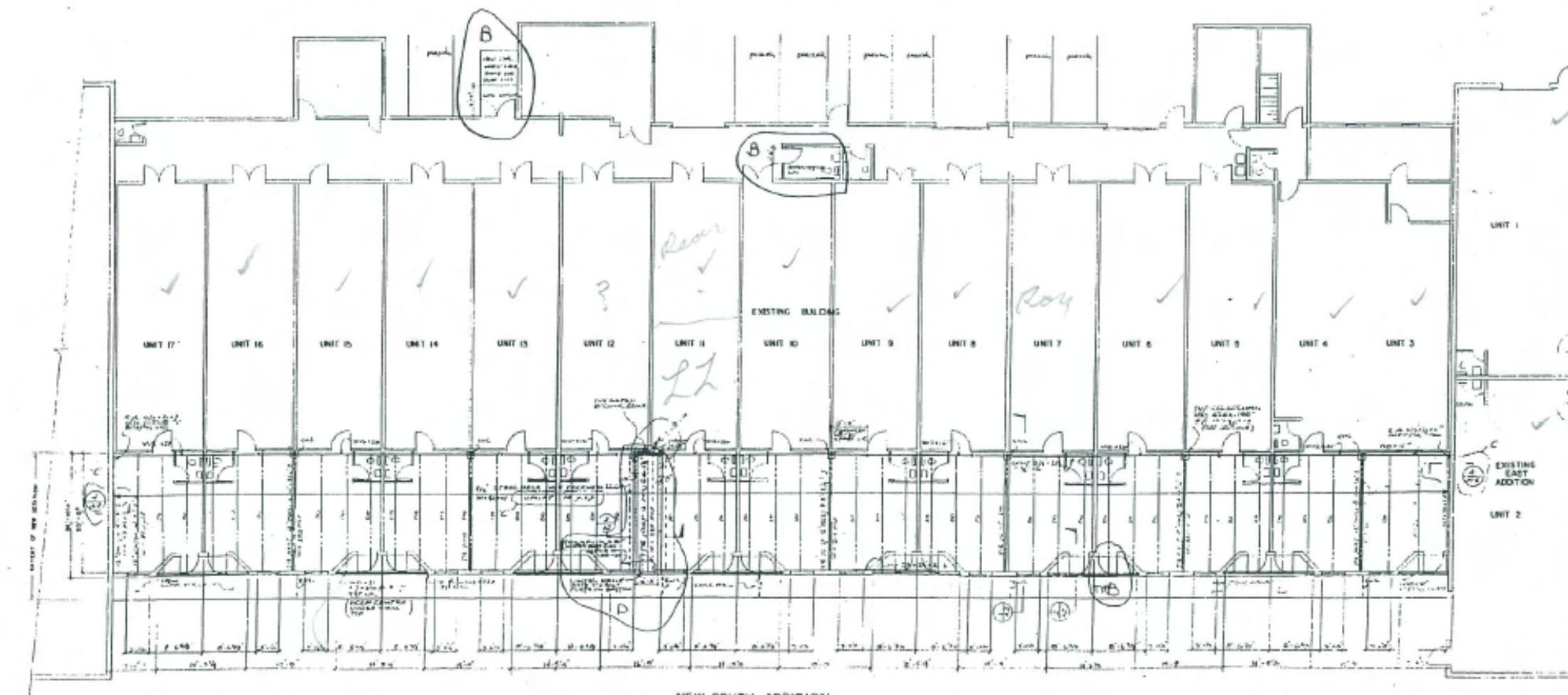
# FLOOR PLAN



EXISTING WEST ADDITION



SITE PLAN



# DEMOGRAPHICS

## POPULATION & PROJECTION

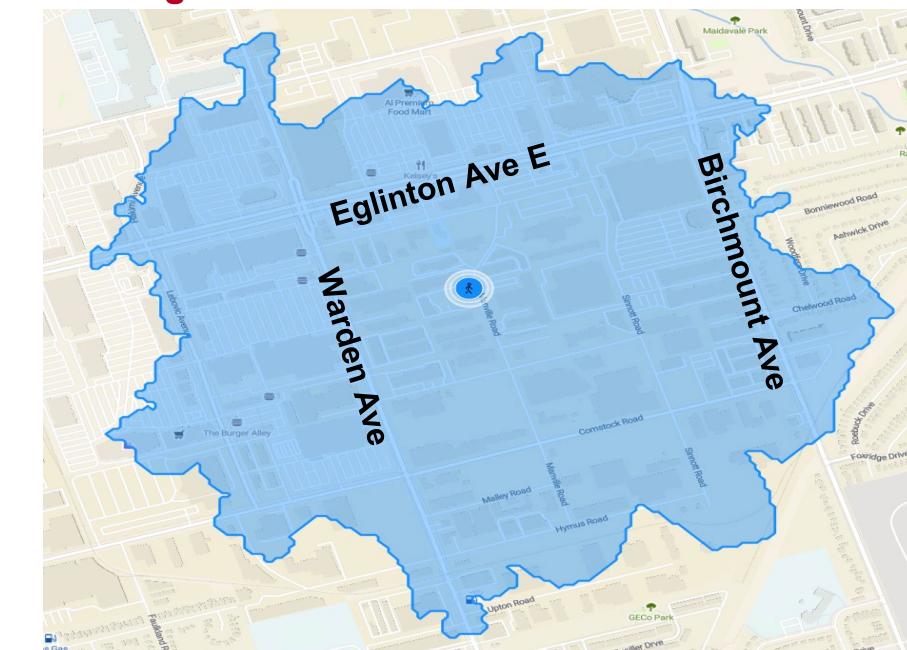
Radius	2 kms	5 kms	10 kms
2023 Population	50,678	363,894	1,185,331
2028 Population Projection	52,747	380,305	1,242,667
2033 Population Projection	54,962	396,249	1,293,688
Annual Growth 2023-2028	0.8%	0.9%	1.0%
Daytime Population	47,212	296,824	1,105,420
Median Age	40.1	40.5	40.3

## DAYTIME EMPLOYMENT

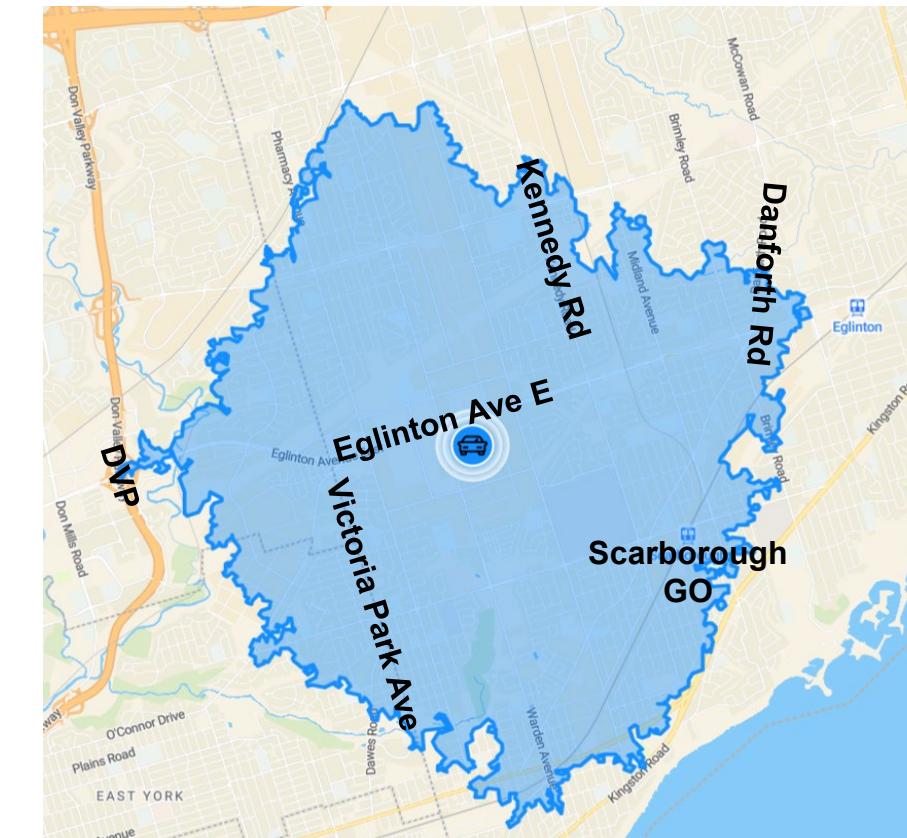
Radius	5 kms			10 kms		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
All Businesses	82,951	7,404	11	346,971	27,715	13
Total Retail & Service Businesses	7,297	346	21	28,208	1,050	27
Auto Dealer & Parts	2,031	133	15	11,188	263	43
Books & Reading Materials	0	0	-	0	0	-
Clothing & Jewelry	0	0	-	0	0	-
Direct Seller	0	0	-	0	0	-
Drinking Places	60	8	8	551	63	9
Electronic Shopping	0	0	-	0	0	-
Food & Alcohol	3,458	137	25	11,461	486	24
Gas Station	0	0	-	0	0	-
Health Care	0	0	-	0	0	-
Home Furnishings	37	9	4	92	21	4
Home Garden & Building Materials	1,127	18	63	1,727	50	35
Liquor & Convenience	225	22	10	907	91	10
Office Supplies	0	0	-	0	0	-
Sporting Goods	0	0	-	0	0	-
Travel Accommodations	308	15	21	2,193	69	32
Miscellaneous	51	4	13	89	7	13

## TRAVEL MAPS

Walking Distance – 15 minutes



Driving Distance – 15 minutes



# GOLDEN MILE SECONDARY PLAN



Demonstration 3D View

GOLDEN MILE SECONDARY PLAN STUDY FINAL REPORT

APPENDIX G

# THE OFFERING PROCESS

## ADDITIONAL INFORMATION

The Designated Representatives from the Land & Investment Group Team of Royal LePage YCR Commercial Division, have been retained by the vendor as the exclusive advisors to seek offers for the Disposition of 128 Manville Rd in Scarborough.

A data room has been created to provide prospective buyers with additional information. To obtain access, please sign and return the Confidentiality Agreement.



## OFFER SUBMISSION

The Property is being offered on an unpriced basis. Seller seeks best price and terms, based on the development potential. For additional information, please contact one of the listing advisors below.

All offers are requested to be submitted to Arash Fatemi or Renato Viele.



## Royal LePage YCR, Brokerage

187 King St E, Toronto, ON M5A 1J5  
8854 Yonge St, Richmond Hill, ON L4C 0T4

## LEAD ADVISORS

### Arash Fatemi\*

VP, Capital Markets  
Cell: 416.910.4726  
afatemi@land-investmentgroup.ca

### Renato (Ron) Viele\*

Sr. VP, Land & Investment Group  
Cell: 416.726.4358  
rviele@land-investmentgroup.ca



\*Com. Broker