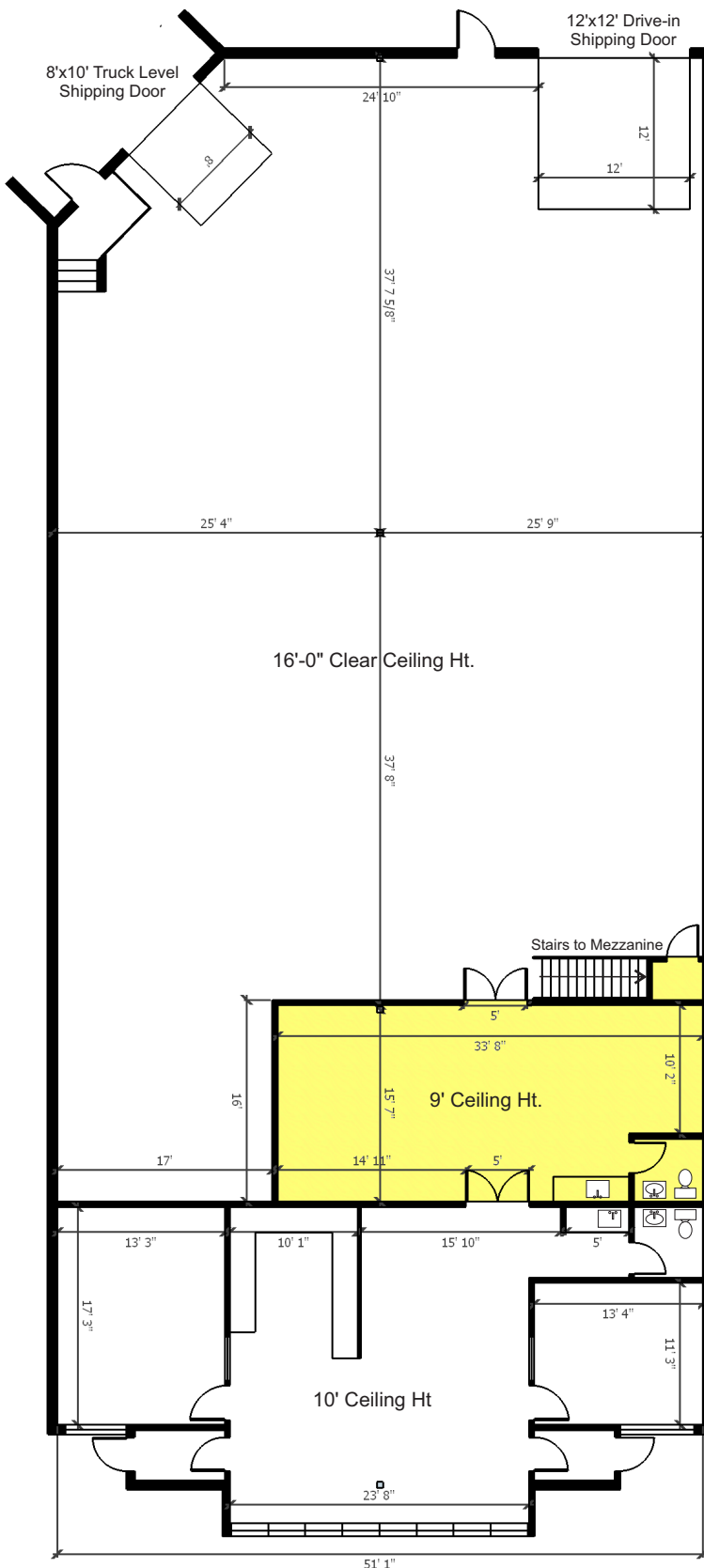


100 WEST BEAVER CREEK ROAD UNITS # 14-15
Richmond Hill, Ontario



5,859 Sq. Ft.

- ✓ 35% - Air Conditioned, Large Reception Area, Two Private Offices; Kitchenettes and 2 Washrooms. Approx. 525 sq. ft. additional storage mezzanine space.
- ✓ Approx. 16'-0" ft. clear ceiling height
- ✓ One Oversize 12'x12' Drive-in Door; One 8'x10' Truck Level Shipping Door
- ✓ Two 45 KVA Transformers, 225 and 125 Amps, 600 Volt Services
- ✓ Fully sprinklered thru-out.
- ✓ Ample Parking
- ✓ April 1, 2026 Closing

M-1: High Performance Industrial Zone

Industrial Uses:

Warehousing of goods and materials;
 Manufacture and assembly of goods and materials.
 Printing establishments
 Research and development
 Offices accessory to permitted uses

Commercial Uses:

Retail sale of goods manufactured on the premises, but retail area must not exceed 10% of floor area.
 Offices accessory to permitted use, or not accessory as long as they do not exceed 15% of total floor area.
 Data processing.

SALE PRICE: \$3,488,000.00
 Realty Taxes 25: \$19,713.14
 Condo Fees Plus HST: \$1,528.09/mo

Utilities: Separate Meters

For Further Information, Contact:

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