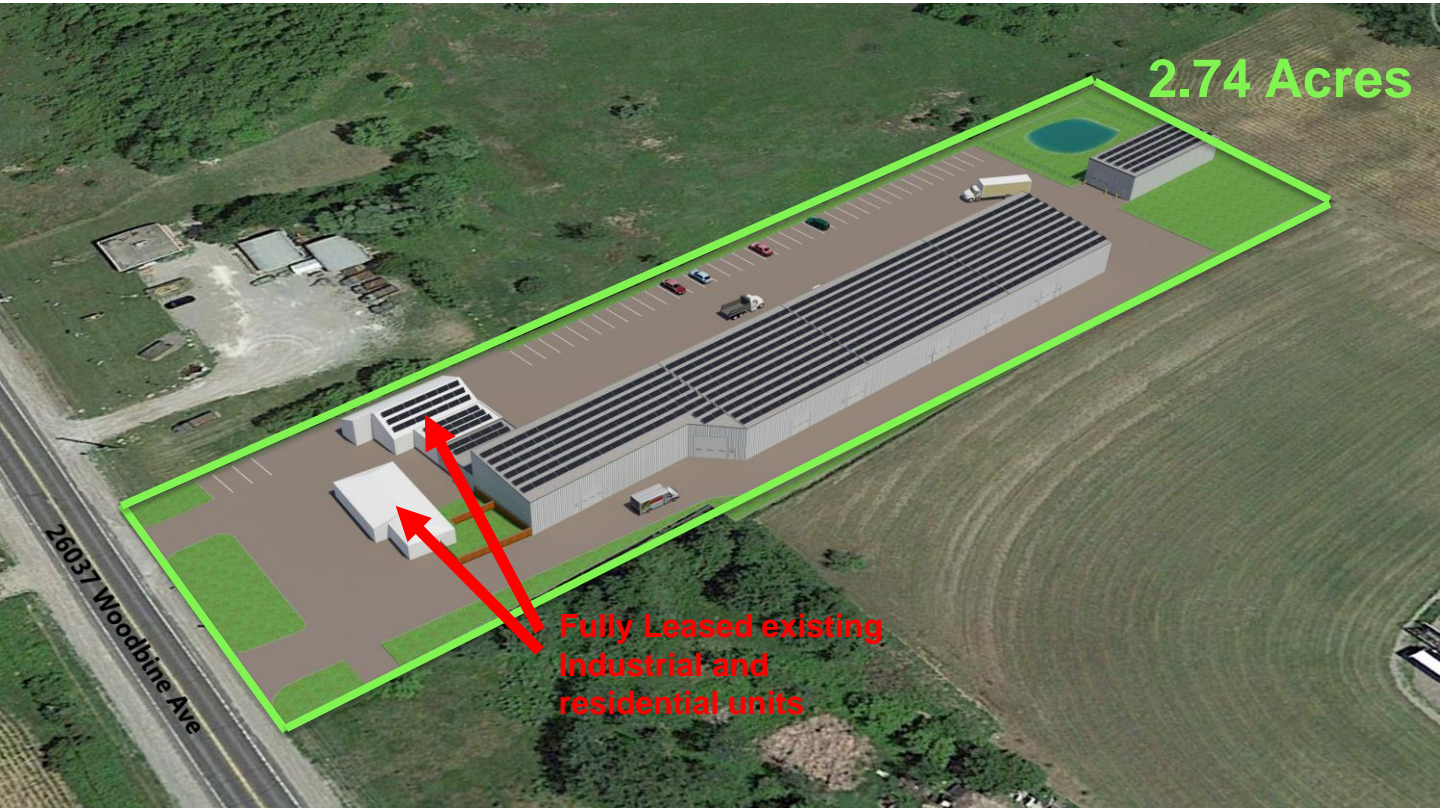


FOR SALE

26037 Woodbine Ave.

Keswick, ON.



2.74 Acres

Fully Leased existing
Industrial and
residential units

TOTAL AREA: 2.74 Acres
ASKING PRICE: \$3,955,000.00 (CAD)
ZONING: Highway Commercial
POSSESSION: Available Immediately
REALTY TAX: \$10,057 (2022)

Concept Building not included, only land and existing structures. Excellent Location with highway frontage. Close to other major developments. Multiple zoning allowing for additional uses. Close drive to highway 404 to Newmarket/Toronto. Potential to do a VTB. Over 50% pre-leased at approx. \$160k/yr net, plus Approx. \$100k/yr from existing = \$260k/yr thus far. Total potential Approx. \$420k/yr

Note* New Building is not yet constructed but has full site plan approval, construction to begin at 70% leased.



FOR ADDITIONAL INFORMATION
QUESTIONS PLEASE CONTACT

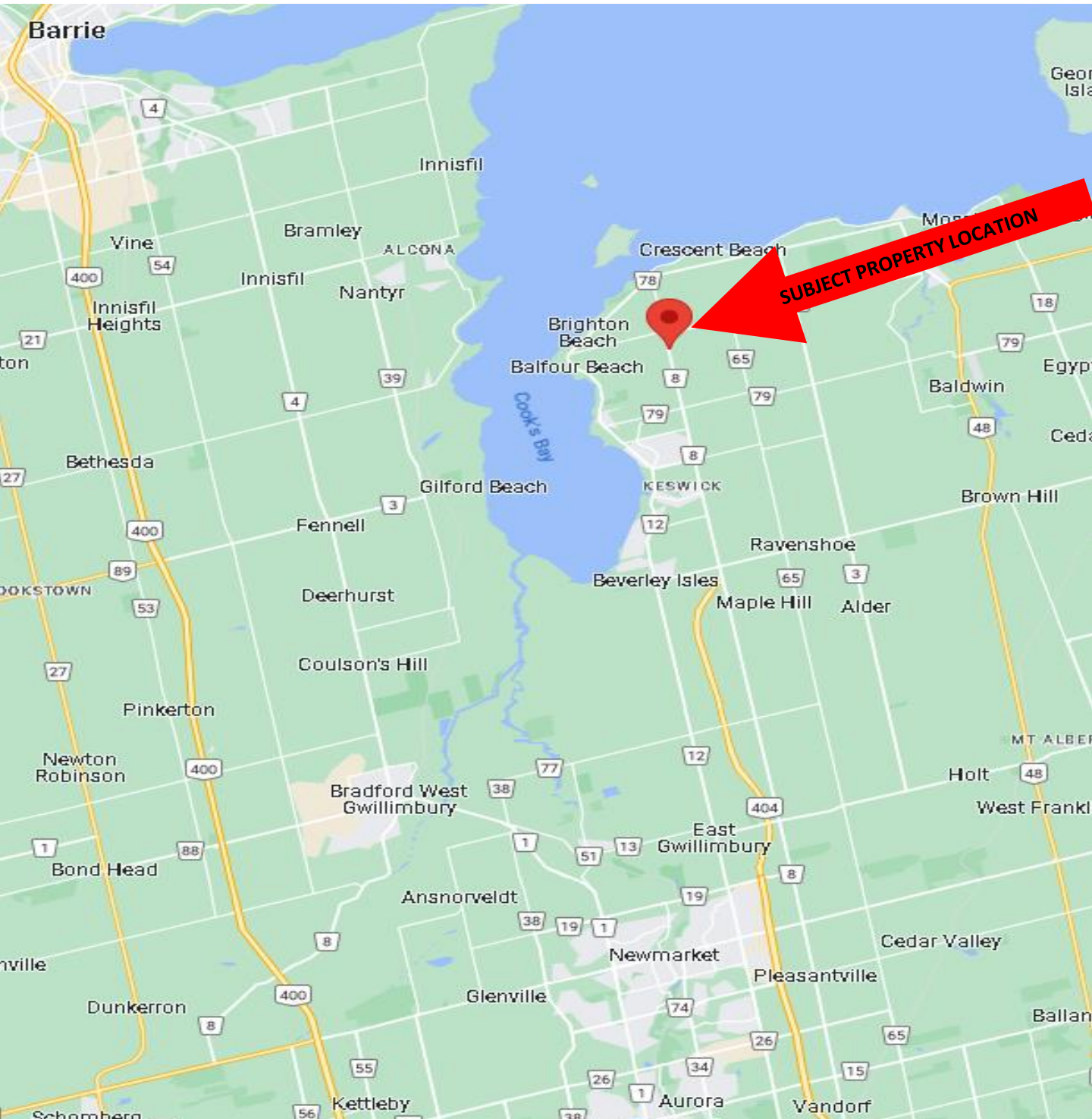
Marc J. Pumple
Broker of Record
P & P Properties Inc., Brokerage
Direct: 647-955-9531
Mobile: 905-717-5012
Toll Free: 1-866-955 9531
marc.pumple@pandpproperties.com



Please Note* The information contained herein was obtained from sources deemed reliable and is believed to be true; it has not been verified and as such the accuracy, correctness, and completeness cannot be warranted or guaranteed, nor form part of any future contract.

FOR SALE

26037 Woodbine Ave.
Keswick, ON.



- Additional Property Features:**
- Fronts on Woodbine Ave., nice flat and clear of any major tree area, developable property.
 - Good location with north and south highway access, good for logistics, minutes to highway 404
 - Has received many minor variance approvals allowing for maximizing development potential.

FOR SALE

26037 Woodbine Ave.
Keswick, ON.

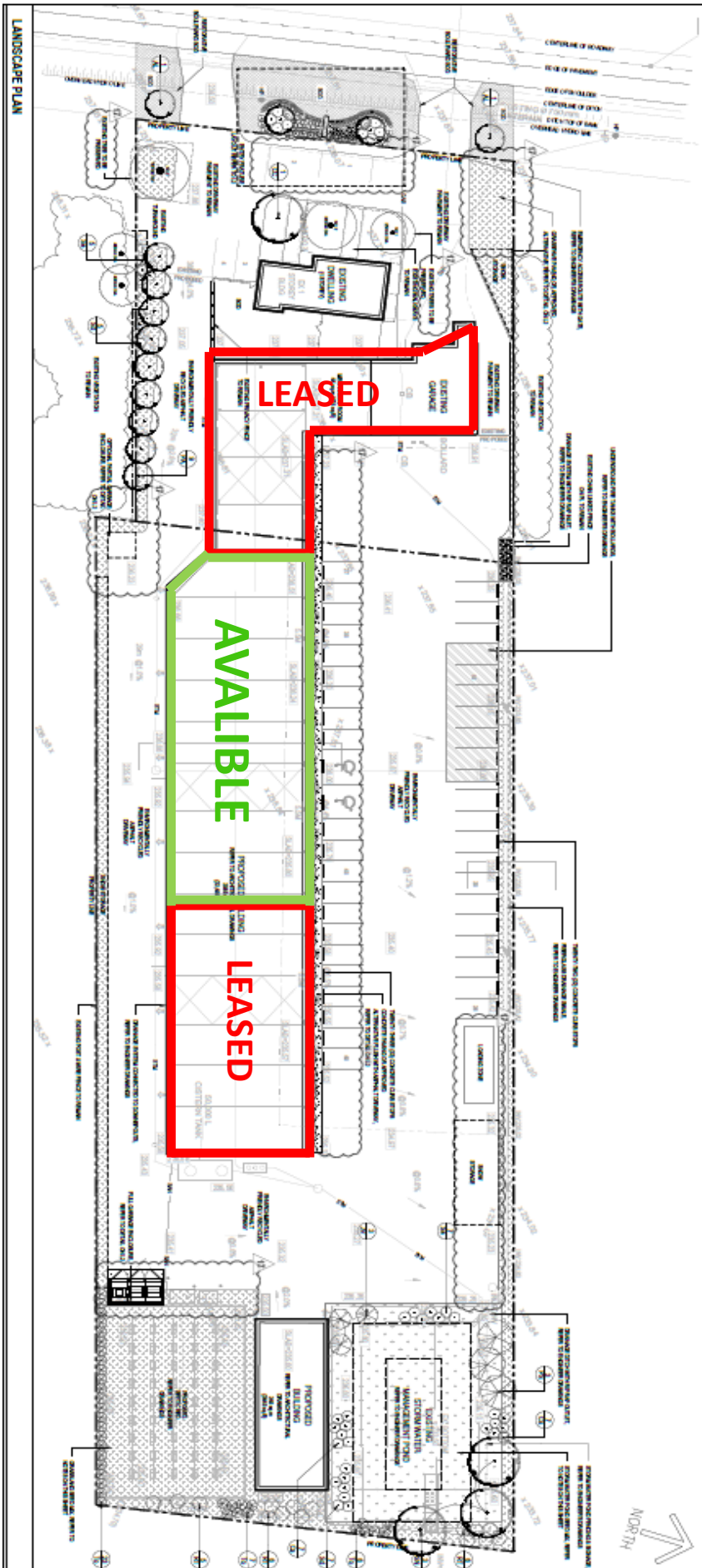
Fully Leased existing
Industrial and
residential units
approx. \$100,000/year

2.74
Acres

26037 Woodbine Ave

Note*: - The Pictures and Lot Lines are approximate, buyer to verify.

Landscape and Building Development Drawing



New Building Conceptual Elevation Drawing

PROJECT
 KLEINCO (IN THE MAKING)
 PROGRAM: KLEINCO
 ADDRESS: 2000
 CITY: BOSTON
 STATE: MASSACHUSETTS

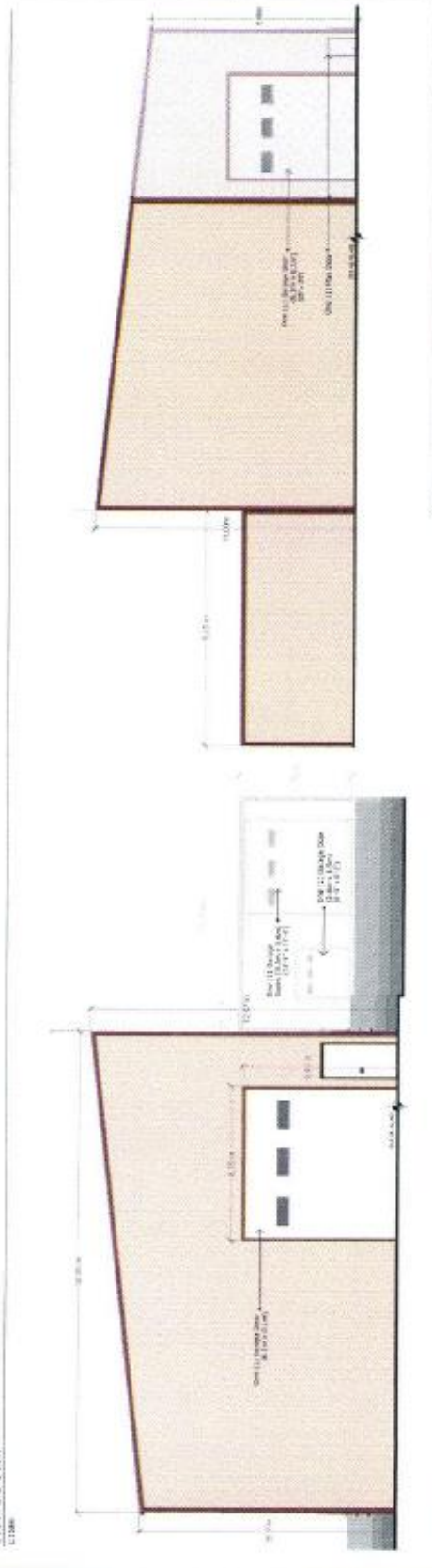
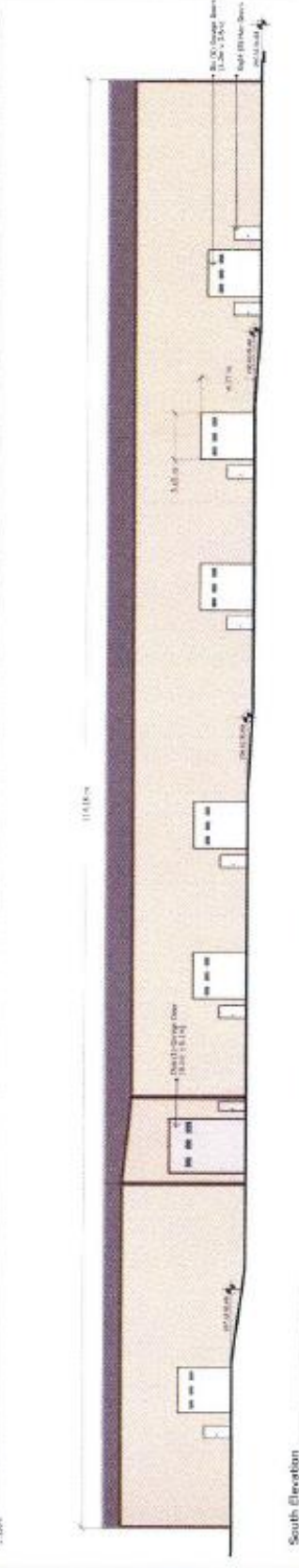
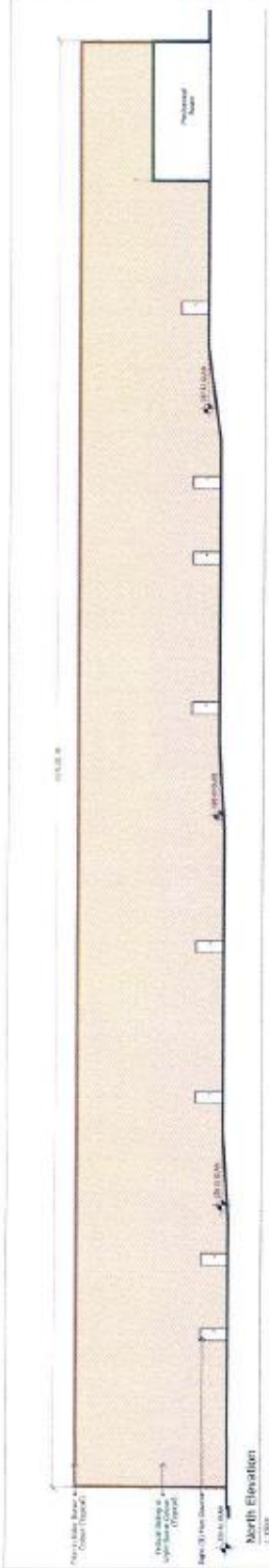
DESIGNED
 DATE: 10/1/2011

DRAWN BY
 K7

SCALE
 AS SHOWN

CONCEPTUAL BUILDING ELEVATIONS

A-01

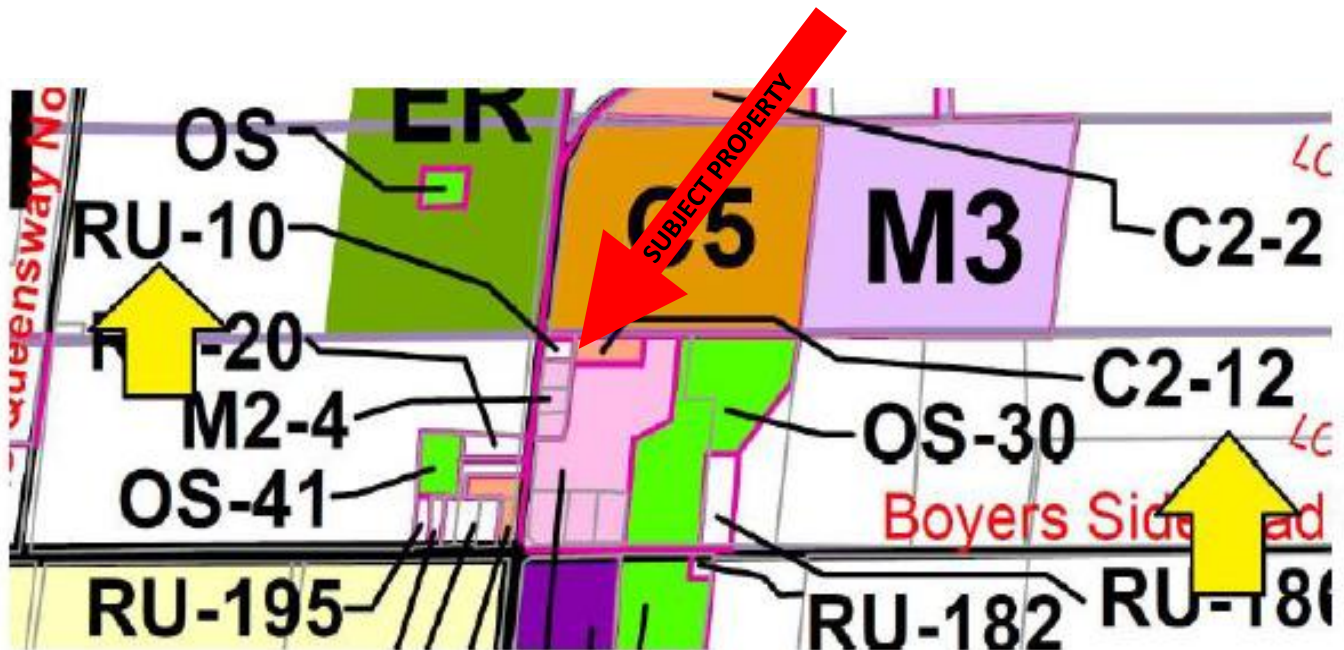


Notes:

1. All elevations are shown in perspective. Dimensions are shown in feet and inches.
2. Elevation drawings are not to be used for construction purposes. They are for conceptual purposes only.
3. All dimensions are shown in feet and inches. Dimensions are shown in feet and inches.
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26037 Woodbine Ave. Keswick, ON.

Property Zoning Information Highway Commercial (C2) Zone



C2-12

Page 15-1

SECTION 15 - HIGHWAY COMMERCIAL (C2) ZONE

15.1 PERMITTED RESIDENTIAL USES

- one dwelling unit in a storey above the first storey or within the rear of a non-residential building other than a mechanical garage

15.2 PERMITTED NON-RESIDENTIAL USES

- bakery or bakeshop
- bank
- bowling alley
- building supply and equipment establishment
- business or professional office

Highway Commercial (C2) Zone Continued...

- (500-2007-0003) - catering establishment
- clinic, health care
- clinic, veterinary (animal hospital), but not including outdoor canine runs or animal containment areas
- club, commercial or private
- dry cleaning establishment
- equipment sales establishment
- funeral home
- garden centre
- garage, mechanical
- hawker or pedlar use
- hotel
- laundromat
- leisure vehicle sales establishment
- motel or motor hotel
- motor vehicle cleaning establishment
- motor vehicle fuel bar
- motor vehicle sales and/or rental establishment - automobile, commercial and/or recreational vehicles
- parking lot, commercial
- place of amusement
- (500-98-003) - police station
- printing shop
- refreshment vehicle, bicycle unit or cart
- restaurant
- retail store, convenience
- service shop, heavy, light or personal
- studio
- terminal, bus or truck
- theatre
- tourist information centre

**15.5.12 PART LOT 21, CONCESSION 4 (NG); 'C2-12'
(Map 1)**

Notwithstanding Section 15.2, in that area designated 'C2-12' a motor vehicle sales and/or rental establishment - automobile, towing service and mechanical garage shall be permitted uses.

Further, notwithstanding Sections 13.1 (f) and 15.4 (f), the minimum interior side yard shall be 4 metres.

In addition, notwithstanding Section 15.4 (i), the storage of vehicles under repair shall be restricted to an area which is screened from view of adjacent properties and Woodbine Avenue, and is located directly behind the existing garage. Said

storage shall be allowed to extend to within 3 metres of the east lot line.

- (500-2000-007) Site Plan approval shall be required prior to any use being established or the erection of any buildings or structures within the rear 142 metres of lands zoned 'C2-12'.