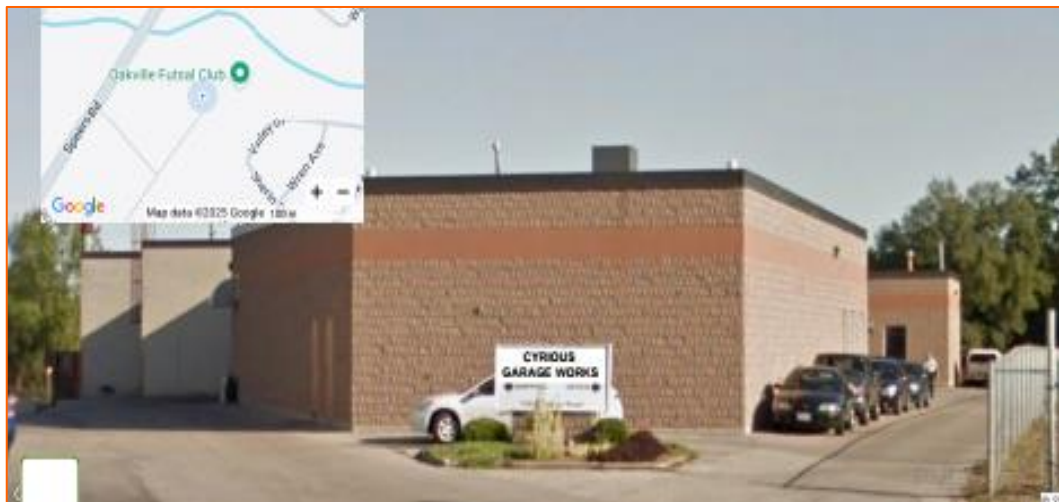
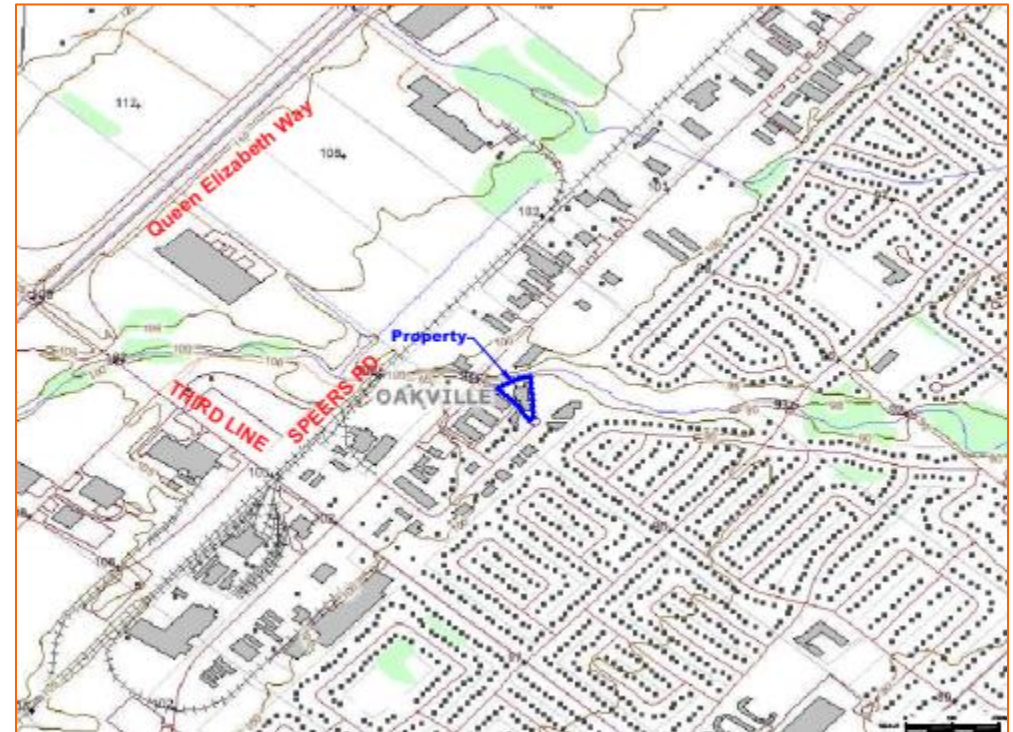


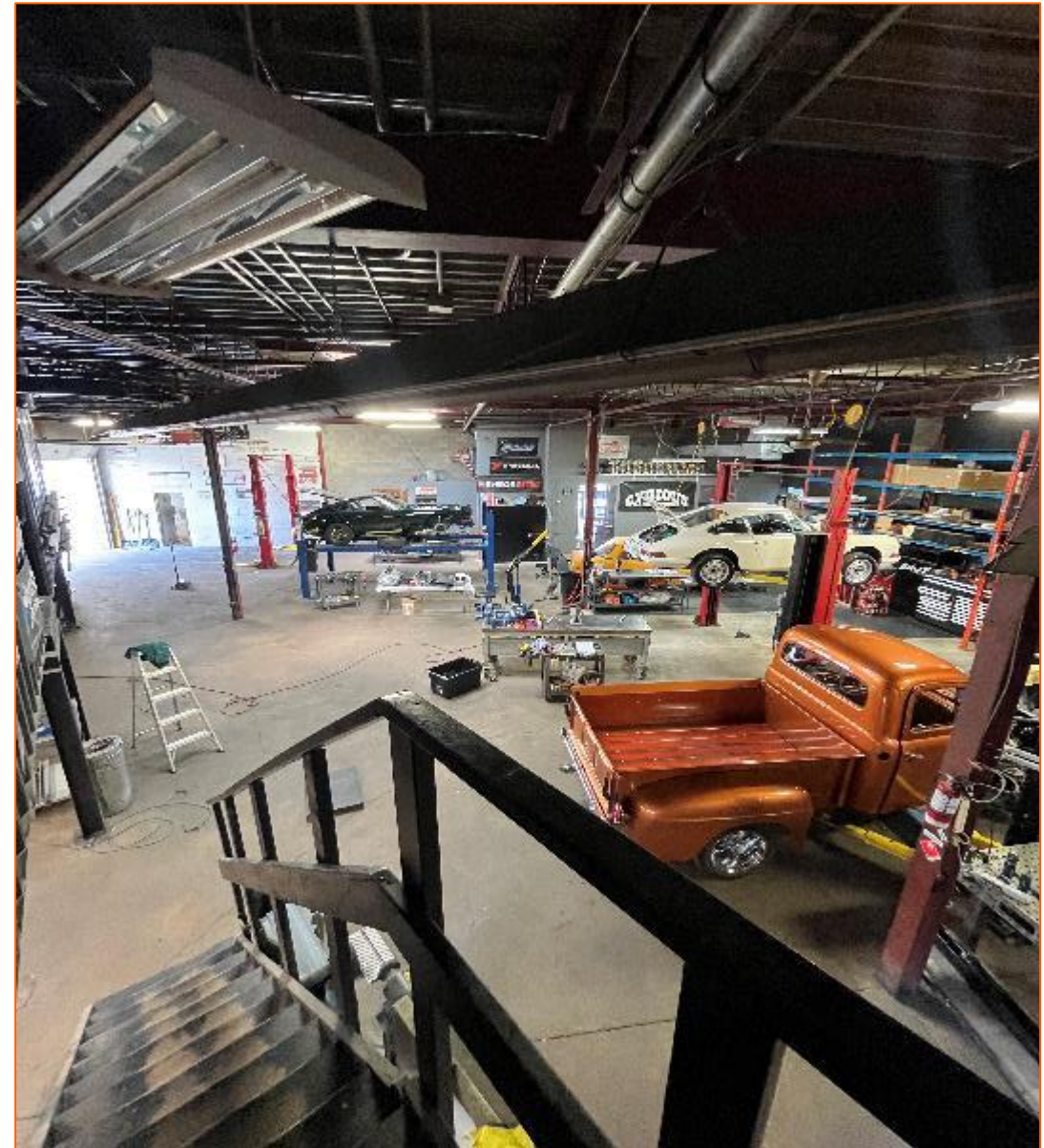
- **6284 Square Foot Automotive Body & Engine Repair facility**
- **Current full DOWN DRAFT SPRAY BOOTH & paint booth**
- **Classic Car restoration & customization facility w /4 Hoists and 2 other Repair Stations, clean room & all equipment**
- **E4 Zoning \* 1.5 Acre lot \* 18,000 SF Complex fenced/gated**
- **2 Drive (grade) In Doors \* 2 Hydro Mains \* AC Office**
- **Front Units with Signage and Exclusive Parking Area**
- **Close Proximity to Residences, Speers Rd & QEW Hwy**
- **possible expansion of additional 4484 square feet**

NOTE: existing down draft spray booth & paint booth only available if purchased from existing tenant at a significant discount by Sept.. **DO NOT DELAY.**

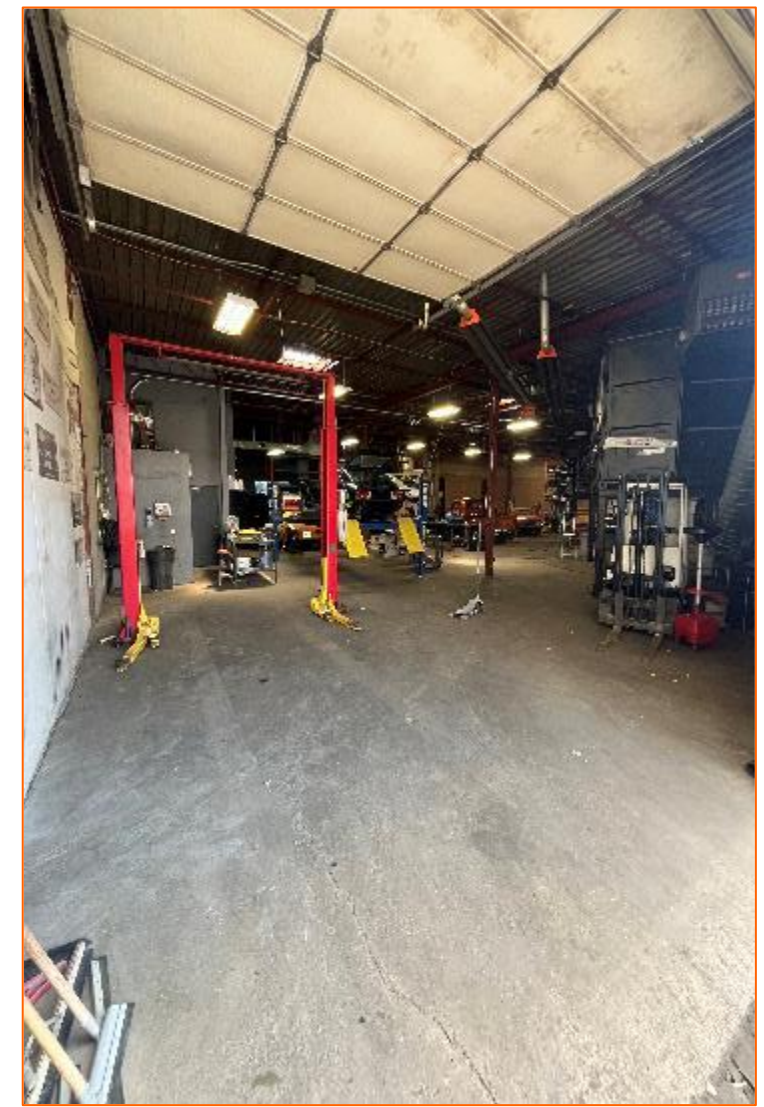
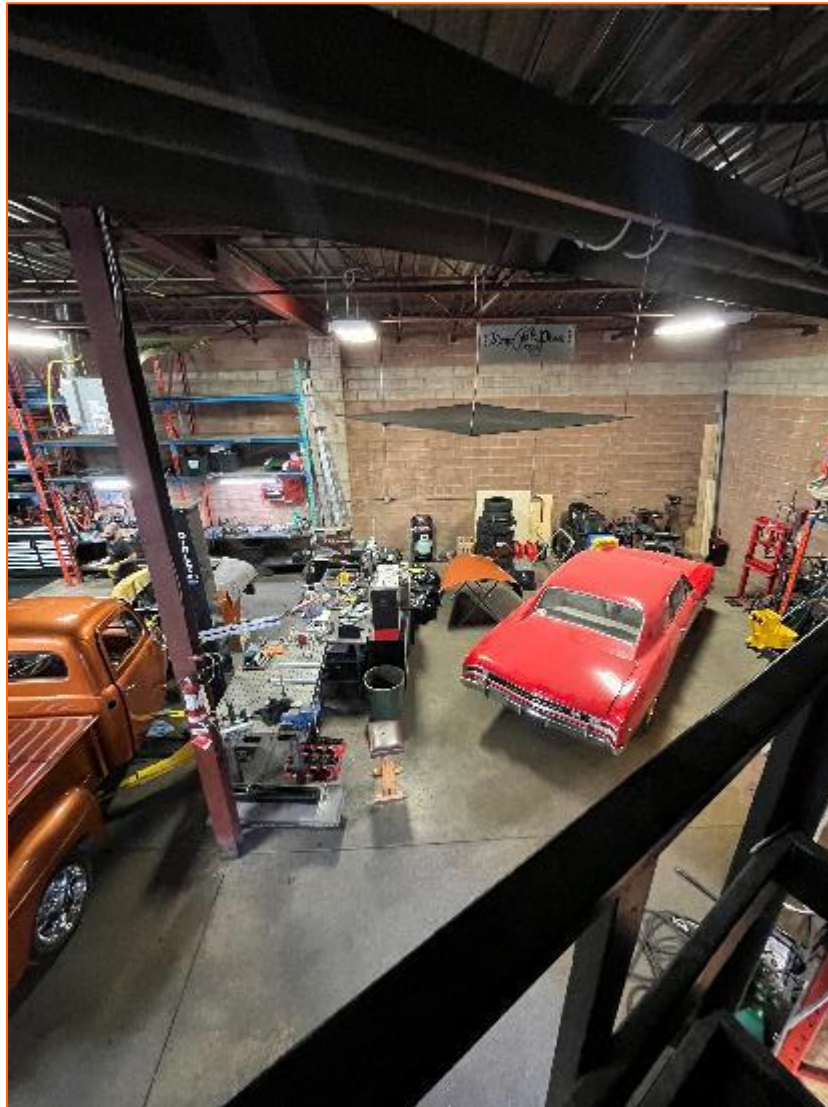
**Call Tony Vaccarello (416) 823-2929 immediately**



Copy right Commercial Focus Realty Inc., Brokerage. The information contained herein (the "information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, its accuracy, correctness or completeness cannot be guaranteed and has not been verified by either Commercial Focus Realty Inc., Brokerage (CFR) or any of its affiliates (CFR and it's affiliates are collectively referred to herein as "CFR"). CFR neither guarantees, warrants nor assumes any responsibility or liability of any kind with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the Information. The recipient of the Information should take such steps as the recipient may deem appropriate with respect to using the Information. The information may change and property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of CFR. The Information is protected by copyright and shall be fully enforced.



Copy right Commercial Focus Realty Inc., Brokerage. The information contained herein (the "information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, its accuracy, correctness or completeness cannot be guaranteed and has not been verified by either Commercial Focus Realty Inc., Brokerage (CFR) or any of its affiliates (CFR and it's affiliates are collectively referred to herein as "CFR"). CFR neither guarantees, warrants nor assumes any responsibility or liability of any kind with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the Information. The recipient of the Information should take such steps as the recipient may deem appropriate with respect to using the Information. The information may change and property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of CFR. The Information is protected by copyright and shall be fully enforced.



Copy right Commercial Focus Realty Inc., Brokerage. The information contained herein (the "information") is intended for informational purposes only and should not be relied upon by recipients hereof. Although the Information is believed to be correct, its accuracy, correctness or completeness cannot be guaranteed and has not been verified by either Commercial Focus Realty Inc., Brokerage (CFR) or any of its affiliates (CFR and it's affiliates are collectively referred to herein as "CFR"). CFR neither guarantees, warrants nor assumes any responsibility or liability of any kind with respect to the accuracy, correctness, completeness, or suitability of, or decisions based upon or in connection with, the Information. The recipient of the Information should take such steps as the recipient may deem appropriate with respect to using the Information. The information may change and property described herein may be withdrawn from the market at any time without notice or obligation of any kind on the part of CFR. The Information is protected by copyright and shall be fully enforced.