



FOR SALE

Prime Industrial Units in Central Vaughan **270 Pennsylvania Avenue, Vaughan, ON**

New
Asking
Price



View Online

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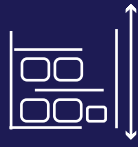
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7,262 SF
Total Area



17' 6" Clear Height



1 Truck level and 1
drive-in door



EM1 & EM2
Zoning



73% Warehouse
area



28% Office area



Centrally located,
Highways 400/407 &
public transit access



Access to a strong
labour pool

The Offering

Colliers, along with Spear Realty Brokerage Inc., is pleased to offer for sale suites 12 and 13 at 270 Pennsylvania Avenue in Vaughan. These suites are well located on the busy intersection of Pennsylvania Avenue and Edgeley Blvd.

The location presents an excellent opportunity to purchase a well maintained asset with good shipping capacity of 1 truck level and 1 drive-in door. The suites also offer well appointed offices and warehouse spaces with a total area of 7,262 SF for combined units 12 & 13, which includes 28% office and 73% warehouse area. The units possess clear height of 17' 6". The units are available for purchase combined as units 12 & 13 or individually as indicated below.

The property is well located east of Highway 400, south of Langstaff and north of Highway 7 with a strong labour pool and a number of transit options and amenities nearby.

The property will be delivered to the purchaser with vacant possession.

New Asking Price

Unit 12: **\$1,703,805**

Unit 13: **\$1,818,265**

Unit 12 & 13: **\$3,522,070**

Monthly Condominium fees

Unit 12: **\$646.08**

Unit 13: **\$689.49**

Unit 12 & 13: **\$1,335.57**

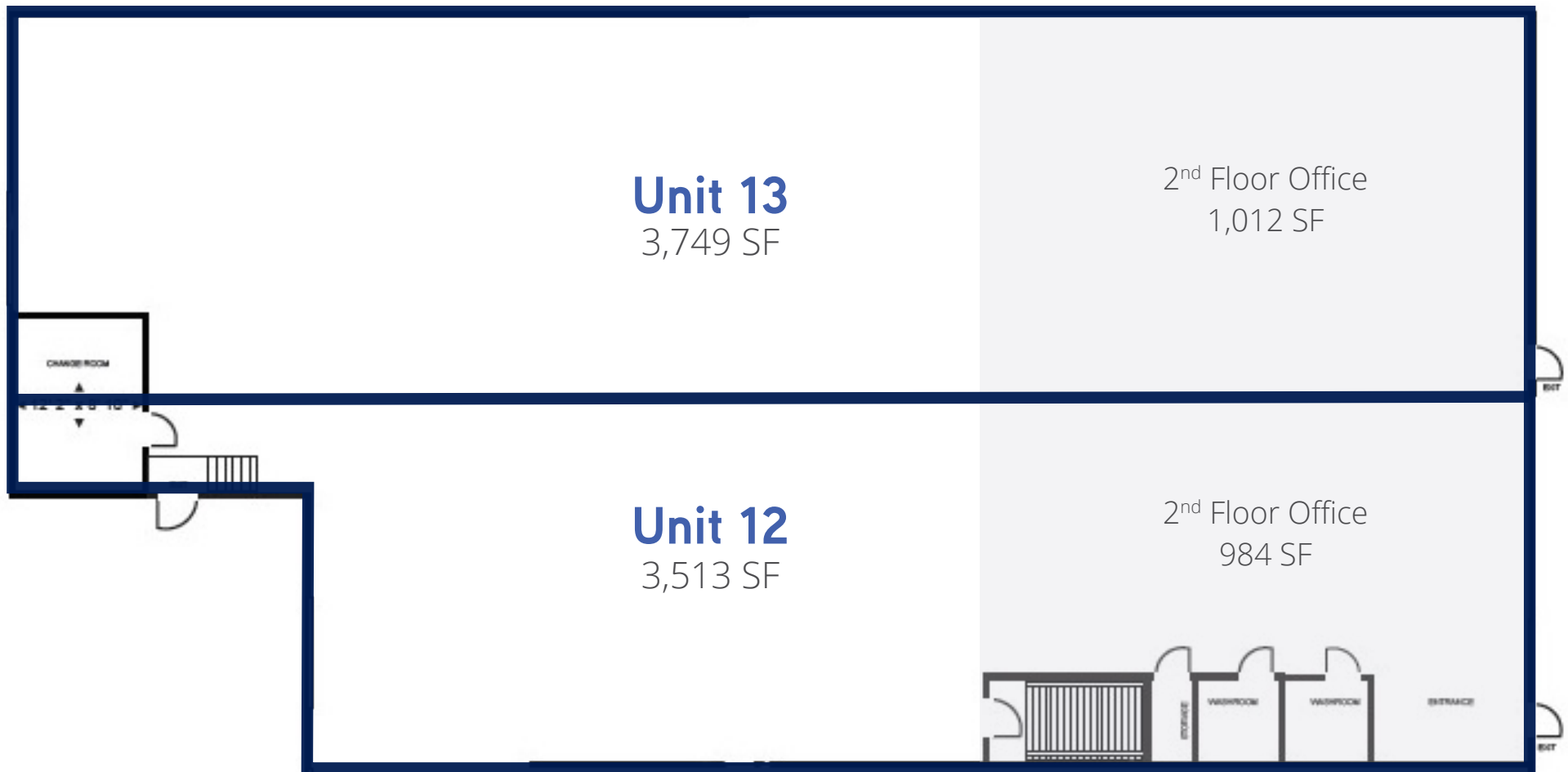


Unit Specifications

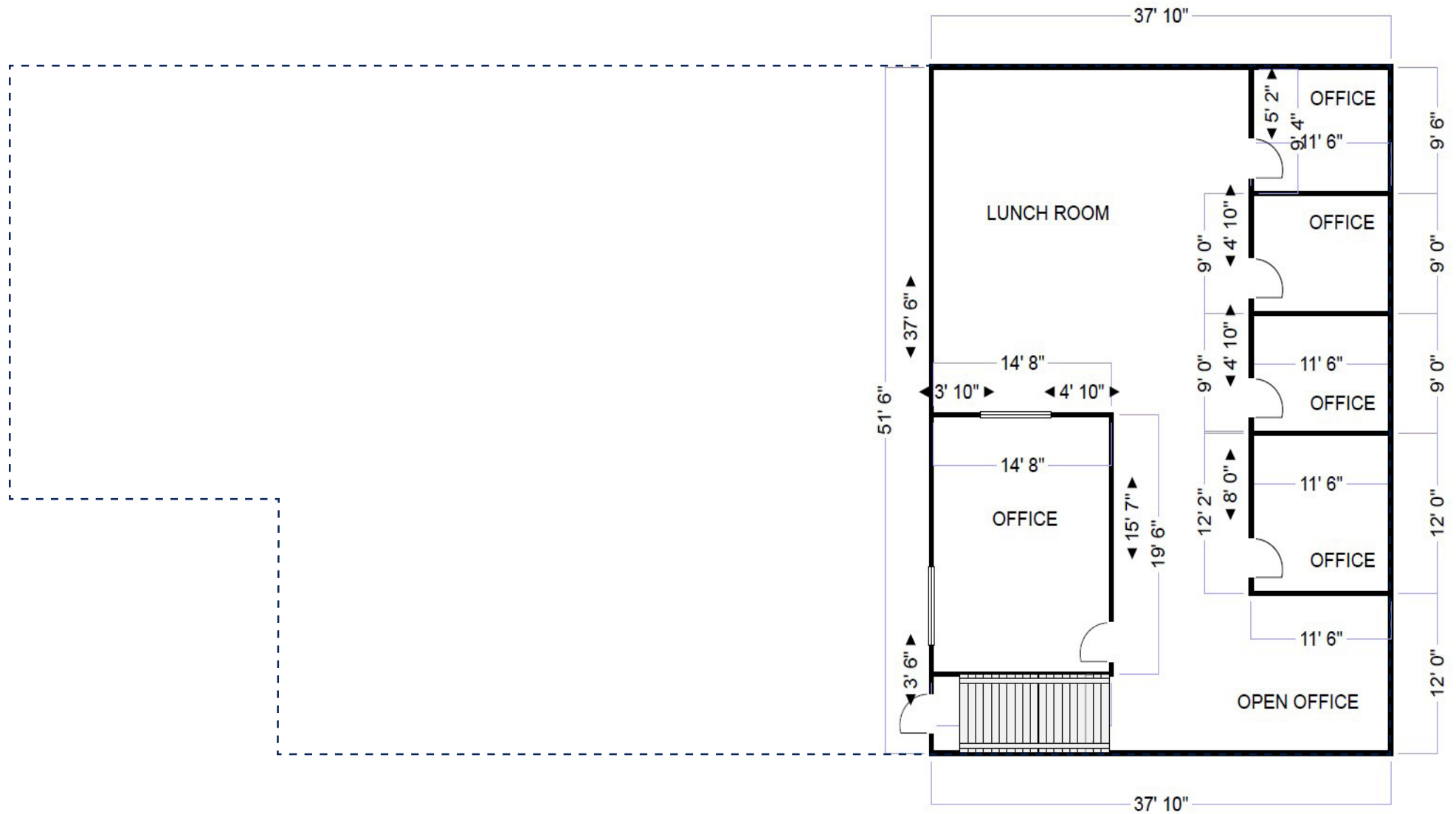
	Unit 12	Unit 13	Unit 12 - 13
Total Area (SF)	3,513	3,749	7,262
Office Area (SF)	984 (28%)	1,012 (27%)	1,961 (27%)
Warehouse Area (SF)	2,529 (72%)	2,737 (73%)	5,301 (73%)
Shipping Doors	1 Truck Level	1 Drive-in	1 Truck Level, 1 Drive-in
Clear Height	17'6"	17'6"	17'6"
Possession	Immediate	Immediate	Immediate
New Asking Price	\$1,703,805	\$1,818,265	\$3,522,070
Monthly Condominium Fee	\$646.08	\$689.49	\$1,335.57
Property Taxes (2025)	\$8,822.75	\$9,120.14	\$17,942.89

Unit 12 & 13 - Available for sale combined or as separate units

First Floor Plan



Second Floor Plan



Easy access to Local Amenities

RBC	5 mins. - 2.2 Km
CIBC	4 mins. - 2.1 Km
Walmart	3 mins. - 1 Km
Costco	8 mins. - 4.7 Km
Starbucks	7 mins. - 2.7 Km
Local Restaurants	Within - 1.5 Km
Esso	6 mins. - 2.4 Km
Rutherford GO Station	13 mins. - 6.6 Km
Vaughan Sportsplex	12 mins. - 6.0 Km
Vaughan Mills Shopping Mall	9 mins. - 3.8 Km
Lester B. Pearson International Airport	18 mins. - 20 Km



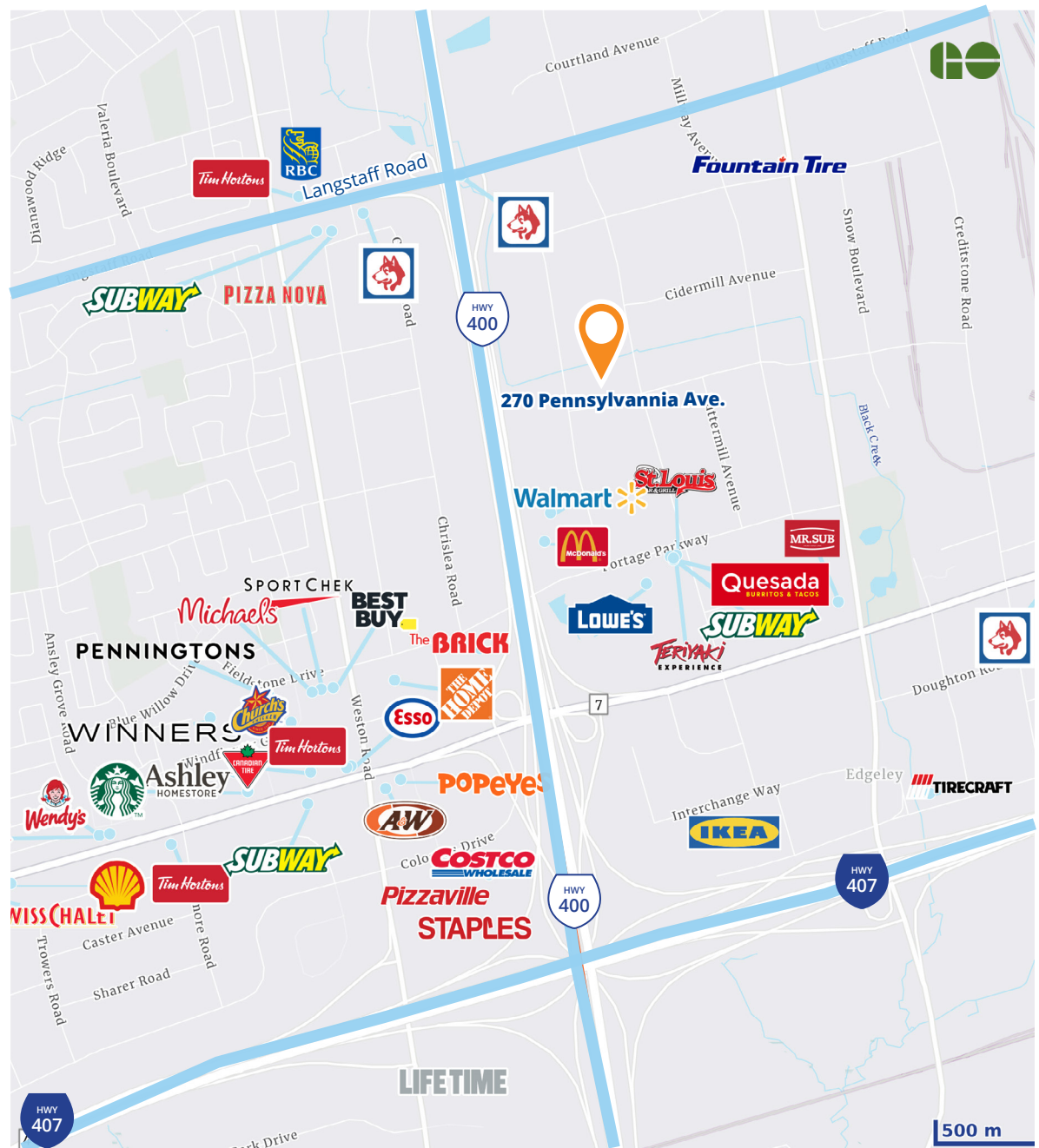
Proximity to Highway 400 and 407
Hwy 407 - 4 mins - 2 Kms
Hwy 400 - 3 mins - 1.5 Kms



Lester B. Pearson International Airport
20 km | 18 mins



Location Overview



Property Photos



Property Photos



Property Photos





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