



For Sale: User/Investor Opportunity



Virtual Tour
Available!

133 Milani Boulevard, Unit 106

High Quality Industrial Condo Unit for Sale in Vaughan



Listing Agent

Michael Zeldin*, Vice President

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Lennard:

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133 Milani Boulevard, Unit 106

4,315 SF upgraded commercial condo unit available for sale located in a prime location in Vaughan.



Unit Size

Main: 3,128 SF

Second: 1,187 SF

Total: 4,315 SF

Bonus Mezzanine: 437 SF



Clear Height

20'8"

Ceiling Height

23'8"



Zoning

EM1 895



Occupancy

Contact Listing Agent



Purchase Price

\$2,500,000

Taxes

\$13,300.21 (2025)

Condo Fees

\$1,106.74/month



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*Sales Representative

Property Highlights

- The warehouse portion features 23'8" ceiling height to the roof deck with 20'8" clear height and one drive-in loading door
- Offers a highly efficient 50% office / 50% warehouse layout, three washrooms, and a kitchenette
- Ideally located with quick access to major highways and approximately 10 minutes to Pearson International Airport
- Well suited for owner-users or investors

Invested Upgrades

- Extensively upgraded commercial condo
- Renovations include high-grade steel construction, sound-resistant concrete floors, low voltage LED lighting, and a fully sprinklered space throughout
- A unique engineered mezzanine system



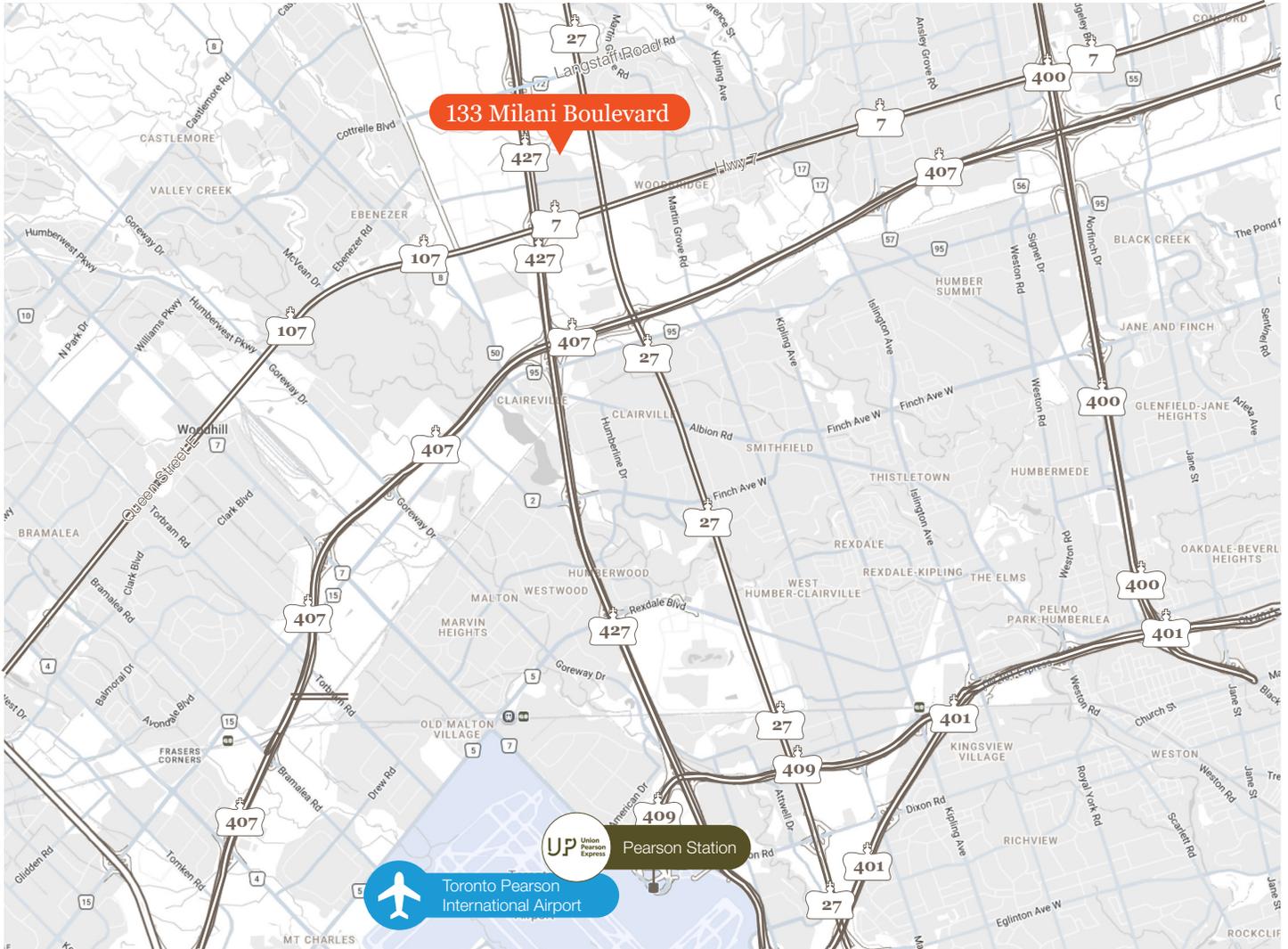
Virtual Tour

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133 Milani Boulevard, Unit 106

Location Map



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Zoning - EM1 895: Prestige Employment Zone



Permitted Uses

Permitted Uses in the Employment Zones:

Employment Uses

- Automotive Detailing
- Commercial School
- Manufacturing or Processing Facility
- Motor Vehicle Body Repair
- Motor Vehicle Rental
- Motor Vehicle Repair
- Motor Vehicle Sales
- Office*
- Research and Development
- Vertical Farming
- Warehousing and Distribution Facility

Other Uses

- Car Wash**
- Day Care Centre
- Emergency Service
- Temporary Sales Office

Specified Accessory Uses

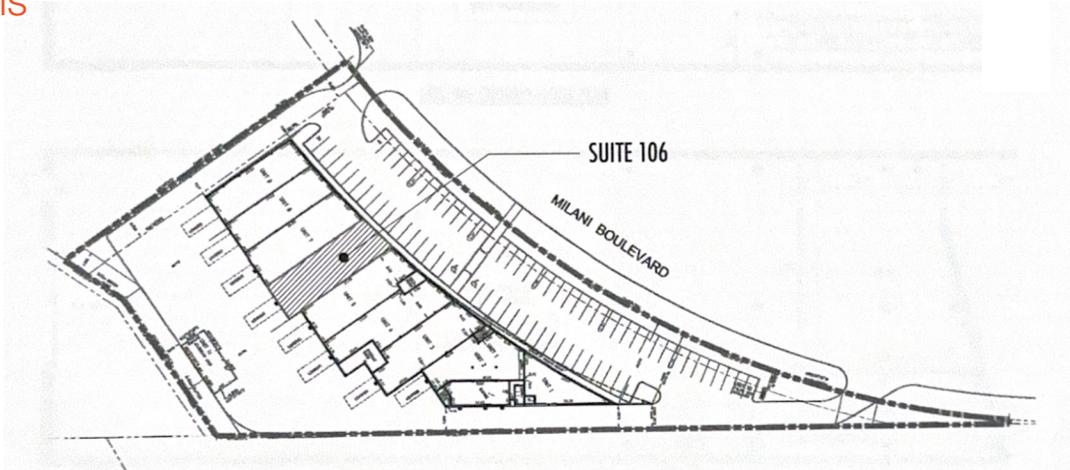
- Accessory Office
- Accessory Retail
- Ancillary Retail
- Intermodal Container

*Offices permitted as a principal use in the EM1 Zone shall have a maximum gross floor area of 10,000.0 m2 on each lot

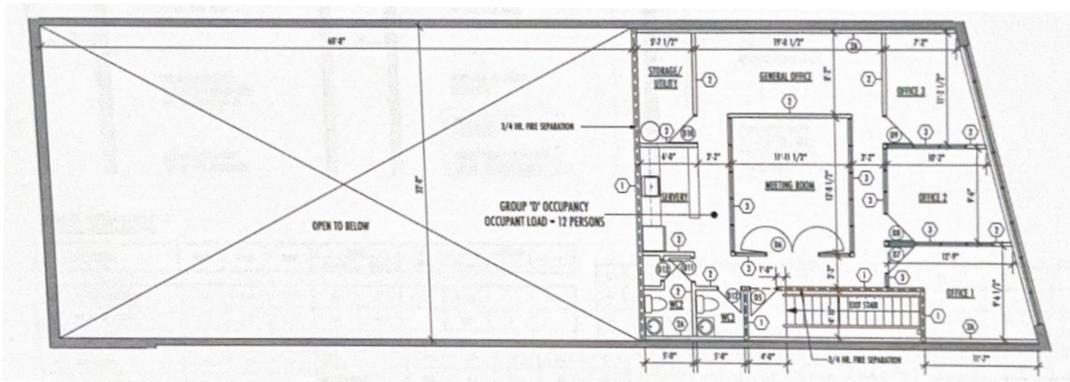
**This use shall only be permitted as accessory to a principal use in the EM1 Zone.

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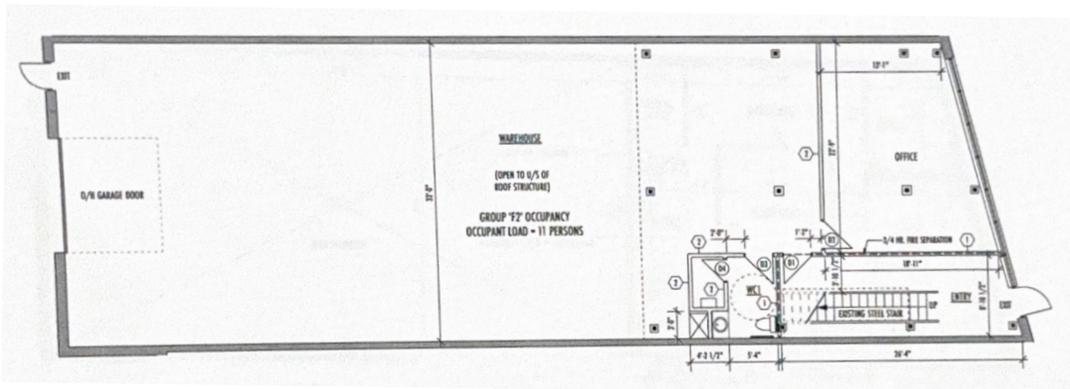
Floor Plans



Complex Floor Plan



Second Floor Plan



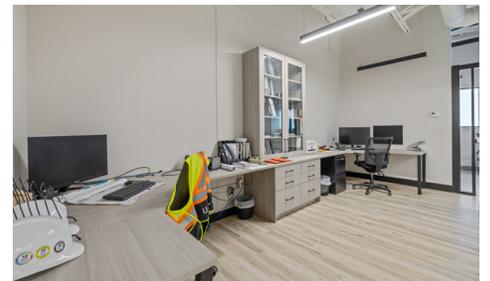
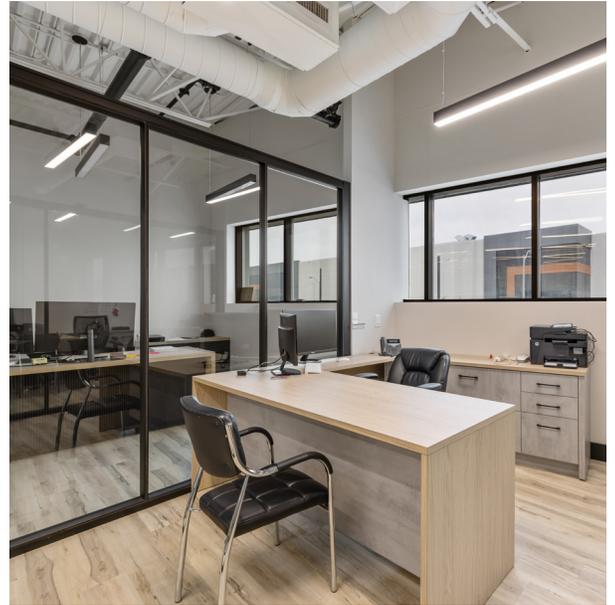
Ground Floor Plan

133 Milani Boulevard, Unit 106

Interior Photos - Second Floor



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Interior Photos - Ground Floor



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