

# 31 Fasken Drive

ETOBICOKE, ON

CENTRAL GTA LOCATION WITH PROMINENT HIGHWAY 427 FRONTAGE



## Contact us:

JOHN LAFONTAINE\*  
Vice Chairman  
416 798 6229  
[john.lafontaine@cbre.com](mailto:john.lafontaine@cbre.com)

DRAKE LAFONTAINE  
Sales Representative  
416 798 6224  
[drake.lafontaine@cbre.com](mailto:drake.lafontaine@cbre.com)

\*Sales Representative





PROPERTY DETAILS

BUILDING SIZE	45,059 sq. ft. over 2 storeys
LOT SIZE	3.04 acres
ZONING	IC-2 (class 2 industrial)
POWER	800 Amp Service with 2 back-up generators on site
ASKING PRICE	\$13,923,231.00
PROPERTY TAXES	\$102,006.55 (2024 Annual)

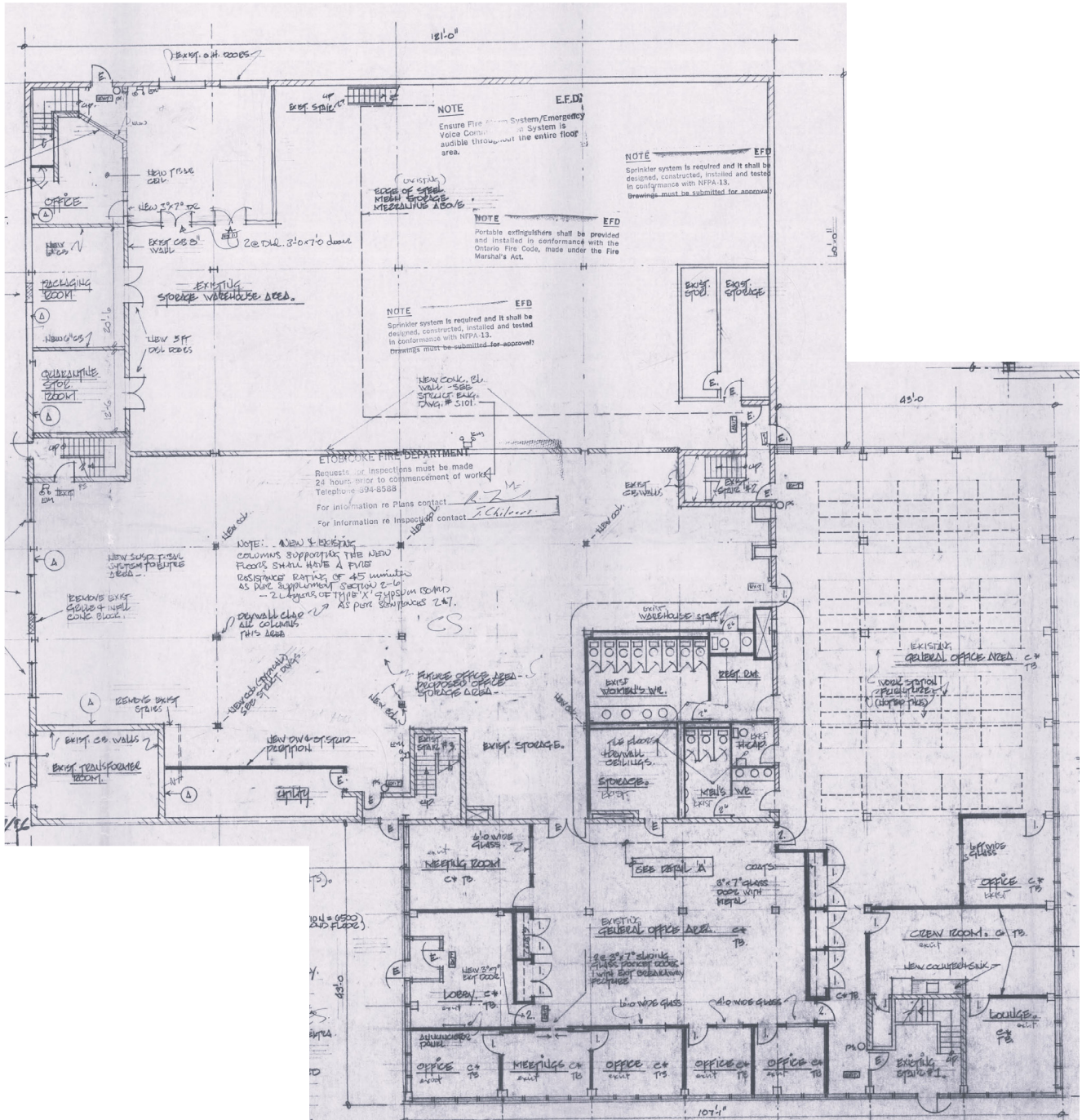
COMMENTS

- Building is currently tenanted by Sunwing Vacations until January 31, 2026.
- Built out as 100% office with a small warehouse component, equipped with 1 TL & 1 DI door.
- Good mix of open area and private offices.
- Prominent Highway 427 exposure, great signage opportunity.
- Ample employee parking/excess land.
- Site is equipped with 2 EV charging stations.
- Great proximity to 400-series highways, public transit & many amenities.
- Adjoining property is also available, speak to Listing Agent.



## Good Mix of Private Offices & Open Concept

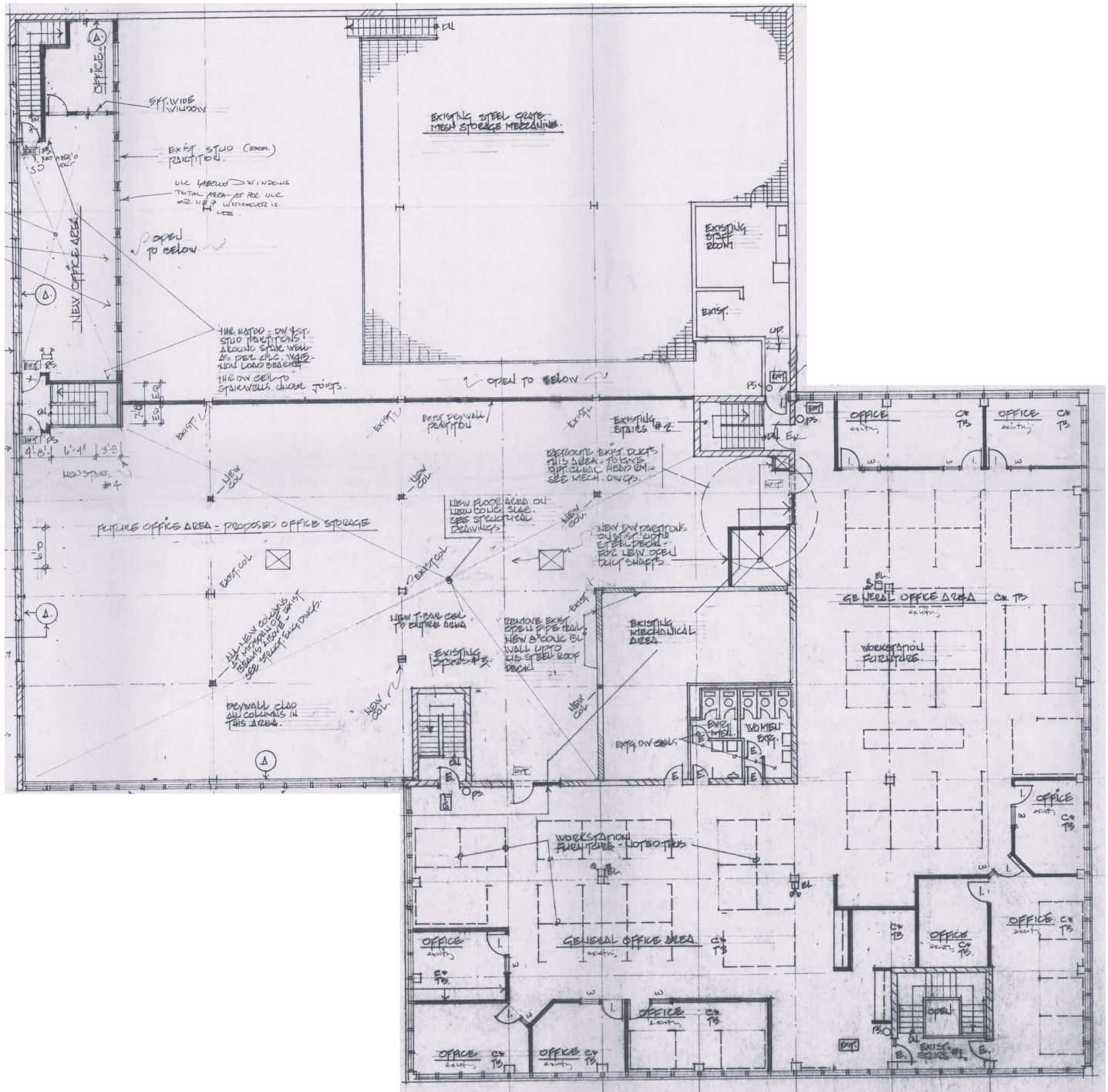
## Floor Plan-1st Floor





# Good Mix of Private Offices & Open Concept

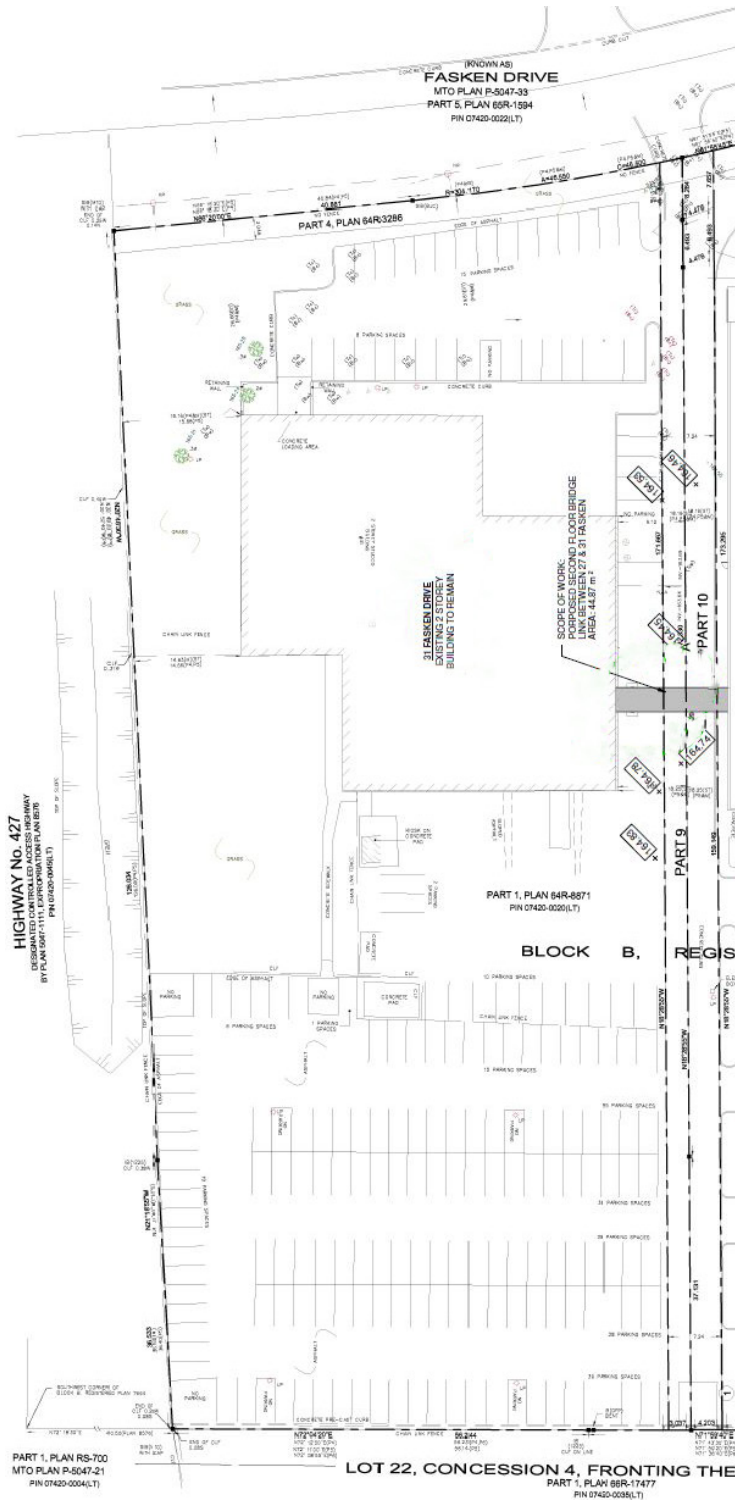
## Floor Plan-2nd Floor





# Redevelopment Potential

## Site Plan





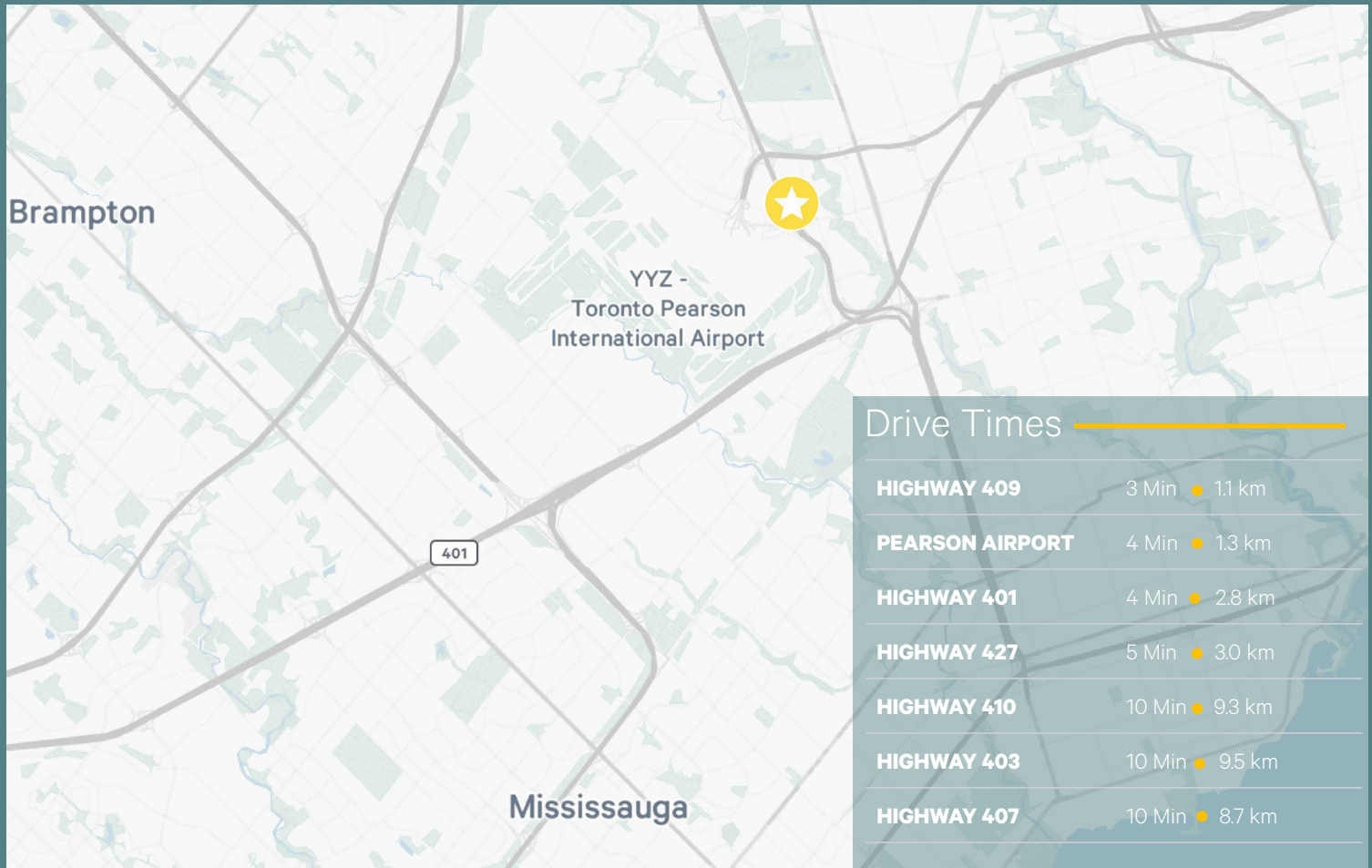
## Great Location

Lots of Transit and Amenities Nearby





# ±45,059 Sq. Ft. Quality Freestand For Sale



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Etobicoke | ON

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