



**CHAD
MAREK**
COMMERCIAL

FOR SALE > COMMERCIAL > INDUSTRIAL FREESTANDING

45 McIntosh Drive

MARKHAM, ON



Details

Sale Price	\$8,900,000.00
Square Footage	17,454 (88% Office, 12% Warehouse)
Lot Size	290.11' Frontage, Freestanding 1 Acre Corner Lot With High Traffic Visibility
Parking	57 parking spaces including 27 covered stalls
Taxes	\$45,808.44 (2025)
Zoning	EMP-BP

Highlights

- Central hub with easy connectivity to transit, Highways 404 & 407
- Large main reception, central boardroom with accent lighting, additional reception areas with dedicated exterior entrances, spacious lunchroom with tables and booth seating
- Roof is approximately 11 years old
- Professionally paved parking lot (2021)
- 800 amp 600 volt service
- Fully sprinklered
- 1 Truck Level Door
- 11 new rooftop HVAC units (2020)
- LED lighting (2022)



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Century 21 Atria Realty Inc., Brokerage*

REMAX Your Community Realty

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THE OPPORTUNITY

Rarely available! 17,454 sq. ft. freestanding industrial facility on a 1-acre corner site at the high-traffic intersection of Highway 7 and Woodbine. Unmatched connectivity to Highways 404 and 407 positions this property as a strategic central hub. Prestigious EMP "BP" Business Park zoning permits a rare range of premium uses beyond traditional industrial zoning, including: a hotel, cannabis establishment, craft brewery, financial institution, fitness centre, recreation, and veterinary clinic, offering exceptional flexibility and revenue potential for investors and owner-users. This is a rare, turnkey, flagship opportunity in one of the region's most sought after commercial corridors.

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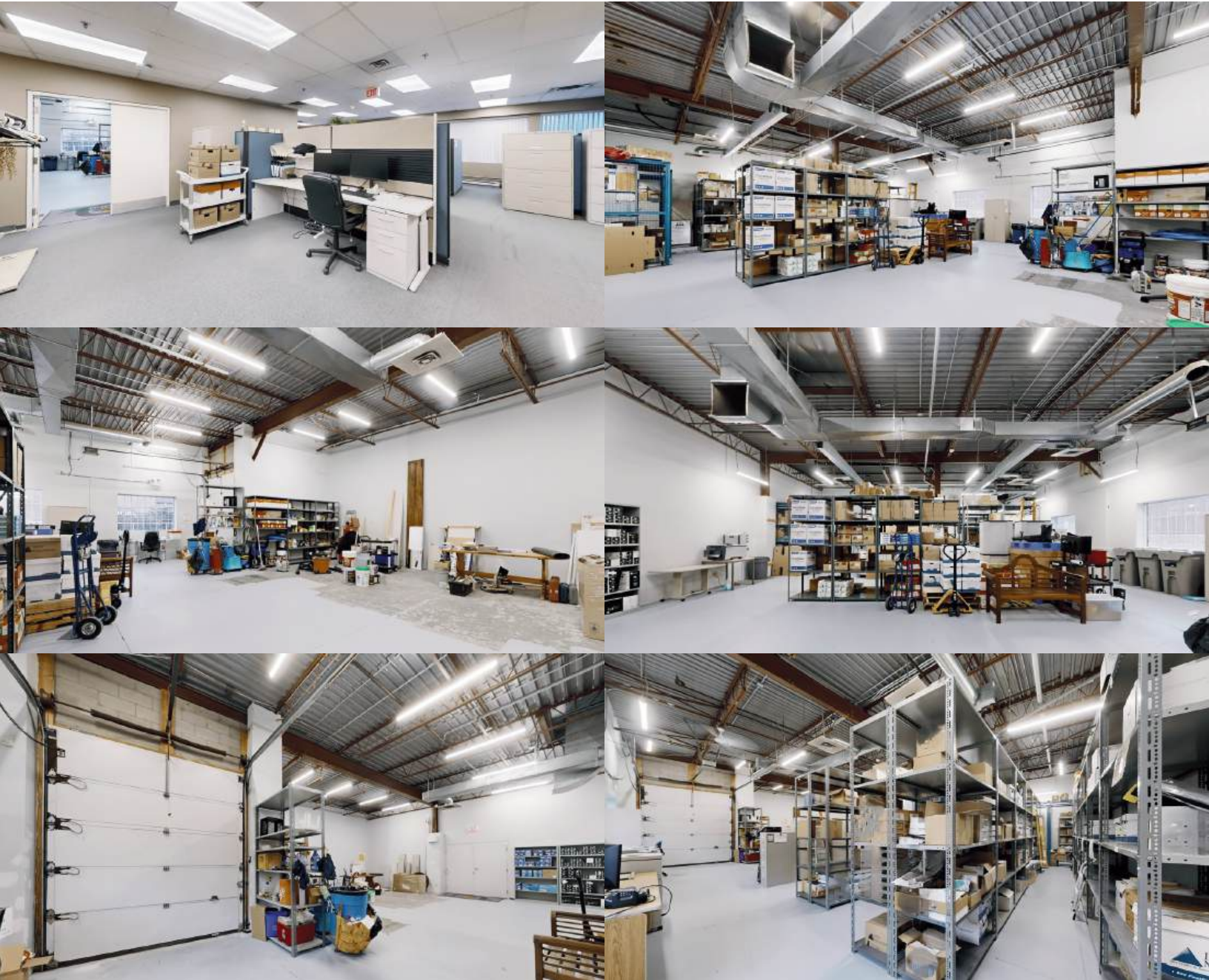
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WAREHOUSE

The warehouse is clean and bright with plenty of natural light, one large truck level door and 13' clear ceiling height.



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HIGHLIGHTS

The building and property show pride of ownership and have been meticulously maintained with significant capital upgrades: LED lighting (2022); 11 new rooftop HVAC units (2020); professionally paved parking lot (2021); exterior concrete walls refinished (parged) in 2024. The roof is approximately 11 years old. The facility is fully sprinklered and there is plenty of power with 800 amp 600 volt service. The site accommodates 57 parking spaces including 27 covered stalls.

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EXCEPTIONAL LAYOUT

The building features an 88% office build-out with a very efficient, natural light filled layout. Private and executive offices with large windows are complemented by a central boardroom with accent lighting, multiple meeting rooms, a large main reception, additional reception areas with dedicated exterior entrances, a spacious lunchroom with tables and booth seating.



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PREMIUM DESIGNATION

Prestigious EMP "BP" Business Park zoning permits a rare range of premium uses beyond traditional industrial zoning, including: a hotel, cannabis establishment, craft brewery, financial institution, fitness centre, recreation, and veterinary clinic, offering exceptional flexibility and revenue potential for investors and owner-users.

EMP-BP (EMPLOYMENT - BUSINESS PARK)

9.4.3.1 Permitted Uses

- a) **Business office**
- b) **Cannabis establishment**
- c) **Commercial parking lot or garage (5)**
- d) **Craft brewery (2)(3)**
- e) **Film studio**
- f) **Financial institution (2)(3)(7)**
- g) **Fitness centre, recreational (2)(3)**
- h) **Hotel**
- i) **Industrial use (1)(4)**
- j) **Massage establishment (2)(3)**
- k) **Personal service establishment (2)(3)**
- l) **Restaurant (2)(3)(7)**
- m) **Retail store (1)(2)(3)(6)(7)**
- n) **Service and repair establishment (1)(2)(3)**
- o) **Trade and convention centre**
- p) **Veterinary clinic**
- q) The following uses that legally existed on the lot on the date of the passing of this By-law:
 - i) **Artist studio**
 - ii) **Banquet hall integrated within a hotel or trade and convention centre**
 - iii) **College**
 - iv) **University**
 - v) **Child care centre**
 - vi) **Commercial school**
 - vii) **Motor vehicle fueling station**
 - viii) **Motor vehicle maintenance shop**
 - ix) **Nightclub integrated within a hotel or trade and convention centre**
 - x) **Industrial use with accessory outdoor storage**
 - xi) **Respite day program establishment**
- r) Any use not listed above that legally existed on the date this By-law was enacted by Council **(8)**

The Employment - Business Park (EMP-BP) zone applies to lands within the 'Business Park Employment' designation shown on Map 3 of the Official Plan.

In order to implement the Official Plan, the EMP-BP zone permits a wide range of office and manufacturing uses located in larger format buildings on large properties.

Hotels, trade and convention centres, and small scale accessory retail and service uses associated with a primary industrial use are also permitted in this zone.

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BY-LAW 2024-19 - OFFICE CONSOLIDATION

Special Use Provisions

(1) Retail Stores and service and repair establishments are permitted accessory to a permitted industrial use provided it does not exceed the lesser of 500 square metres of net floor area or a maximum of 15% of net floor area of principal use.

(2) Only permitted in the first storey of a multi unit industrial use building provided the uses subject to this provision do not collectively occupy more than 15% of the net floor area of the multi unit industrial use building.

(3) Only permitted in the first storey of an office building where access to the use is integrated within the office building.

(4) Accessory outdoor storage is not permitted

(5) Stepback of this use to any other portion of a building - 3.0 metres

(6) Outdoor display and sales area is permitted

(7) Drive-Through Service Establishments are not permitted

(8) The expansion of an existing use by no more than 10% of the total gross floor area may be permitted subject to complying with Parts 4.0 and 5.0 of this By-law and the standards below

9.4.3.2 Standards

A) Minimum lot frontage - 60.0 metres

B) Minimum lot area - 0.4 hectares

C) Front yard

1) Minimum

2) Maximum

D) Minimum rear yard

E) Minimum exterior side yard

F) Minimum interior side yard

G) Minimum height within 12 metres of any lot line that serves as the boundary of a street

H) Maximum height

Special Standards

(i) Increased to 15.0 metres if yard abuts a Residential or Mixed Use zone boundary

(ii) Can be reduced to 0.0 metres if the building shares a dividing wall with a building on an abutting lot

(iii) Applies to 75% of the building facade facing any lot line that serves as the boundary of a street

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