

CONSUMERS SQUARE

The building block to your success.
Registered Condominium Corporation

MIRABELLI
CORPORATION

CBRE

SPEAR REALTY.



280-422 CONSUMERS ROAD, TORONTO, ON

INDUSTRIAL CONDOS FOR SALE



Introducing Consumers Square — Toronto's Premium Strata Offering

Be a part of the thriving business community of Consumers Square with a prime location on Consumers road with direct connections to the DVP and Highway 401. With units ranging from 1,900+ sq. ft., the project caters to a variety of business sizes and types, offering scalability as businesses grow.

Contact our team to learn more about this exceptional investment opportunity.

INDUSTRIAL UNITS AVAILABLE:

UNIT 11 4,947 SQ. FT.

ASKING PRICE \$2,598,000

UNIT 26 3,722 SQ. FT.

ASKING PRICE \$1,995,000

UNIT 25-26 7,122 SQ. FT.

ASKING PRICE \$3,695,000

UNIT 22-26 16,635 SQ. FT.

ASKING PRICE \$6,995,000

CLEAR HEIGHT 16 FT.

SHIPPING 1 TRUCK-LEVEL DOOR PER UNIT

CONDO REGISTRATION OFFICIALLY REGISTERED

ZONING INDUSTRIAL OFFICE BUSINESS PARK ZONE (MO)



New upgrades to take your business to the next level.

80% SOLD

NEW PARKING LOT LIGHTING

NEW WINDOWS

NEW SEAL COATING FOR PARKING LOT

NEW SLOPED ROOF MEMBRANE AND COATING

NEW LANDSCAPING THROUGHOUT

NEW DECORATIVE METAL MESH & METAL ROOF CAP

NEW BULKHEAD, SOFFIT AND POT LIGHTS UNDER CANOPIES

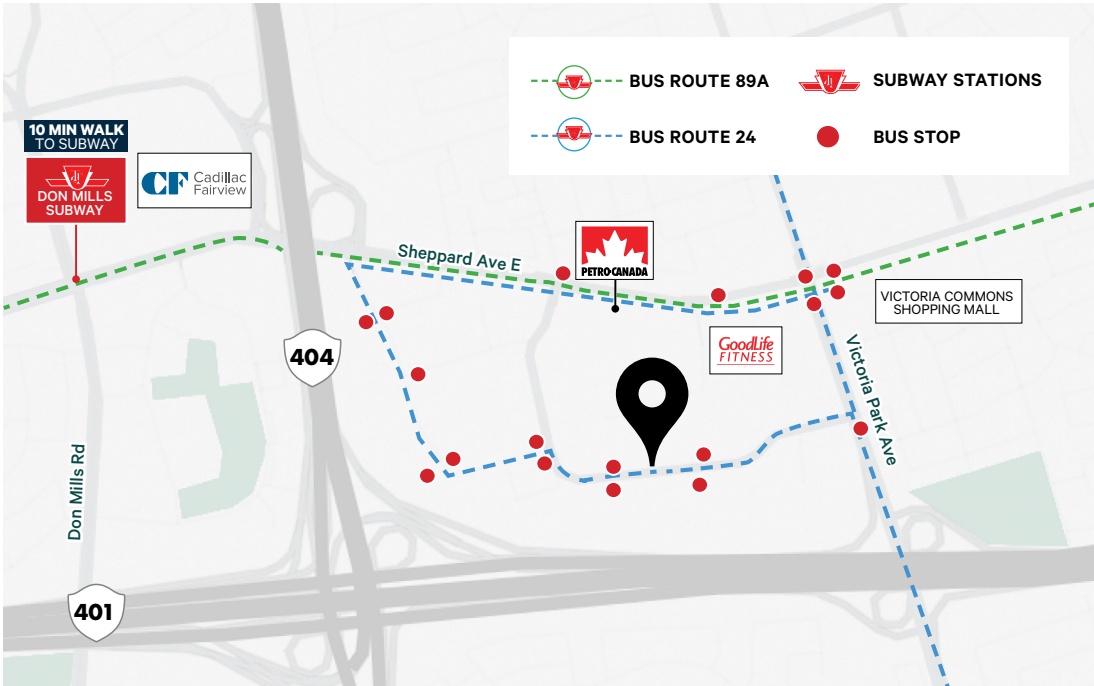


Strategic location connecting you to more people, places, and possibilities.

Consumers Square is uniquely positioned on Consumers Road at the nexus of DVP and Highway 401, offering unparalleled access and visibility, a key for any business looking to enhance logistics, accessibility, and market presence.

Leverage Consumer Square's strategic accessibility and connectivity, bringing you closer to your customers.

DRIVE TIMES







Trusted Business Partners that work as hard as you do.

With Mirabelli at the helm of Consumers Square, you're not just investing in a prime piece of real estate; you're securing a commitment to excellence and reliability. Known for their meticulous attention to detail, innovative design, and sustainable construction practices, Mirabelli's reputation as a leading developer ensures 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 business is being built on a foundation of integrity and expertise. Choose Consumers Square, and align your business with a developer synonymous with quality and trust in the commercial real estate industry.



**MIRABELLI
CORPORATION**

**CONSUMERS
SQUARE**



The Ownership Advantage

Consumers Square is an ideal, light industrial condo investment opportunity for small to medium-sized business owners who are currently renting. Consumers Square offers owners the chance to build equity, benefit from potential appreciation in value, and enjoy predictable costs compared to renting.

COMPARE	OWN	LEASE
UNIT SIZE (SF)	6,000	6,000
PURCHASE PRICE / NET LEASE RATE PSF	\$ 3,150,000.00	\$18.50
10-YEAR INTEREST / RENT EXPENSE	\$1,653,809	\$1,332,678
PRINCIPAL PAY-DOWN	\$538,102	\$0.00
ASSET APPRECIATION	\$960,035	\$0.00
EQUITY BUILT	\$1,498,137	\$0.00

KEY ASSUMPTIONS

- Based on an Asking Price of \$525 PSF
- Lease rate assumes 4% annual escalations over a 10-year term
- Payments are net of operating expenses and real estate taxes (assume equal for owning and renting)
- Based on a 5.75% mortgage with 25-year amortization and 30% down payment
- Assume 3.0% annual asset appreciation

LOGISTICS RATIONALE

- Situate warehousing, manufacturing and administrative functions in a single location
- Locate business at a strategic locale, proximate to customer and employee base
- Flexibility to fit-out unit(s) to exact business specifications and requirement
- Option to acquire multiple units for future growth with the interim ability to generate rental revenue

FINANCIAL RATIONALE

- Build equity through principal pay-down with potential for significant capital appreciation
- Eliminate leasing risk including rent increases and business disruption
- Take advantage of attractive borrowing terms
- Realize tax efficiencies through depreciation, and deduction of interest and other mortgage-related expenses

Consumers Square minds your business — reap the benefits of owning a space that supports your business growth.





The building block to your success.
Take the next step.

CONTACT OUR TEAM TO LEARN MORE:

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