



For Sale

Double condo unit 2,069 SF

Located at the corner of Markham Road and McNicoll Avenue. The units are in an office condo project of four-stories together with surface parking..

2855 Markham Road, Units 101/102, Toronto, ON

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Salient Facts

Address

**2855 Markham Road,
Toronto, ON**

Available Area

**Unit 101 - 1,369 SF ±
Unit 102 - 700 SF ±
Combined size of 2,069
square feet**

Zoning

**E - professional office use
and ground floor retail**

Property Tax (2023)

**\$15,289.63 - Combined tax
for Units 101/102**

Asking Price

\$1,475,000

Condo Fees

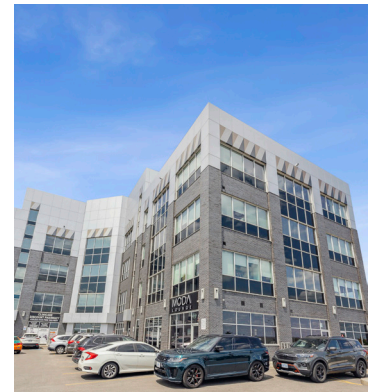
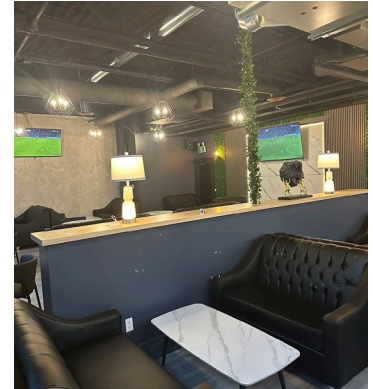
**Unit 101 - \$1,216.06
Unit 102 - \$880.00**

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Opportunity

Opportunity to purchase two condo units totalling 2,069 square feet.

- Ground floor location with signage
- 3 sides glass exposure
- Presently built out as an “entertainment lounge” featuring an open plan and a small kitchenette/servery area
- Property is being sold vacant



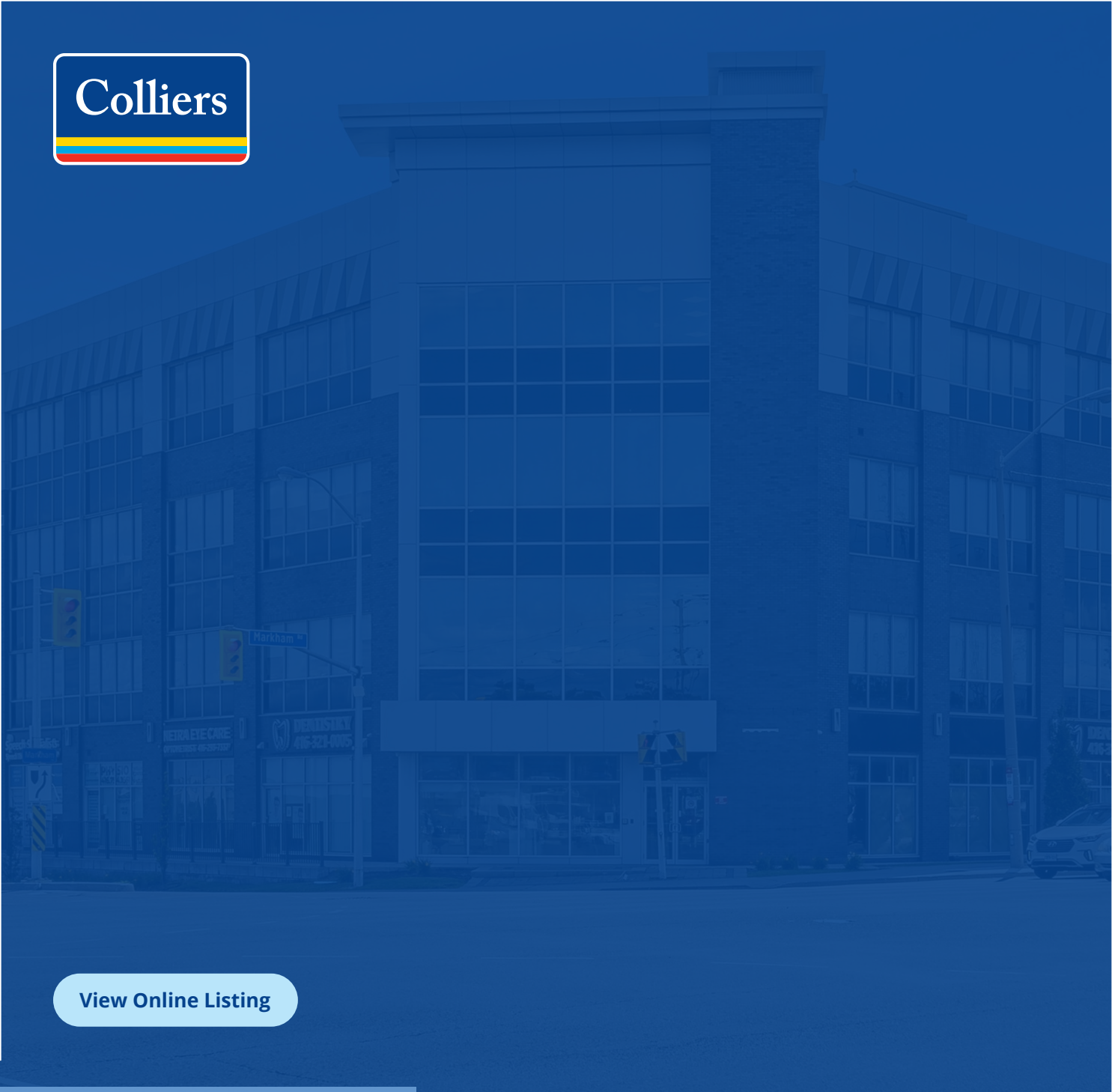
The Location

The property is located at the southeast corner of McNicoll Avenue and Markham Road. The project has become the focus of medical professionals including a drug store, optometrist, dentists, etc. Consequently, the building is very high traffic.

Legal Description

UNIT 1, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2799 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5511149 CITY OF TORONTO

UNIT 2, LEVEL 1, TORONTO STANDARD CONDOMINIUM PLAN NO. 2799 AND ITS APPURTENANT INTEREST SUBJECT TO EASEMENTS AS SET OUT IN SCHEDULE A AS IN AT5511149 CITY OF TORONTO



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