

# 24-44

# CRAWFORD CRESCENT

MILTON, ON

## INVESTMENT SALE



**RAY LYONS\***

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**CBRE**

# PROPERTY OVERVIEW



Asking Price

\$14,500,000



Lot Size

3.25 Acres  
(3 properties)



Building Size

41,320 Sq.Ft.  
(4 buildings)



# of Tenants

9



Occupancy

Buildings - 100%  
Storage Lockers - 83%



Zoning

[Hamlet  
Commercial \(C4\)  
\(Click Here\)](#)



Water

Well/Septic

# PROPERTY DETAILS



|                             |  |
|-----------------------------|--|
| Type                        | Restaurant/Service   |
| # of Buildings              | 2  |
| Storeys                     | 2  |
| Total Building Size         | 9,680  |
| Total Leased Square Footage | 9,440 sq.ft. Total<br>Restaurant: 8,460 sq.ft.<br>Commissary: 980 sq.ft. |
| # of Tenants                | 1  |
| Storage Lockers             | 4  |
| Acreage                     | 1.13   |
| Lot Size                    | 160 x 306  |
| Water                       | Septic & Well  |
| Internet                    | Fibre  |

Net Operating Income  
Buildings & Storage **\$264,761**



|                             |                     |
|-----------------------------|---------------------|
| Type                        | Office              |
| # of Buildings              | 1                   |
| Storeys                     | 2                   |
| Total Building Size         | 17,100              |
| Total Leased Square Footage | 14,944 sq.ft. Total |
| # of Tenants                | 5                   |
| Storage Lockers             | 9                   |
| Acreage                     | 1.01                |
| Lot Size                    | 150 x 292           |
| Water                       | Septic & Well       |
| Internet                    | Fibre               |
| Amenity                     | Elevator            |

Net Operating Income  
Buildings & Storage **\$378,308**



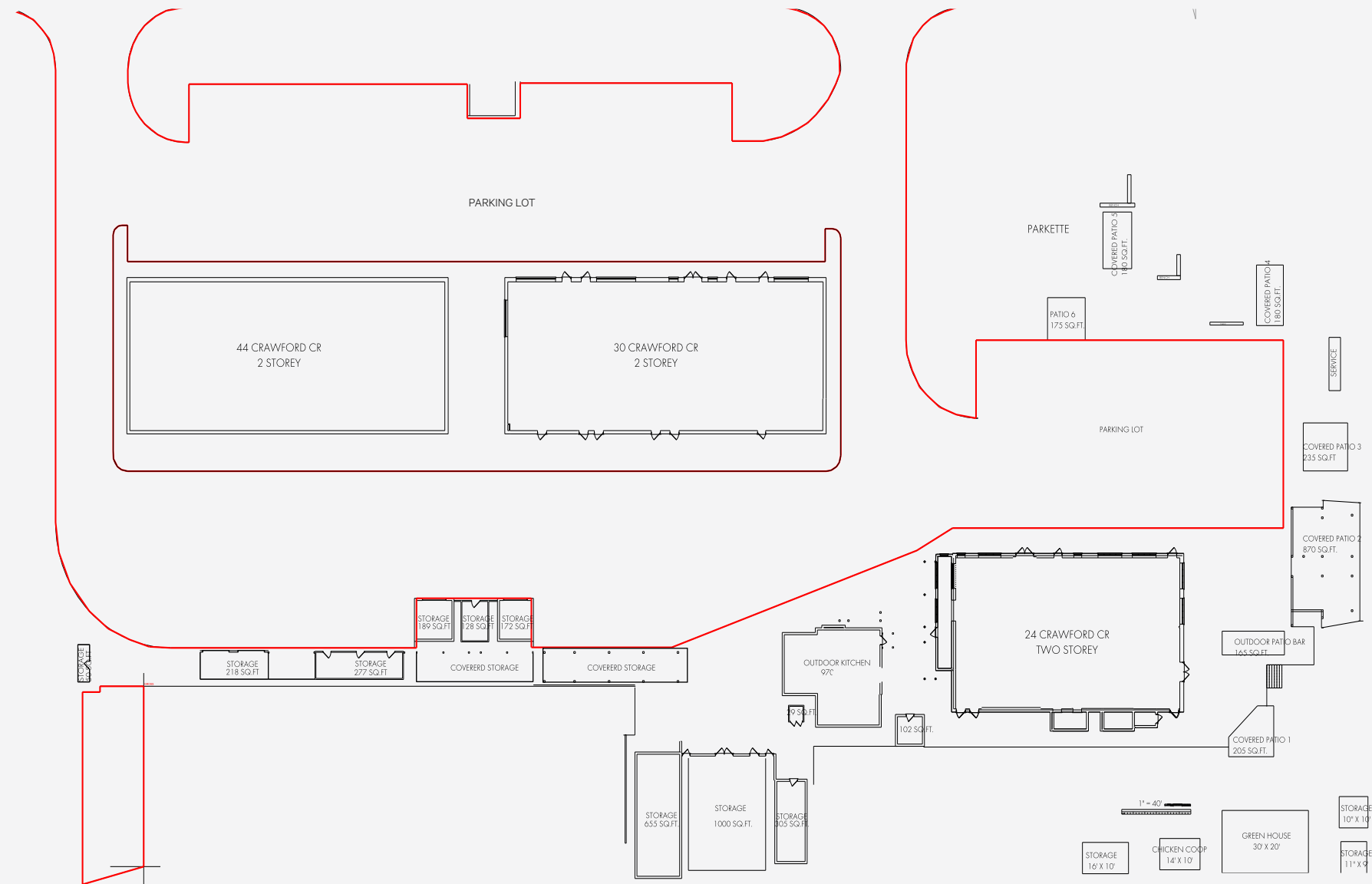
|                             |                         |
|-----------------------------|-------------------------|
| Type                        | Office                  |
| # of Buildings              | 1                       |
| Storeys                     | 3                       |
| Total Building Size         | 17,100                  |
| Total Leased Square Footage | 16,936 sq.ft. Total     |
| # of Tenants                | 3                       |
| Storage Lockers             | 8                       |
| Acreage                     | 1.13                    |
| Lot Size                    | 160 x 302               |
| Water                       | Septic & Well           |
| Internet                    | Fibre                   |
| Other                       | Ability to add Elevator |

Net Operating Income  
Buildings & Storage **\$445,945**

**TOTAL NET OPERATING INCOME  
BUILDINGS & STORAGE LOCKERS **\$1,089,013****

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# SITE PLAN



# 24 CRAWFORD CRESCENT



# 30 & 44 CRAWFORD CRESCENT



# STORAGE LOCKERS



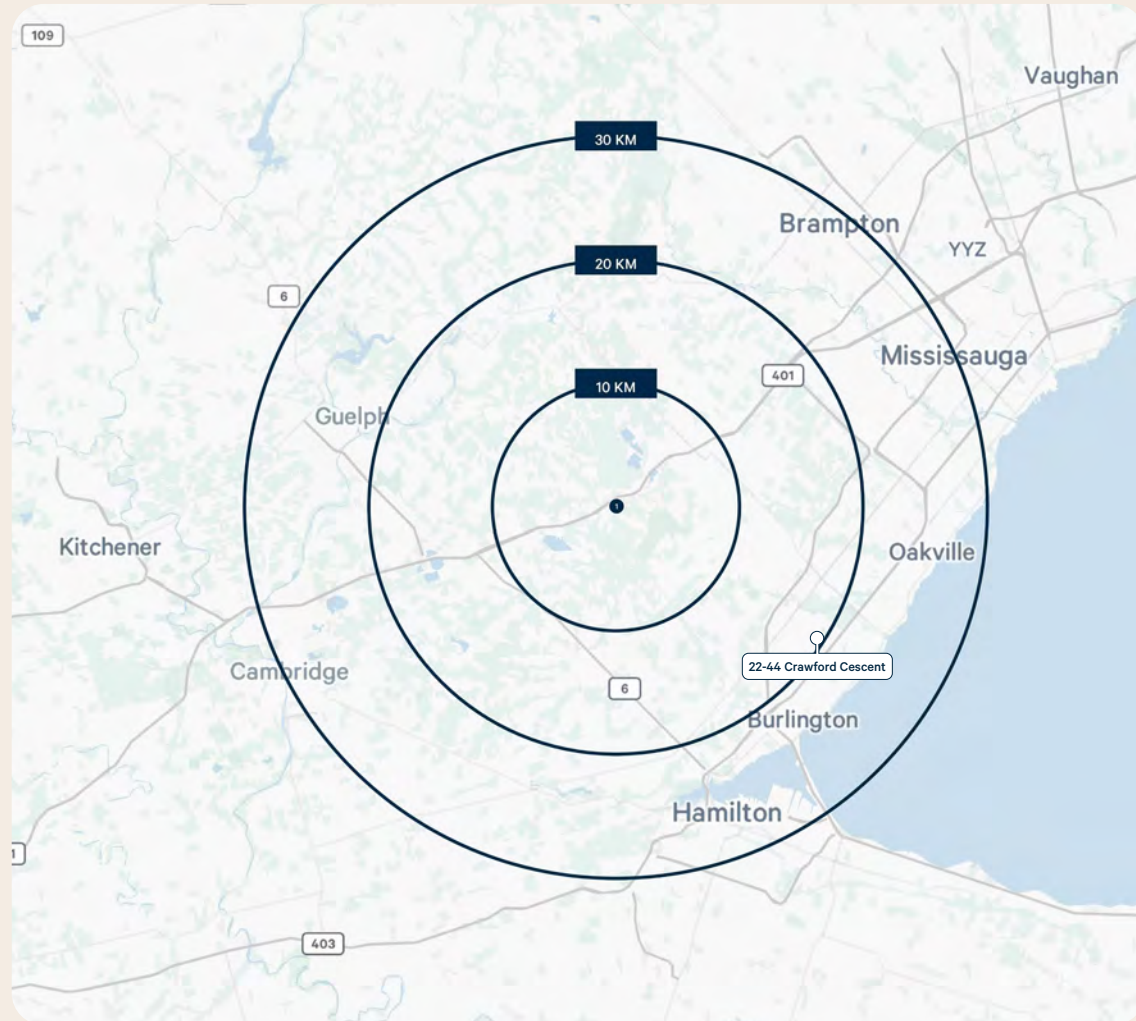
# DEMOGRAPHICS & DRIVE TIMES

## DEMOGRAPHICS

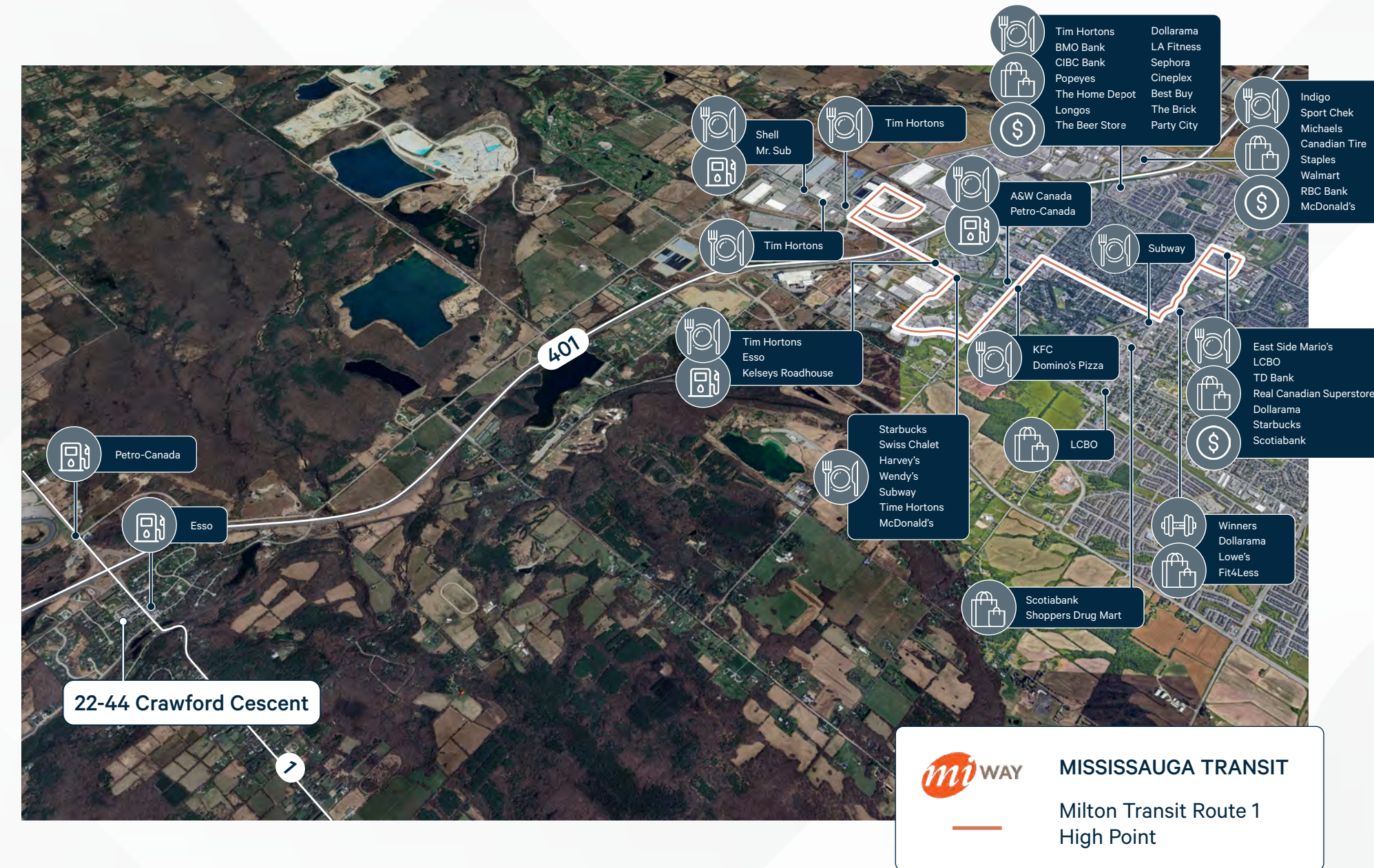
| DISTANCE | POPULATION | LABOUR FORCE | MEDIAN AGE |
|----------|------------|--------------|------------|
| 10 KM    | 65,591     | 34,888       | 37.6       |
| 20 KM    | 489,095    | 276,023      | 38.0       |
| 30 KM    | 2,077,808  | 1,135,658    | 37.9       |

## DRIVE TIMES

|                  |                  |
|------------------|------------------|
| HIGHWAY 401      | 2 MIN   900 M    |
| HIGHWAY 407      | 16 MIN   21.0 KM |
| QEW/403          | 25 MIN   22.3 KM |
| PEARSON AIRPORT  | 30 MIN   43.9 KM |
| DOWNTOWN TORONTO | 55 MIN   63.5 KM |



# AMENITIES & TRANSIT



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