

13 EDVAC DR. #4-6, BRAMPTON, ON

SALE PRICE: ~~\$2,450,000~~ \$2,300,000



FOR SALE OR LEASE

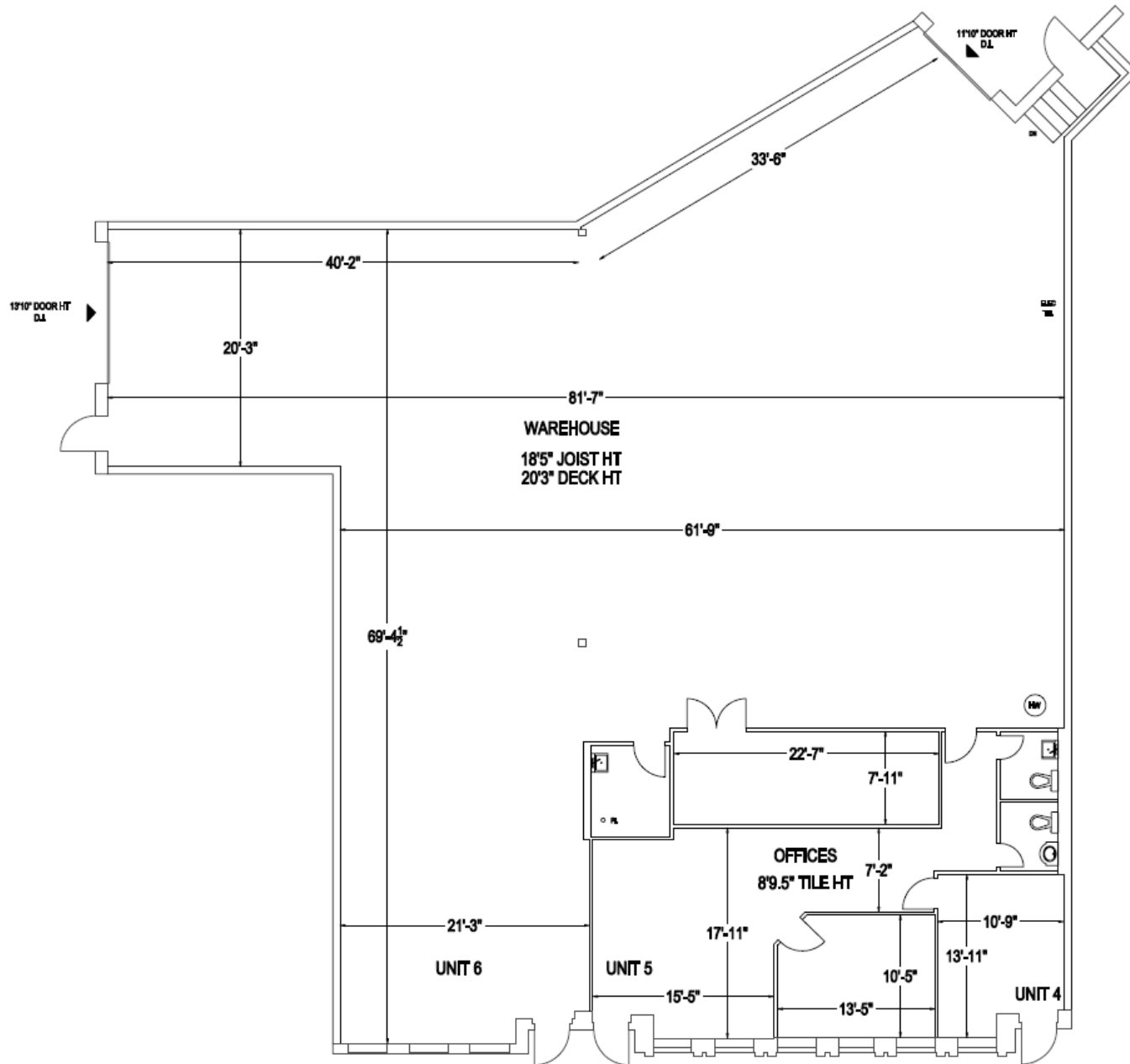
PROPERTY HIGHLIGHTS

LOCATION	13 EDVAC DR. #4-6 BRAMPTON, ON
BUILDING AREA	5,278 SF
OFFICE AREA	1,122 SF
WAREHOUSE	4,156 SF
CLEAR HEIGHT	18' 0"
SHIPPING	1 TL & 1 DI
ZONING	M4-1548
SALE PRICE	\$2,450,000 \$2,300,000
MONTHLY CONDO FEE	\$1,412.93
TAXES	\$17,255.49 (2025) / \$6.55 PSF
LEASE RATE (PSF)	\$16.50 NET + \$6.55 TMI

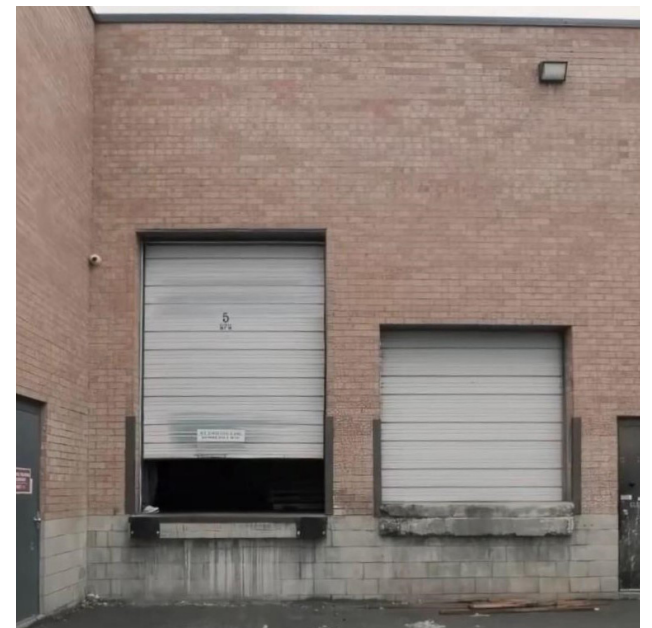
- Rare opportunity to acquire 5,264 SF of street facing industrial condo units in a highly sought after business park
- Flexible shipping with oversized drive-in and truck-level door, can accommodate 53' trailers
- Clean warehouse and functional clear height
- Prime Brampton location with convenient access to Highways 407, 427 & 401
- Close proximity to Toronto Pearson Airport, CN Inter-modal and numerous amenities
- Short term leases considered



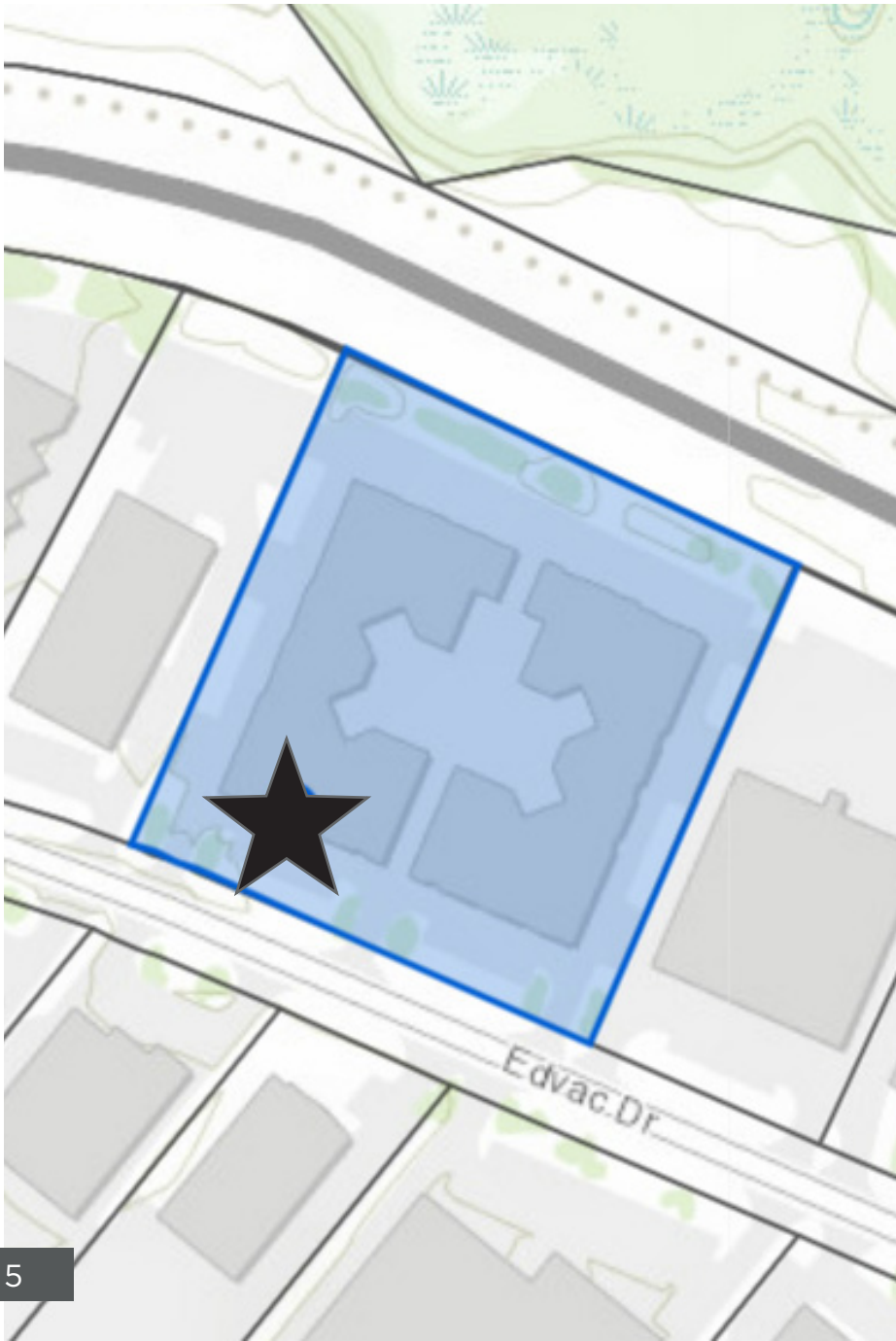
FLOOR PLAN - GROUND FLOOR



PHOTOS



ZONING



According to municipal records the subject property is zoned M4 - 1548. Sample permitted uses include, but are not limited to:

INDUSTRIAL

- The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
- Printing establishment
- Warehouse
- Parking lot

NON-INDUSTRIAL

- Radio or television broadcasting and transmission establishment
- Recreational facility or structure
- Community club
- Animal hospital
- Place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law

ACCESSORY

- Associated educational use
- Associated office
- Retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(2) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- Purposes accessory to the other permitted purposes

AMENITIES MAP



9 mins

Highway 407



23 mins

Highway 427



16 mins

Bramalea Go Station



17 mins

Toronto Pearson International Airport



08 mins

CN Intermodal Brampton



18 mins

CP Intermodal Vaughan



FOR MORE INFORMATION, PLEASE CONTACT:

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