

10651 KEELE STREET

VAUGHAN, ONTARIO, CA



**MIRABELLI
CORPORATION**

Build Manage Maintain

FRANK TULLIO
VP, Sales Representative

M (416) 727 6020
E frank.tullio@spearrealty.ca

DIANA HOANG
CEO, Broker of Record

M (416) 248 2266
E diana.hoang@spearrealty.ca



THE OFFERING

Mirabelli Corporation is proud and honoured to release it's newest Commercial Condominium development 10651 Keele Street. Situated in Vaughan with exposure on Keele Street; it is a quick 3 minute drive to Highway 400, and 12 minutes to the Vaughan Metropolitan Centre.

Ideal for a variety of employment and light industrial uses, this property is well suited for both community commercial and regional industrial applications.

This property is the perfect location to invest in your business and become your own landlord. Join us and the thriving business community at 10651 Keele Street and place your real estate future firmly in your own hands.

Adrian Mirabelli
President & COO



PARKING

78 STALLS
(TOTAL)



ELECTRICAL

400 AMPS
(UP TO)



CLEAR HEIGHT

32' FEET
(MAX.)



CONDO FEES

\$2.50 PSF
(EST.)



TAXES (2025)

\$1.30 PSF
(EST.)



OCCUPANCY

IMMEDIATE

INTRODUCING

10651 KEELE STREET

VAUGHAN'S PREMIUM STRATA OFFERING





AVAILABLE INDUSTRIAL UNITS

UNIT 11 - 4,472 SF *(Total Square Feet)*

FIRST FLOOR : 3,460 Square Feet

MEZZANINE: 1,012 Square Feet

SHIPPING: 1 Drive in

ASKING PRICE: **\$595 Per Square Foot**

UNIT 9-10 - 8,587 SF *(Total Square Feet)*

FIRST FLOOR : 6,376 Square Feet

MEZZANINE: 1,941 Square Feet

SHIPPING: 1 Drive in / 1 Truck level

ASKING PRICE: **\$585 Per Square Foot**

UNIT 9-11 - 13,509 SF *(Total Square Feet)*

FIRST FLOOR : 10,106 Square Feet

MEZZANINE: 2,953

SHIPPING: 2 Drive in / 1 Truck level

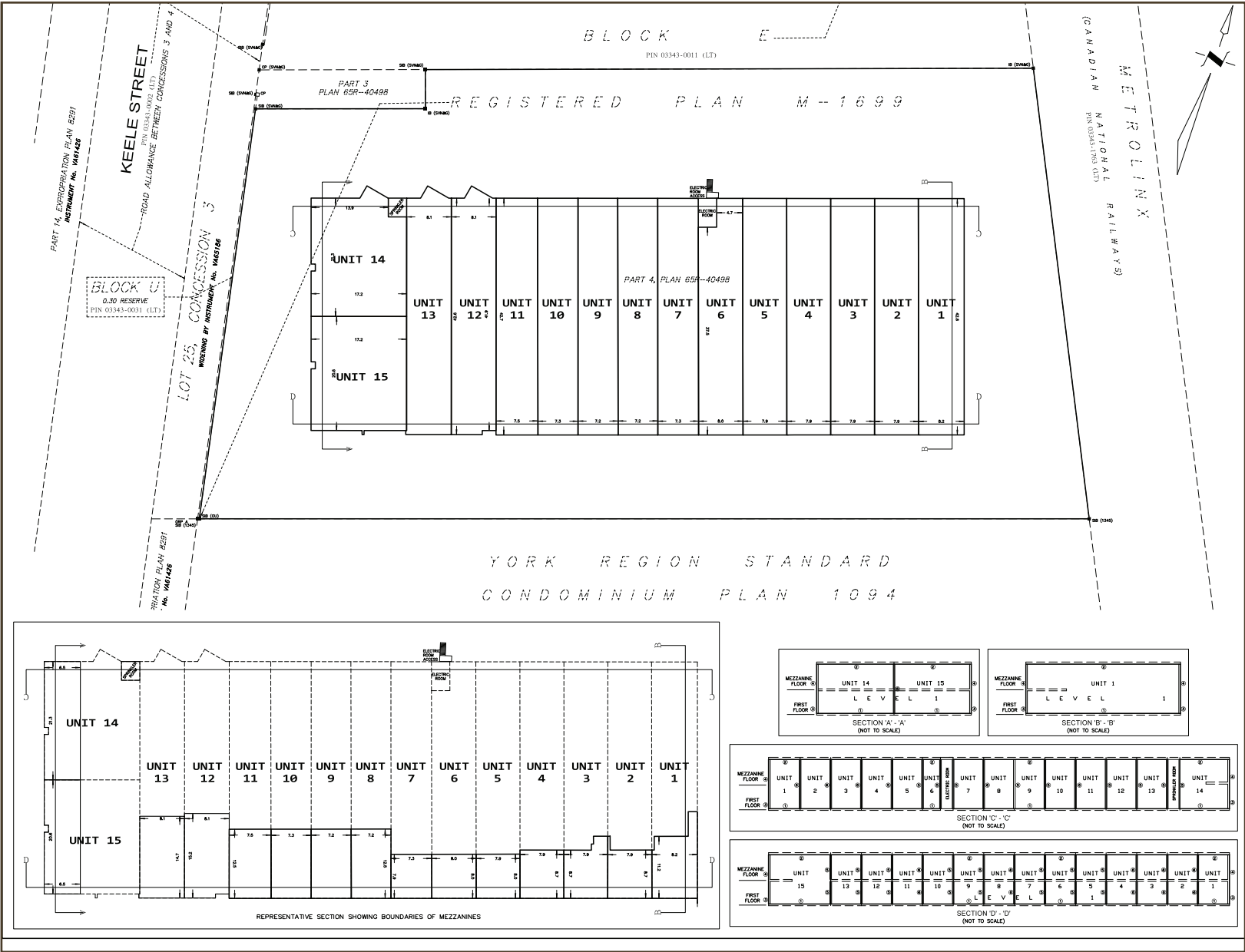
ASKING PRICE: **\$575 Per Square Foot**

COMMERCIAL CONDOS FOR SALE

10651 KEELE ST, VAUGHAN, ON



FLOOR PLAN (MAIN FLOOR)



CITY OF VAUGHAN ZONING BYLAW 001-2021

PRESTIGE EMPLOYMENT (EM1) & GENERAL EMPLOYMENT (EM2)

PERMITTED USES EM1 & EM2:

- Automotive Detailing
- Commercial school
- Manufacturing or processing facility
- Motor vehicle body repair
- Motor vehicle repair
- Research and development
- Vertical farming
- Warehousing and distribution facility
- Car wash
- Temporary sales office
- Accessory office (1)
- Accessory retail (1)
- Intermodal container (1)

PERMITTED USES EM1 ONLY:

- Motor vehicle rental
- Motor vehicle sales
- Office
- Day care centre
- Ancillary retail (1)

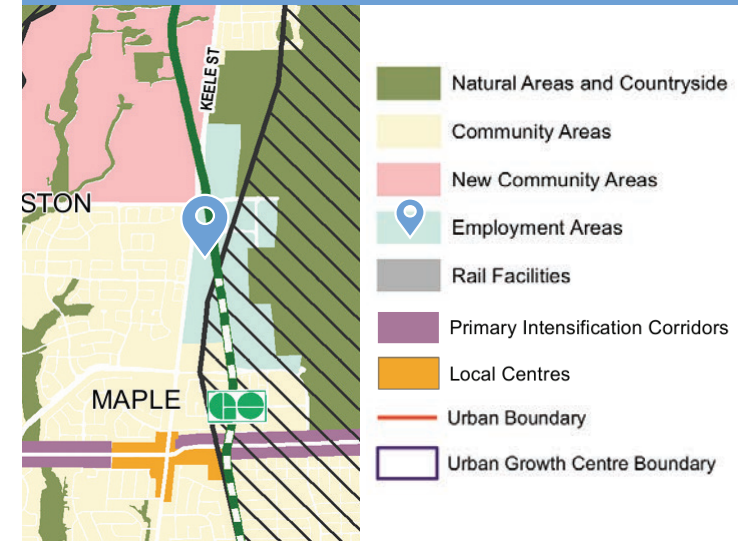
PERMITTED USES EM2 ONLY:

- Contractor's establishment
- Banquet hall or Night club
- Intermodal facility
- Outside storage (1)
- Transportation terminal
- Heavy equipment sales, rental and service establishment

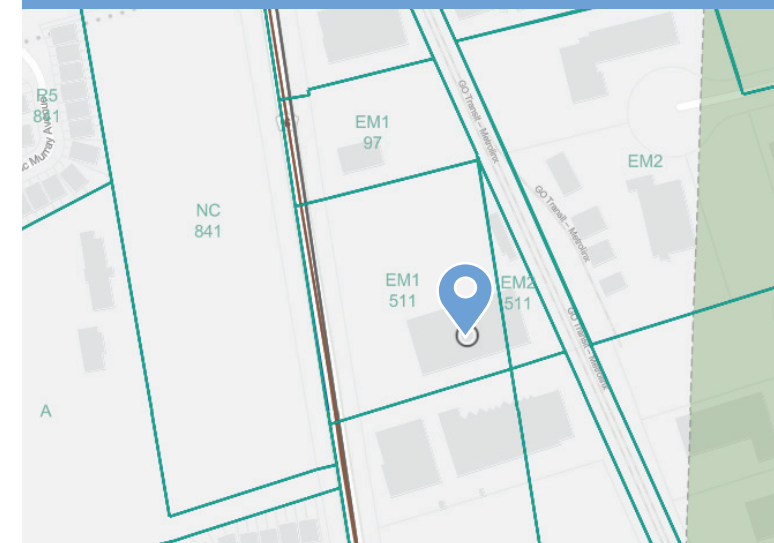
ADDITIONAL REQUIREMENTS:

1. This use is subject to specific use provisions in accordance with Part 5 of this By law.
2. Offices permitted as a principal use in the EM1 Zone shall have a max gross floor area of 10,000 m²
3. This use shall only be permitted as accessory to a principal use in the EM1 Zone

OFFICIAL PLAN



ZONING MAP



CITY OF VAUGHAN

POPULATION

350,723

(2023 CENSUS)

BUSINESSES

19,734

(WITH EMPLOYEES)

LABOUR FORCE

3,900,000

(WITHIN 1 HOUR DRIVE)

VAUGHAN METROPOLITAN CENTRE

Major corporations and thousands of new residents are choosing the VMC for its ideal balance between downtown Toronto and the broader Greater Toronto Area. It's the only location that combines subway and rapid bus transit with seamless access to both the city core and the suburbs, premium Class A office space, and a vibrant urban lifestyle.

IN THE PIPELINE (TARGETING 2031 COMPLETION)

RETAIL

542,000

(SQUARE FEET)

RESIDENTIAL

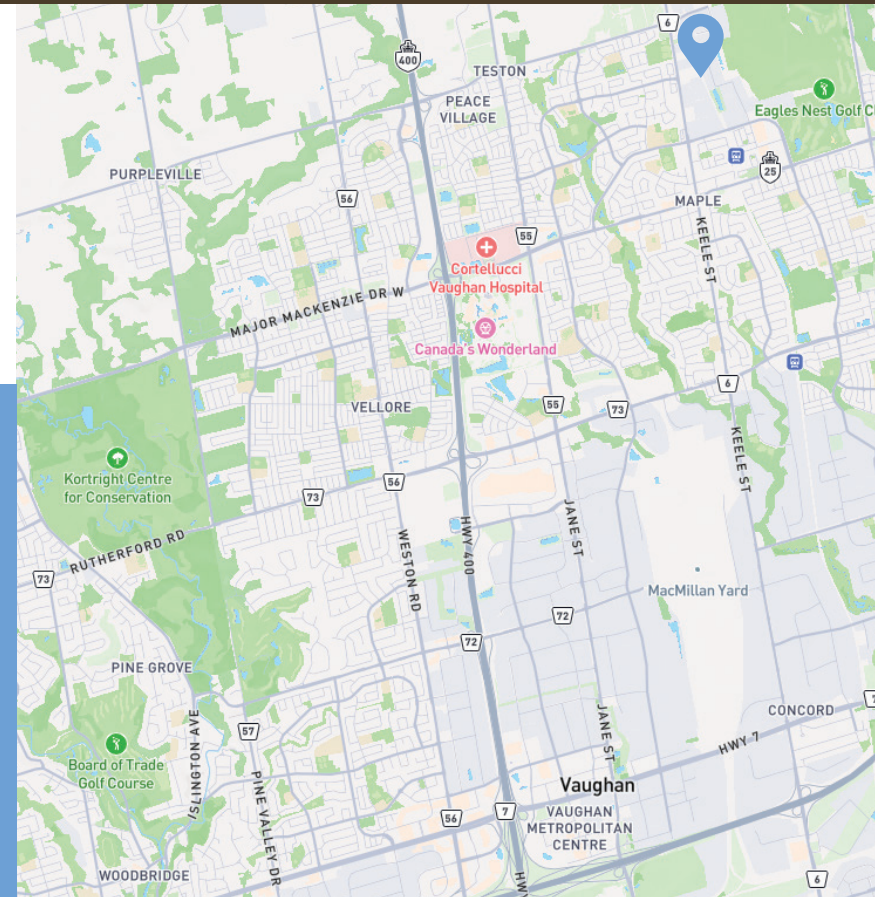
32,000

(UNITS)

OFFICE

1,600,000

(SQUARE FEET)



VAUGHAN METROPOLITAN CENTRE

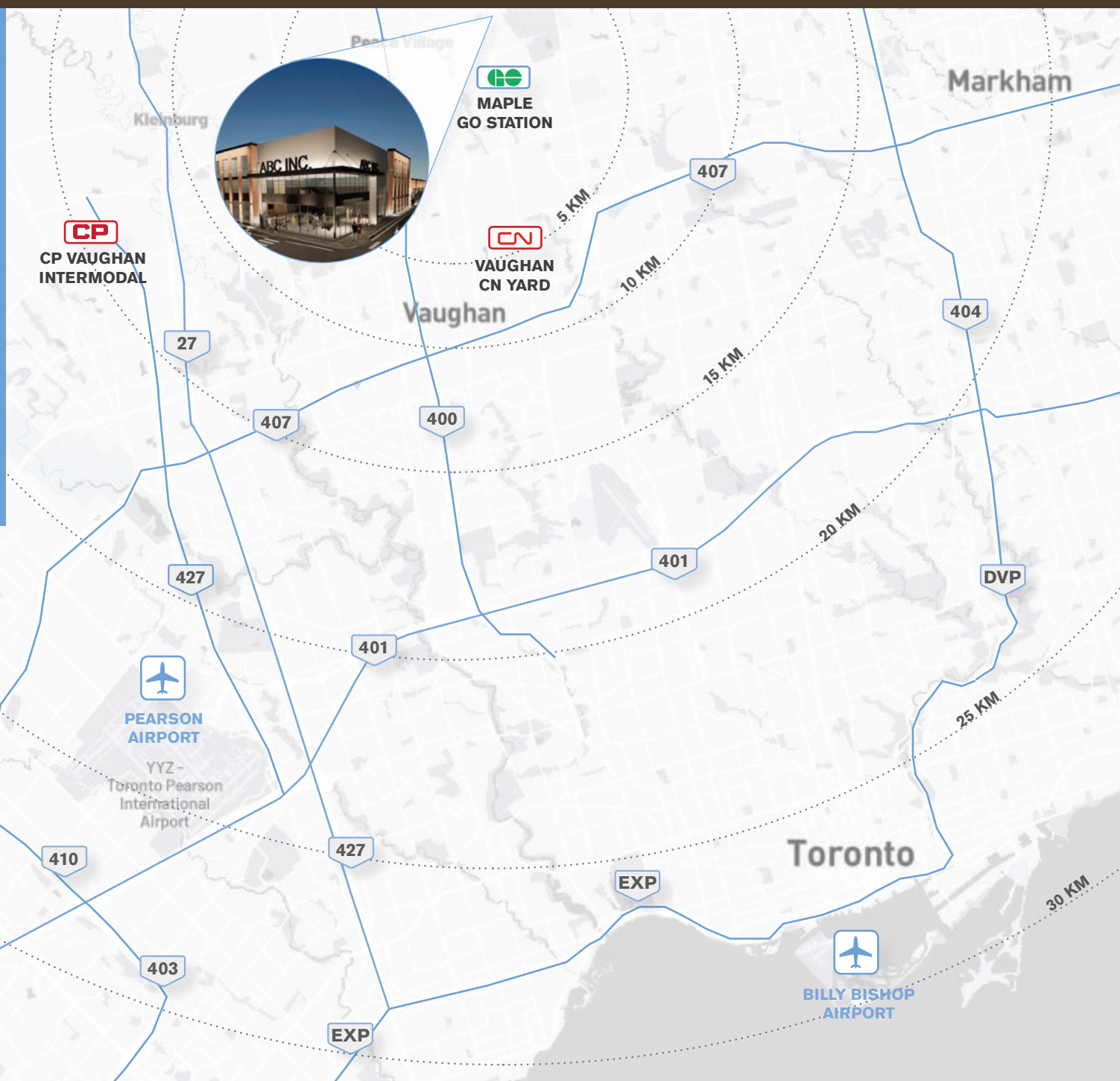


NEARBY ATTRACTIONS

▪ Vaughan Metropolitan Centre	10 KM 12 MIN
▪ Vaughan Mills Mall	7 KM 10 MIN
▪ Smartcentres Vaughan	5 KM 5 MIN
▪ Canada's Wonderland	5 KM 4 MIN
▪ Legoland Discovery Centre	7 KM 10 MIN
▪ Reptilia Vaughan	6 KM 6 MIN
▪ Eagles Nest Golf Course	5 KM 6 MIN
▪ Maple Downs Golf Course	6 KM 6 MIN
▪ Kortright Centre for Conservation	10 KM 10 MIN
▪ York University	10 KM 12 MIN

DESTINATION DRIVE TIMES

LOCATION	DISTANCE	TIME
	2 KM	1 MIN
	3 KM	2 MIN
	12 KM	10 MIN
	10 KM	12 MIN
PEARSON INTERNATIONAL	30 KM	28 MIN
DOWNTOWN TORONTO	37 KM	42 MIN



WHY LEASE WHEN YOU CAN OWN?

STOP PAYING RENT AND START BUILDING EQUITY

10651 KEELE ST	OWN	LEASE
TOTAL SF	4,200 SF	4,200 SF
PURCHASE PRICE/ LEASE RATE	\$2,499,000	\$22.50
PAYMENTS OVER 5 YEARS	\$318,250.20	\$682,370.00
PRINCIPAL DOWN PAYMENT	\$770,390.60	\$0.00
POTENTIAL APPRECIATION	\$68,848.59	\$0.00
EQUITY BUILT	\$839,239.19	\$0.00

KEY ASSUMPTIONS

- Based off \$22.50 PSF with \$0.50 escalations & average TMI \$starting at \$4.75 PSF
- Mortgage payments over 5 years including taxes maintenance and insurance
- Based on 25% down at 5.5% (25 year amortization)
- Appreciation at 8% annually

BECOME YOUR OWN LANDLORD IN THE THRIVING GTA REAL ESTATE MARKET

THE OWNERSHIP ADVANTAGE



CERTAINTY

Expand your business confidently, assured that your real estate strategy is firmly in your control.



AUTHORITY

Gain authority over your operating costs while ensuring your property receives proper upkeep.



FLEXIBILITY

Flexibility to fit out unit(s) to exact business specifications and requirements.



CONSISTENCY

Eliminate rent increases and business disruption accrued with leasing.



SECURITY

Option to acquire multiple units for future growth with the interim ability to generate rental revenue.



EQUITY

Build equity through principal pay down with potential for significant capital appreciation.



Build Manage Maintain

Mirabelli Corporation Builds, Manages and Maintains real estate across North America. Founded in 1952 and headquartered in Toronto, Ontario, the company offers a comprehensive suite of services including land development, general construction and property & facility management. With a physical presence in 85 markets across the Americas, they self-perform a majority of their work to ensure projects are completed safely and to the highest level of quality.

Known for their meticulous attention to detail, innovative design, and sustainable construction practices, Mirabelli's reputation as a leading developer dictates that your investment is backed by a legacy of success. Their track record of delivering high-quality projects on time and within budget speaks volumes, offering peace of mind that your project is built on a foundation of experience and integrity.

Mirabelli Corporation takes great pride in partnering with the local business community. Working with Mirabelli corporation means aligning your future with people who deliver on their promises and will not stop until their customer is satisfied.

Learn more about Mirabelli Corporation at
www.mirabellicorp.com

PROFESSIONALLY BUILT, MANAGED AND MAINTAINED.

Greater Toronto Area Light Industrial Portfolio

10651 KEELE ST
VAUGHAN, ON



74,356 SF | 2.53 ACRES

[CLICK TO VIEW SITE](#)

240 BARTOR RD
NORTH YORK, ON



71,000 SF | 2.45 ACRES

[CLICK TO VIEW SITE](#)

35-37 STOFFEL RD
ETOBICOKE, ON



70,000 SF | 3.00 ACRES

[CLICK TO VIEW SITE](#)

120 NORFINCH DR
NORTH YORK, ON



70,000 SF | 3.00 ACRES

[CLICK TO VIEW SITE](#)

288-422 CONSUMERS
NORTH YORK, ON



147,644 SF | 9.37 ACRES

[CLICK TO VIEW SITE](#)

**355 GARYRAY DR &
350 - 368 SIGNET DR**
NORTH YORK, ON



103,900 SF | 4.68 ACRES

[CLICK TO VIEW SITE](#)



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SPEAR REALTY INC.

78 QUEEN ELIZABETH BLVD,
ETOBICOKE, ON M8Z 1M3

O (416) 236-8808

SPEARREALTY.CA

YOUR SUCCESS IS OUR TARGET.

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