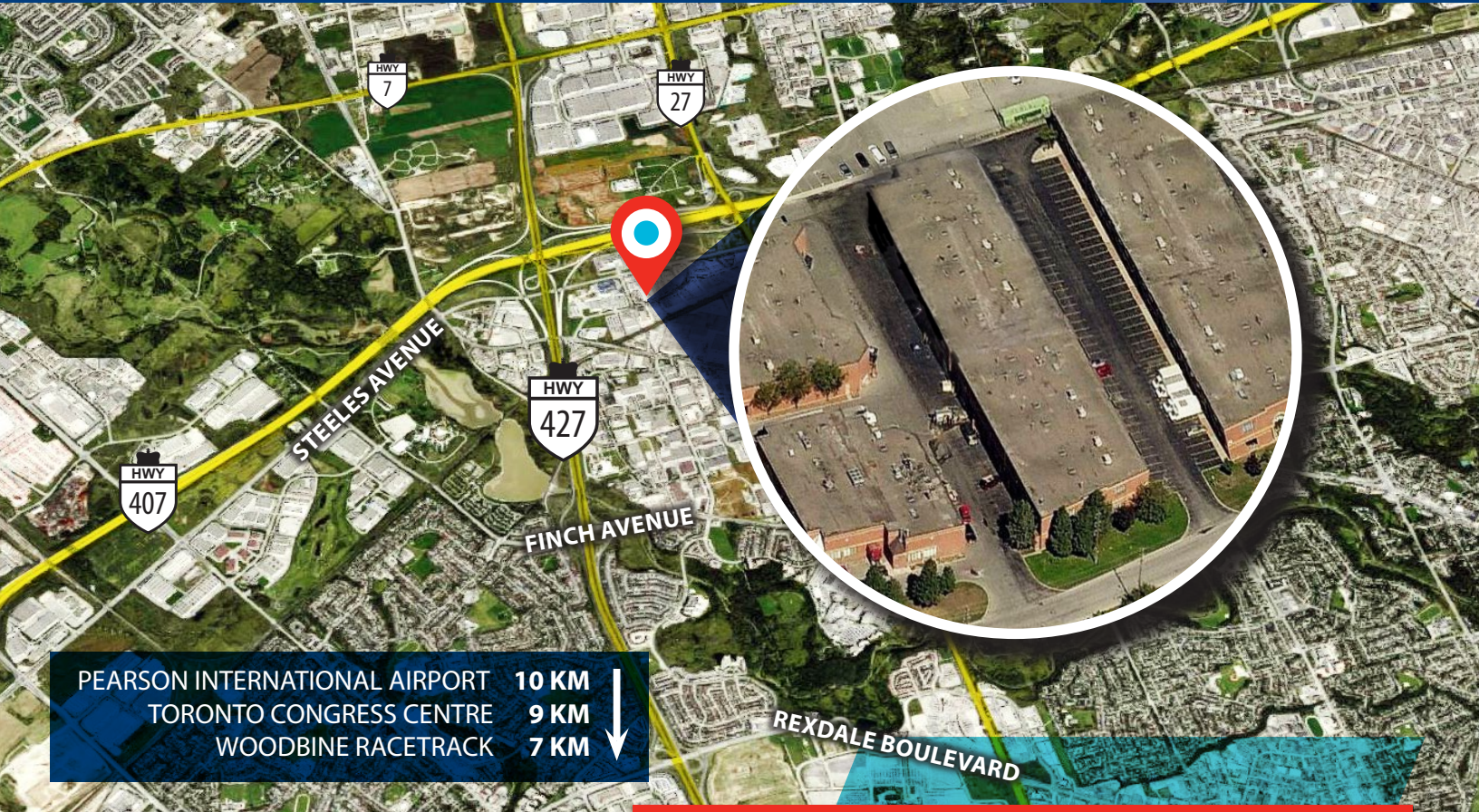


Partnership. Performance.



PEARSON INTERNATIONAL AIRPORT 10 KM ↓
TORONTO CONGRESS CENTRE 9 KM ↓
WOODBINE RACETRACK 7 KM ↓

CONDO UNITS FOR SALE

44 UNITS
8-10

**STEINWAY
BOULEVARD**
ETOBICOKE, ON

FLEX SPACE

8,960 sf available

For more information, please contact:

Ryan Cunningham*

Principal

905.283.2384

ryan.cunningham@avisonyoung.com

*Sales Representative



PROPERTY DETAILS

AVAILABLE AREA

Unit 8:	2,490 sf
Unit 9:	2,490 sf
Unit 10:	2,480 sf
2nd floor:	1,500 sf
Total:	8,960 sf

OCCUPANCY

TBC

SHIPPING DOORS

3 Drive-In (1 door per unit)

CLEAR HEIGHT

22'

POWER

600 volts, 200 amps

PARKING

6 designated spaces

LIST PRICE

\$1,783,040.00

TAXES

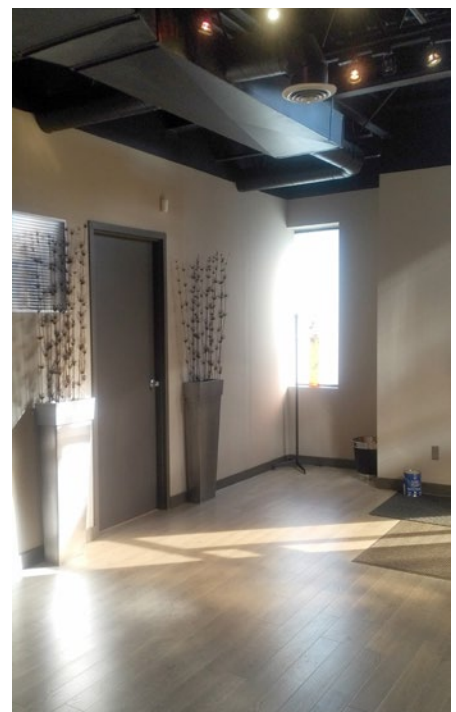
\$24,324.66 (2016)

MONTHLY CONDO FEES

\$1,024.19 + HST

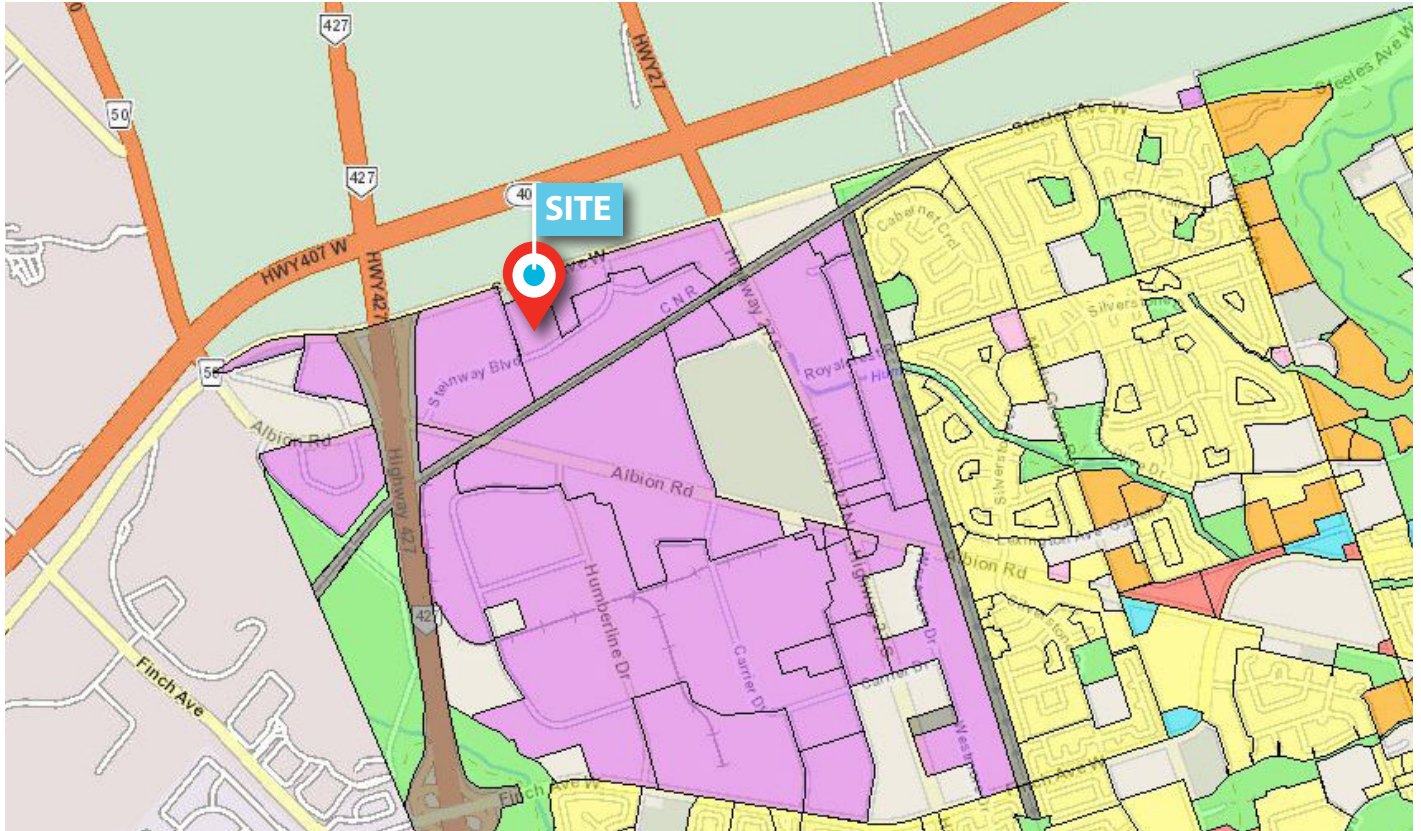
COMMENTS:

- Exceptionally clean
- Professionally finished flex space
- Highways 427 & 407 within a 2 minute drive
- Easy access via public transit (TTC, GO, York Region, Brampton & Mississauga services)
- Close proximity to Pearson International Airport, Toronto Convention Centre & Woodbine Racetrack
- Zoning permits a variety of uses



FOR SALE CONDO UNITS - FLEX SPACE

ZONING



Permitted Uses (E 1.0, Employment Industrial Zone)

The following uses are permitted in an E Zone:

- Lawfully Existing Place of Worship
- Sorting Activities (Recyclable Materials)
- Animal Shelter / Kennel / Pet Services
- Ambulance Depot / Police Station / Fire Hall
- Artist Studio / Performing Arts Studio
- Automated Banking Machine
- Bindery
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Industrial Sales and Service
- Laboratory
- Light Manufacturing Uses

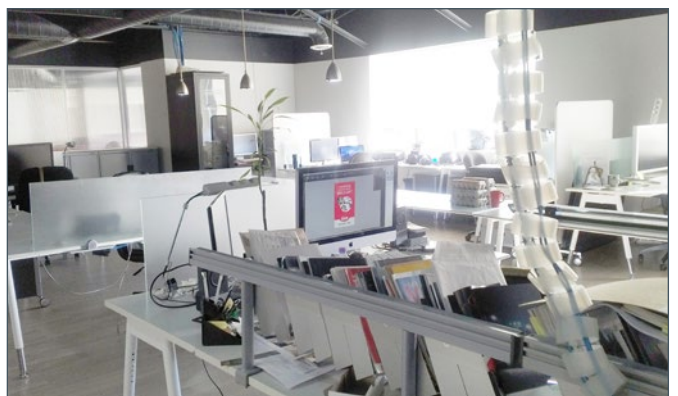
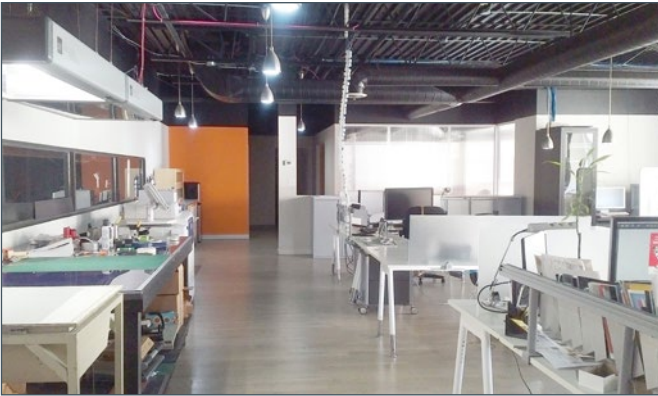
- Office
- Park
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use

The following uses are permitted in an E Zone, if they comply with specific conditions:

- Body Rub Service
- Cogeneration Energy
- Crematorium
- Drive Through Facility
- Eating Establishment

- Medical Marijuana Production Facility
- Metal Factory involving Forging and Stamping
- Open Storage
- Public Utility
- Recovery Facility
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal
- Take-out Eating Establishment
- Transportation Use
- Vehicle Depot
- Vehicle Fuel Station
- Vehicle Repair Shop
- Vehicle Service Shop
- Vehicle Washing Establishment

FOR SALE CONDO UNITS - FLEX SPACE

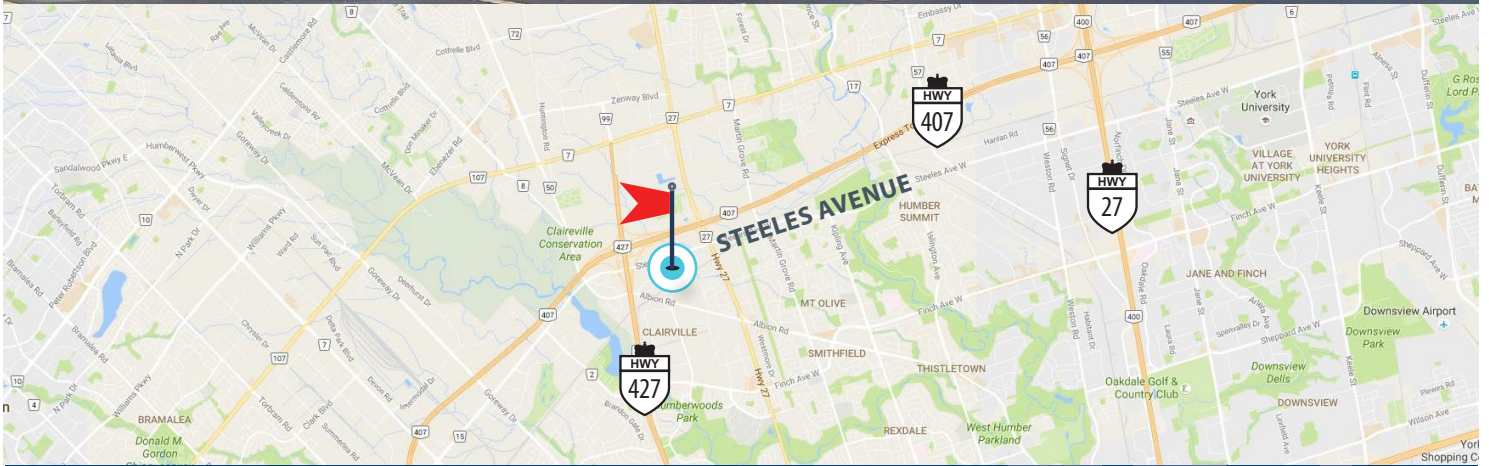




44

STEINWAY BOULEVARD
ETOBICOKE, ON

UNITS
8-10



HIGHWAY 427 AND STEELES AVENUE

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FLEX OFFICE SPACE

8,960 sf available



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