



**CHAD  
MAREK**  
COMMERCIAL

FOR SALE > COMMERCIAL > INDUSTRIAL UNIT  
**236 Hood Road, Unit 4**

MARKHAM, ON



## Details

Sale Price	\$1,690,000.00
Square Footage	3,526 (40% Office, 60% Warehouse)
Parking	4 designated parking spots and ample visitors parking
Taxes	\$10,346.06
Zoning	EMP-GE

## Highlights

Strategically located minutes from Highways 404 and 407, with immediate access to TTC transit (Denison and Hood Rd)

New roof (approx. 2020)

Fully sprinklered

Fully equipped with LED lighting

Oversized 800 sq. ft. steel mezzanine (not included in the primary square footage)

18 ft ceilings with 16 ft clear height

Grade-level drive-in door (12' W x 10' H)

600-volt electrical service



**Chad Marek\*\***

Direct: 416-662-2205

Email: [chad@chadmarekteam.com](mailto:chad@chadmarekteam.com)

Disclaimer: All measurements and information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Chad Marek Sales Representative and Century 21 Atria Realty Inc., Brokerage. This communication is not intended to solicit any clients or properties under contract.

\*\*Sales Representative. \*Each office is independently owned and operated.

Century 21 Atria Realty Inc., Brokerage\*

# COMMERCIAL FOR SALE



## THE OPPORTUNITY

Exceptional opportunity to own a professionally upgraded turnkey 3,526 sq. ft. industrial condo with 40% office and 60% warehouse. Features include a glass-encased entryway and a refined front reception area that establishes a polished, professional tone. Every office is strategically positioned with large windows allowing plenty of natural light throughout the space. The office component features four private offices, a spacious boardroom, an open-concept reception area with two additional workstations, a dedicated printer/file room, a large kitchen, and two updated washrooms with sleek modern finishes.

**Chad Marek\*\***

Direct: 416-662-2205

Email: [chad@chadmarekteam.com](mailto:chad@chadmarekteam.com)

Disclaimer: All measurements and information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Chad Marek Sales Representative and Century 21 Atria Realty Inc., Brokerage. This communication is not intended to solicit any clients or properties under contract.

\*\*Sales Representative. \*Each office is independently owned and operated.



## HIGHLIGHTS

---

The expansive principal executive office features large windows and striking accent wall. LED lighting is thoughtfully integrated throughout the entire unit, with recessed panel fixtures in the office areas and suspended strip lighting in the warehouse and mezzanine. The facility is equipped with a Complete Security Solutions system featuring three cameras and monitors, all included.



# COMMERCIAL FOR SALE



## HIGHLIGHTS

---

A standout feature of this facility is the oversized 800 sq. ft. mezzanine (not included in the 3,526 sq. ft.), constructed of solid steel for long term durability. Additional highlights include four designated parking spaces, ample visitor parking, a new roof (approx. 2020), and a sprinkler system throughout the office space, warehouse, and below the mezzanine. This facility has been meticulously maintained and updated with consistent attention to all systems and overall upkeep, reflecting pride of ownership throughout.

**Chad Marek\*\***

Direct: 416-662-2205

Email: [chad@chadmarekteam.com](mailto:chad@chadmarekteam.com)

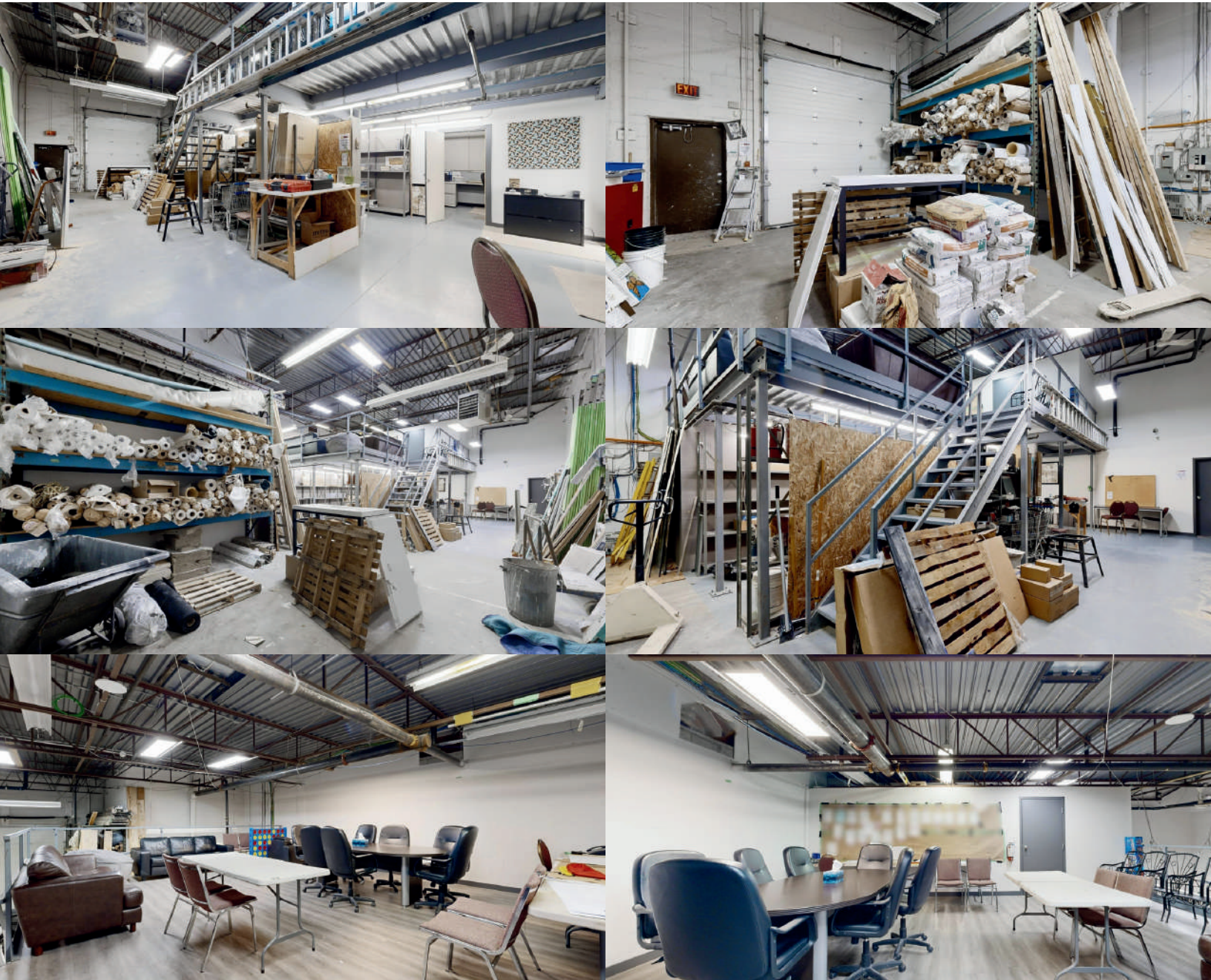
Disclaimer: All measurements and information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Chad Marek Sales Representative and Century 21 Atria Realty Inc., Brokerage. This communication is not intended to solicit any clients or properties under contract.

\*\*Sales Representative. \*Each office is independently owned and operated.



## WAREHOUSE

The warehouse offers 18 ft ceilings with 16 ft clear height, a grade-level drive-in door (12 ft H x 10 ft W door), 600-volt power, its own private office, multiple storage rooms, server room, and dedicated washroom.



# COMMERCIAL FOR SALE

## PERMITTED USES AND ZONE STANDARDS

---

The General Employment designation is characterized by large properties to accommodate single and multiple unit manufacturing, processing and warehousing uses and accessory office, retail or service uses. Consistent with the Official Plan, the preservation of this designation from incompatible and, or sensitive land uses and other non-industrial uses is of importance.

### EMP-GE (EMPLOYMENT - GENERAL EMPLOYMENT)

---

#### 9.4.1.1 Permitted Uses

- a) **Industrial use (1)**
- b) **Business office (2) (4)**
- c) **Film studio**
- d) **Retail store (3) (5)**
- e) **Service and repair establishment (3)**
- f) The following uses that legally existed on the lot on the date of the passing of this By-law:

- i) **Restaurant (3)**
- ii) **Artist studio**
- iii) **Commercial school**
- iv) **Business office**
- v) **Motor vehicle repair and body shop**
- vi) **Crematorium**
- vii) **Asphalt plant (1)**
- viii) **Concrete batching plant (1)**
- ix) **Transport terminal (1)**
- x) **Outdoor storage use**

g) Any use not listed above that legally existed on the date this By-law was enacted by Council (6)

#### Special Use Provisions

- (1)** Accessory outdoor storage is permitted however, shall not include the outdoor storage of livestock
- (2)** This use is only permitted accessory to an industrial use provided that it is located within the same premises as the industrial use
- (3)** This use is only permitted accessory to an industrial use and provided that it is located in the same premises as industrial use. This use shall not exceed the lesser of 500 square metres of gross floor area or a maximum of 15% of the gross floor area of the principal use. This use shall be physically separated by a wall from the primary industrial use
- (4)** Medical offices and financial institutions are not permitted
- (5)** Outdoor display and sales area is permitted
- (6)** The expansion of an existing building, structure or use by no more than 10% of the total gross floor area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and the standards below

#### 9.4.1.2 Standards

- A)** Minimum lot frontage - 60.0 metres
- B)** Minimum lot area - 0.4 hectares
- C)** Minimum front yard - 6.0 metres
- D)** Minimum rear yard - 9.0 metres (i)
- E)** Minimum exterior side yard - 3.0 metres
- F)** Minimum interior side yard - 3.0 metres (i) (ii)
- G)** Maximum height - 21.0 metres

**Chad Marek\*\***

Direct: 416-662-2205

Email: [chad@chadmarekteam.com](mailto:chad@chadmarekteam.com)

Disclaimer: All measurements and information contained herein was obtained from sources which we deem reliable and, while thought to be correct, is not guaranteed by Chad Marek Sales Representative and Century 21 Atria Realty Inc., Brokerage. This communication is not intended to solicit any clients or properties under contract.

\*\*Sales Representative. \*Each office is independently owned and operated.



## Special Standards

- (i) Increased to 15.0 metres if yard abuts a Residential or Mixed Use zone boundary
- (ii) Can be reduced to 0.0 metres if the building shares a dividing wall(s) with a building on an abutting lot, or if access is shared between neighbouring lots by a drive aisle or parking aisle

## Other Requirements

- |   |                                       |
|---|---------------------------------------|
| Barrier-free access   | Accessible parking space requirements |
| Frontage on a street  | Electric vehicle parking requirements |
| Phased Condominium Development  | Regulations for Loading Spaces        |
| Measurement of setbacks and yards                                     | Bicycle parking space requirements    |
| Sight triangles   | Accessory outdoor storage             |
| Public Uses, activities, or Infrastructure permitted in all zones     | Accessory buildings or structures     |
| Uses prohibited in all zones  | Accessory Industrial Equipment        |
| Exceptions to height requirements all zones                           | Landscaping strip requirements        |
| Outdoor display and sales area  |                                       |
| Encroachments into required yards                                     |                                       |
| Temporary Tents   |                                       |
| Accessory waste disposal areas  |                                       |
| Motor Vehicle Maintenance Shop and Motor Vehicle Repair and Body Shop |                                       |
| General parking provisions  |                                       |
| Non-residential parking requirements                                  |                                       |



# CHAD MAREK TEAM

COMMERCIAL | INVESTMENT | RESIDENTIAL



**OUTSTANDING  
ACHIEVEMENT**  
AWARD OF EXCELLENCE



**GRAND  
CENTURION®**



**TOP  
5  
AGENTS**



PRESIDENT'S  
*Circle*

2023

## TOP 2% AGENT IN CANADA 20+ YEARS EXPERIENCE

### CHAD MAREK

SALES REPRESENTATIVE  
MORTGAGE AGENT LEVEL 2  
M10000014\_FEC0011384

DIRECT: 416.662.2205

CHAD@CHADMAREKTEAM.COM

OFFICE: 905.883.1988



### CENTURY 21.

Atria Realty Inc.

BROKERAGE™