

2125-2127& 2190 Albion Road

Etobicoke, Ontario

Available as a Design-Build or Land Sale.



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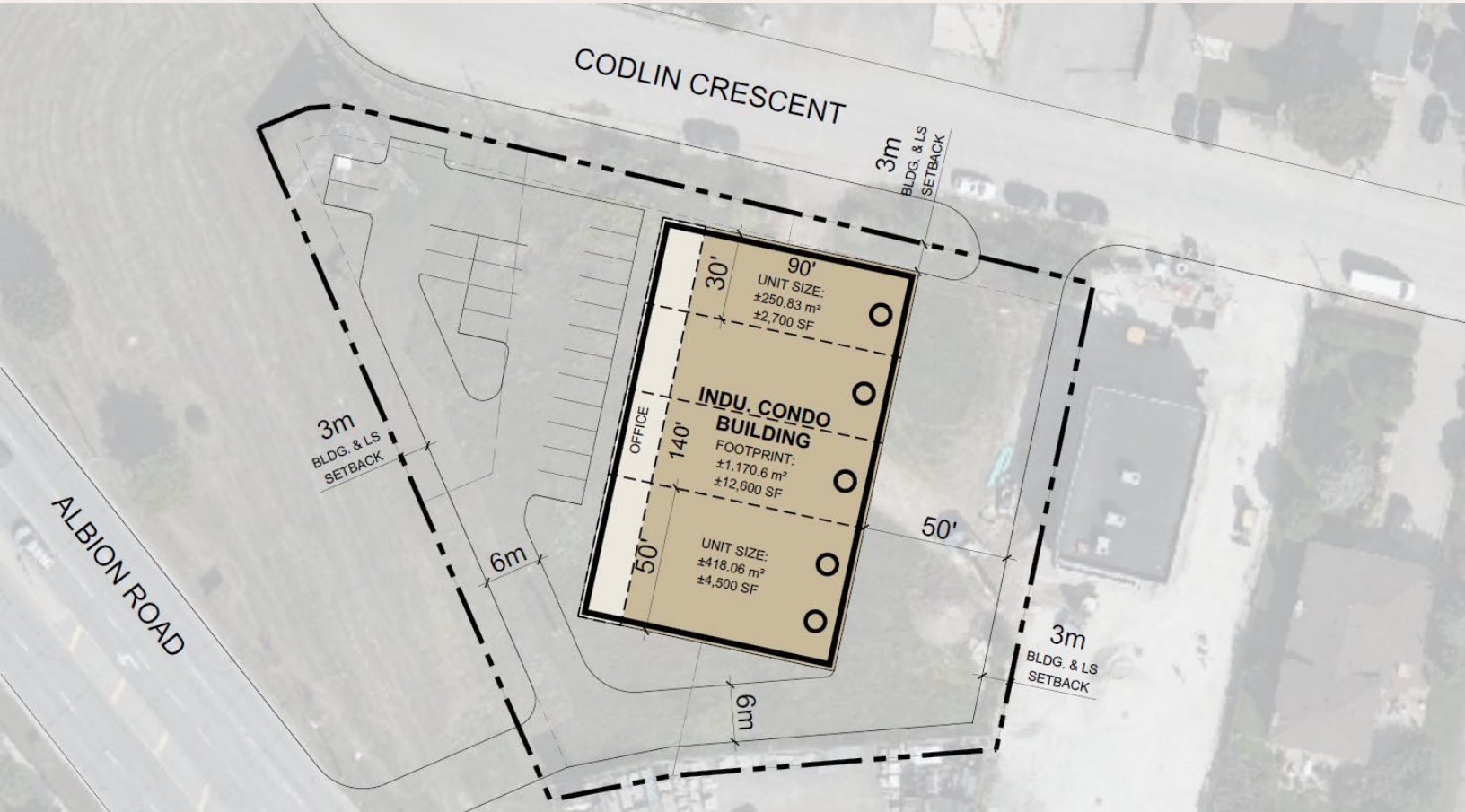
Option A: Design Build

Site Details

BUILDING AREA	12,600 Sq. Ft.
WAREHOUSE	10,600
OFFICE	2,000
ASKING PRICE	\$8,475,000
LOT FRONT	294.86 Ft.
LOT DEPTH	209 Ft.
DOORS	5 Drive in
POSSESSION	Q4 2027
ZONING	IC1 - Class 1 Industrial
POWER	400 Amps
CLEAR HEIGHT	24'

Comments

- Estimated Completion Q4 2027
- 20 Exterior surface parking spaces
- Office built to suit
- Albion Road & Steeles Ave exposure
- Minutes from Highway 427 and 407
- Located in an established industrial neighborhood
- Highly populated labor force
- Base building
- Precast concrete
- 6' slab
- Sprinklered and HVAC
- Asphalt paving and sign board



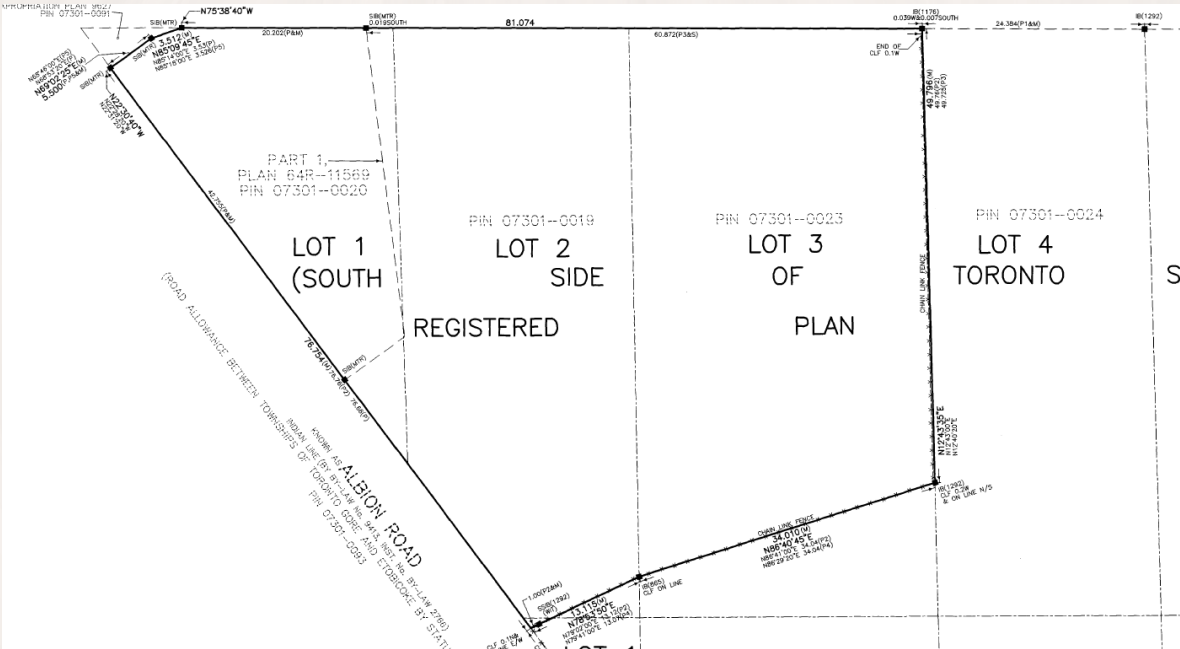
Option B: Land Sale

Site Details

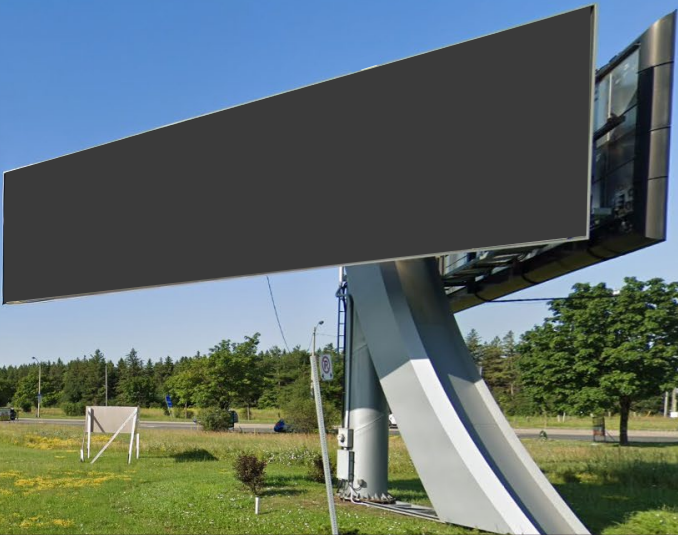
LAND AREA	1.11 Acres
ASKING PRICE	\$4,350,000
TAXES	\$25,236.61
LOT FRONT	294.86 Ft.
LOT DEPTH	209 Ft.
POSSESSION	Immediate
ZONING	IC1 - Class 1 Industrial

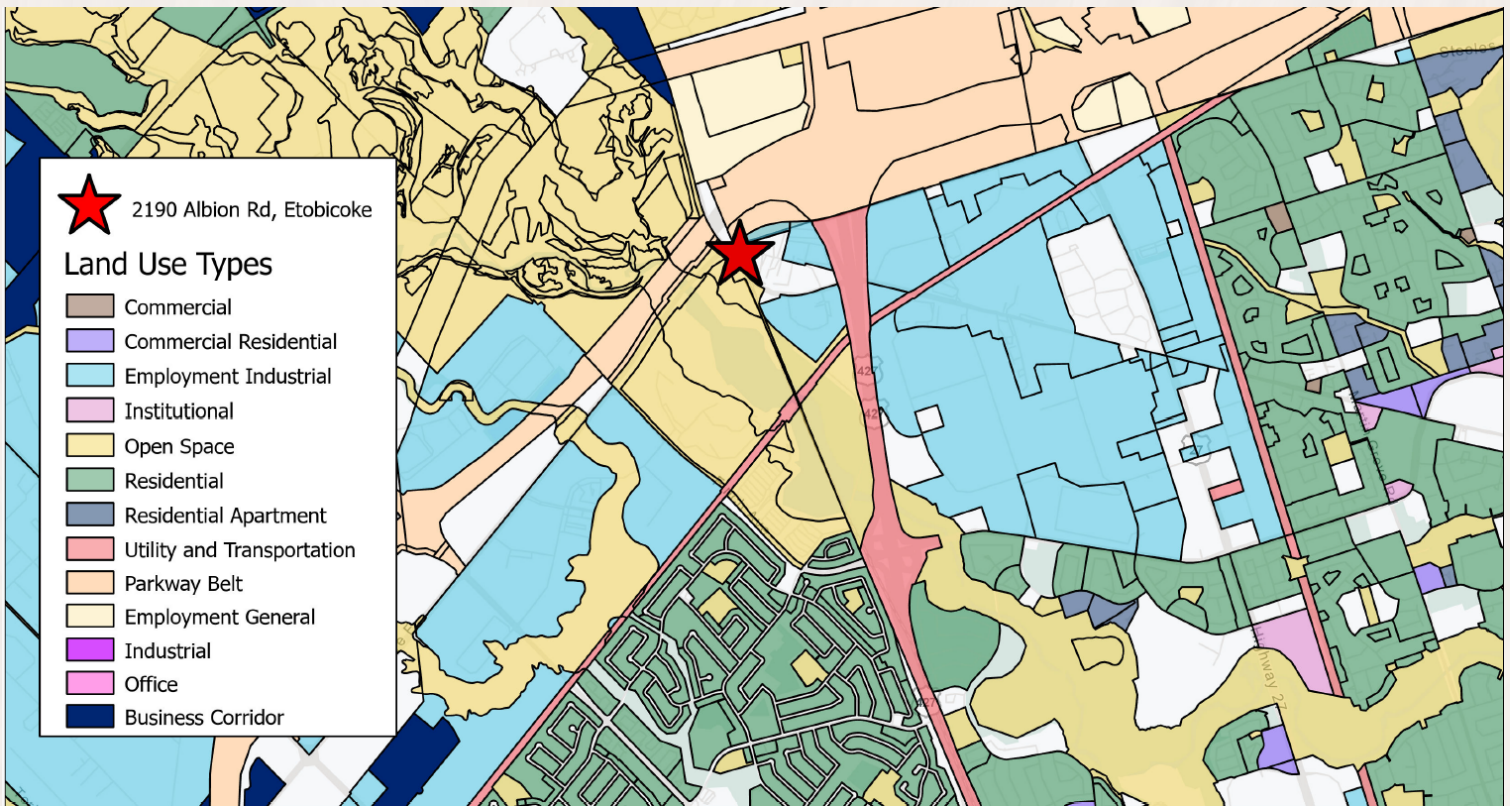
Comments

- Albion Road & Steeles Ave exposure
- Minutes from Highway 427 and 407
- Located in an established industrial neighborhood
- Highly populated labor force
- Opportunity to renew Sign Lease



Opportunity To Renew
Billboard Sign Lease





IC1 Zoning

- Business
- Flea Markets
- Trade & Convention Centres
- Professional / Administrative Offices
- Veterinary Clinics
- Manufacturing Operations
- Medical
- Medical Office / Clinic
- Hospitals
- Institutional
- Community Centres
- Athletic Fields
- Playgrounds
- Libraries
- Daycares
- Places of Worship
- Commercial / Recreational
- Facilities
- Outside Storage
- Residential

Transit & Amenities



Transit Routes

- | | |
|---------------------------|--------------------------|
| Islington Night Bus - 337 | Royal York - 73 |
| Wilson Night Bus - 396 | Highway 27 Express - 927 |
| Steeles West - 60 | SteelesWilson - 96 |
| Highway 7-77 | Martin Grove - 7 |

Contact

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