

INDUSTRIAL CONDO FOR SALE

STOFFEL BUSINESS CENTRE

35 STOFFEL DRIVE | UNIT 1
TORONTO, ONTARIO, CA

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INTRODUCING

35 STOFFEL DRIVE

UNIT 1 | TORONTO, ONTARIO, CA

PROPERTY HIGHLIGHTS

CONDO SIZE:	7,769 Square Feet
OFFICE AREA:	15%
INDUSTRIAL AREA:	85%
CLEAR HEIGHT:	14 Feet
SHIPPING:	2 Drive Ins
CONDO FEES:	\$2213.61
SALE PRICE:	\$3,998,000

THE OFFERING



PRIME CORNER UNIT

Newly renovated, professional complex. Corner positioning offers maximum visibility and brand exposure on Highway 401.



SUPER CONNECTIVITY

Quick access to all 400-series highways and Toronto Pearson International Airport, ideal for logistics and distribution.



FLEXIBLE E1.0 ZONING

Permits a wide range of industrial and commercial uses, accommodating diverse business operations and future growth.



SIGNAGE & BRAND EXPOSURE

Premium Highway 401 frontage delivers exceptional signage opportunity and daily exposure to high-volume traffic.



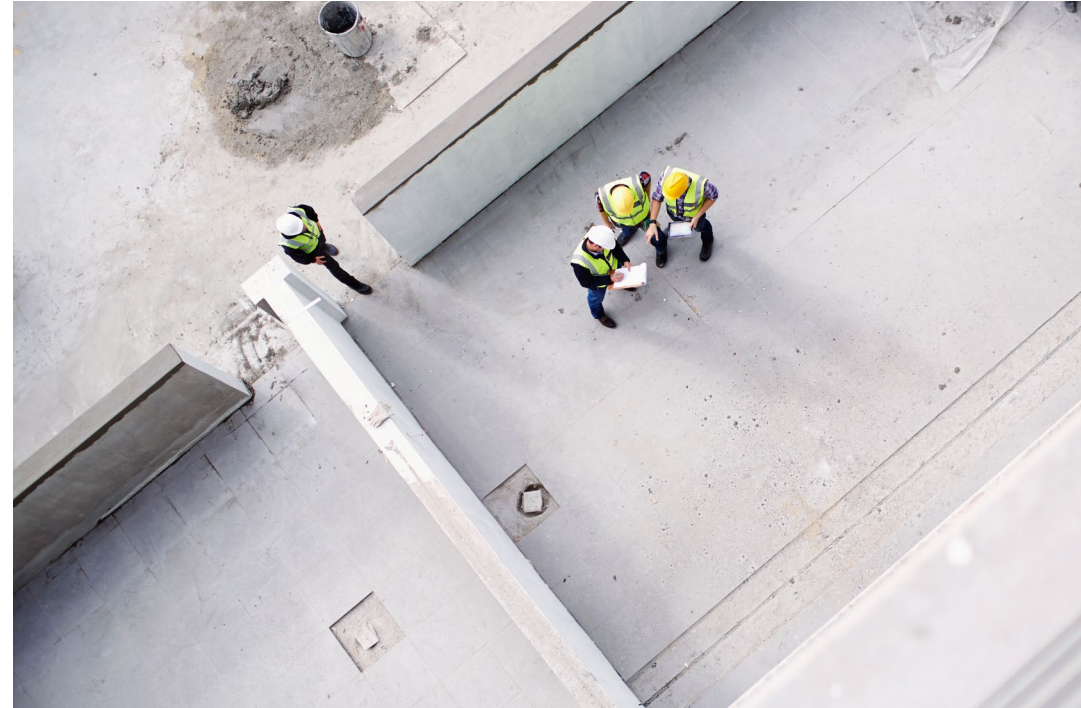
EMPLOYMENT INDUSTRIAL (E1.0)

PERMITTED USES:

Ambulance Depot	Industrial Sales and Services Use
Animal Shelter	Kennel
Artist Studio	Laboratory
Automated Banking Machine	Office
Bindery	Park
Building Supply Yards	Performing Arts Studio
Carpenter's Shop	Pet Services
Cold Storage	Police Station
Contractor's Establishment	Printing Establishment
Custom Workshop	Production Studio
Dry Cleaning or Laundry Plant	Public Works Yard
Financial Institution	Service Shop
Fire Hall	Software Development and Processing
	Warehouse
	Wholesaling Use

PERMITTED USES WITH CONDITIONS:

Body Rub Service (32)	Recreation Use (7)
Cogeneration Energy (26)	Renewable Energy (26)
Crematorium (33)	Retail Service (3)
Drive Through Facility (5,21)	Retail Store (4,30)
Eating Establishment (1,19,30)	Shipping Terminal (11)
Marihuana production facility (2)	Take-out Eating Establishment (1,30)
Metal Factory involving Forging and Stamping (25)	Transportation Use (28)
Open Storage (10)	Vehicle Depot (6)
Outdoor Patio (9)	Vehicle Fuel Station (16,30)
Public Utility (27,29)	Vehicle Repair Shop (23)
Recovery Facility (8)	Vehicle Service Shop (17,31)
	Vehicle Washing Establishment (18)



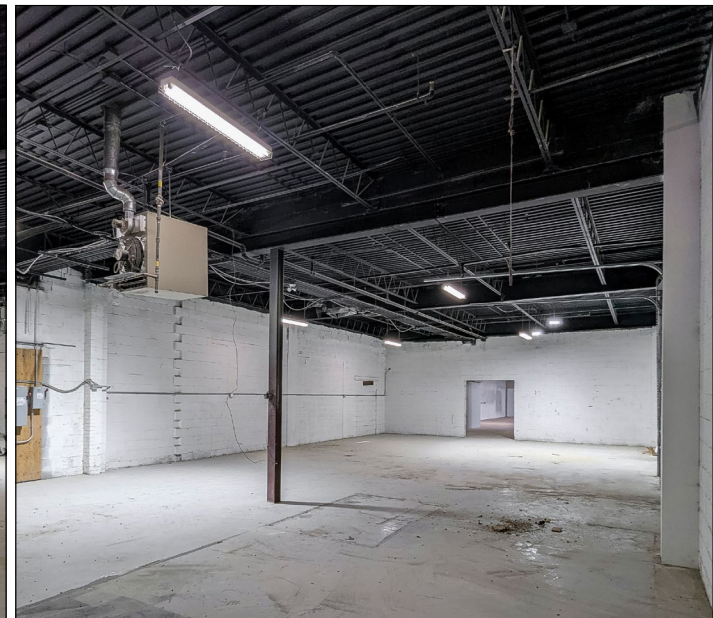
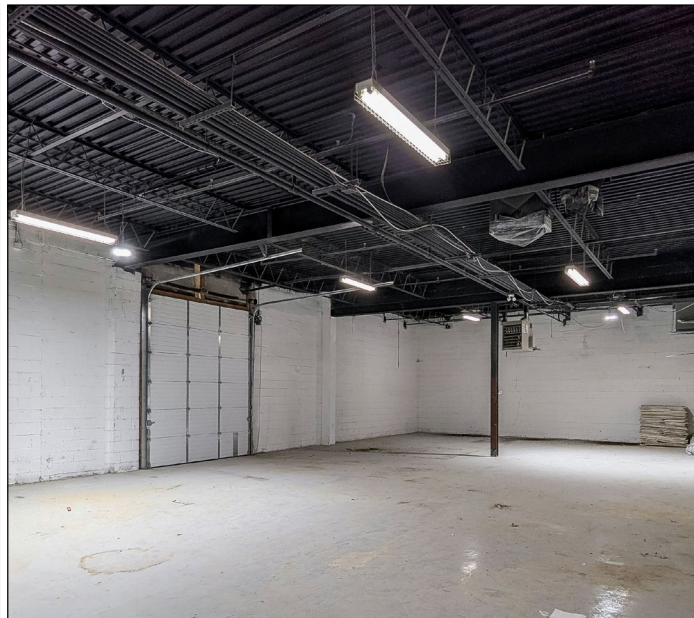
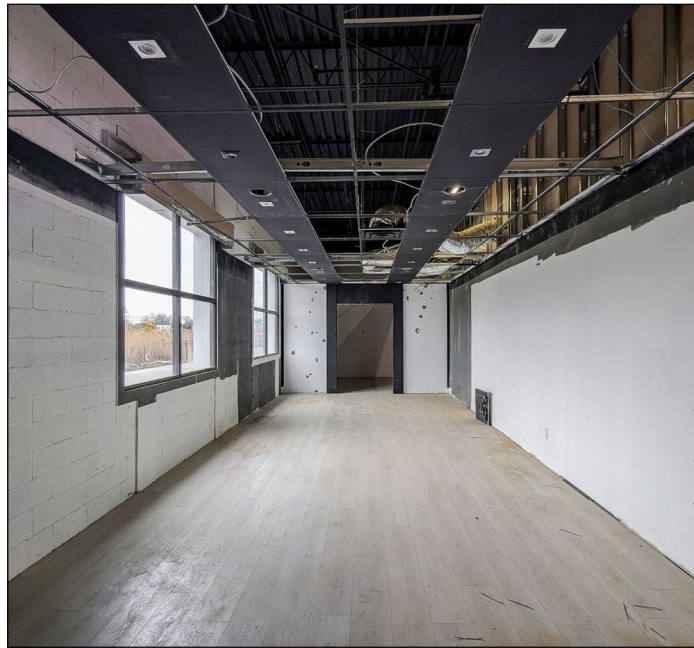
ALL MANUFACTURING USES EXCEPT:

Abattoir, Slaughterhouse or Rendering of Animals Factory	Processing of Metals
Ammunition, Firearms or Fireworks Factory	Pesticide or Fertilizer Manufacturing
Asphalt Plant; cement Plant, or Concrete Batching Plant; Crude Petroleum Oil or Coal Refinery	Petrochemical Manufacturing
Explosives Factory	Primary Processing of Gypsum
Industrial Gas Manufacturing	Primary Processing of Limestone
Large Scale Smelting or Foundry Operations for the Primary	Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives
	Pulp Mill, using pulpwood or other vegetable fibres; Resin, Natural or Synthetic Rubber Manufacturing
	Tannery

PROPERTY PHOTOS

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FLOOR PLAN

FOR SALE | 35 STOFFEL DR | UNIT 1

TORONTO, ONTARIO, CA



AMENITIES MAP

FOR SALE | 35 STOFFEL DR | UNIT 1

TORONTO, ONTARIO, CA



**DRIVE
TIMES**

9 MIN | 4.0 KM

DRIVE TO ETOBICOKE
NORTH GO STATION

11 MIN | 6.3 KM

DRIVE TO TORONTO
PEARSON INTERNATIONAL
AIRPORT

18 MIN | 10.5 KM

DRIVE TO CF SHERWAY
GARDENS MALL

58 MIN | 70.2 KM

DRIVE TO
THE GTA



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UNIT 1 | TORONTO, ON

[SPEARREALTY.CA](https://www.spearrealty.ca)

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