

**AVISON
YOUNG**

For Sale

1820-1822 Ellesmere Road, Scarborough



Get more information

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Platinum member

Industrial Building for Sale

1820-1822 Ellesmere Road
Scarborough, ON



Property summary

Building Area:	35,312 sf
Office Area:	15% approximately
Lot Size:	1.62 acres
Clear Height:	16' & 18'
Shipping Doors:	3 truck level & 1 drive-in
Power Supply:	600 amps/600 volts (TBV)
Zoning:	E 0.7 - Employment Industrial Zone
Vacant Possession:	September 2024 - TBC
Taxes:	\$64,666.81 (2022)
Asking Price:	Speak to Listing Agent

Highlights

- Well maintained industrial freestand with a tremendous location.
- Currently an operating bakery.
- Located just minutes south of Highway 401 & just west of McCowan Road.
- 5 minutes from Scarborough Town Centre.
- Excellent public transit access and minutes away from future subway extension.
- Retail outlet at front of building.
- Two freezers of 1,150 sf and 513 sf and one cooler of 474 sf included
- Mezzanine area of approx. 964 sf
- Vendor will lease back the building until September, 2024.
- Recent building condition report and environmental reports completed.

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Location



Transit

- Eglinton LRT Crosstown
- Sheppard Line 4
- GO Station

Drive Times

- 3 mins** to Highway 401
- 10 mins** to Highway 404
- 25 mins** to Downtown Toronto
- 28 mins** to Pearson Airport

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