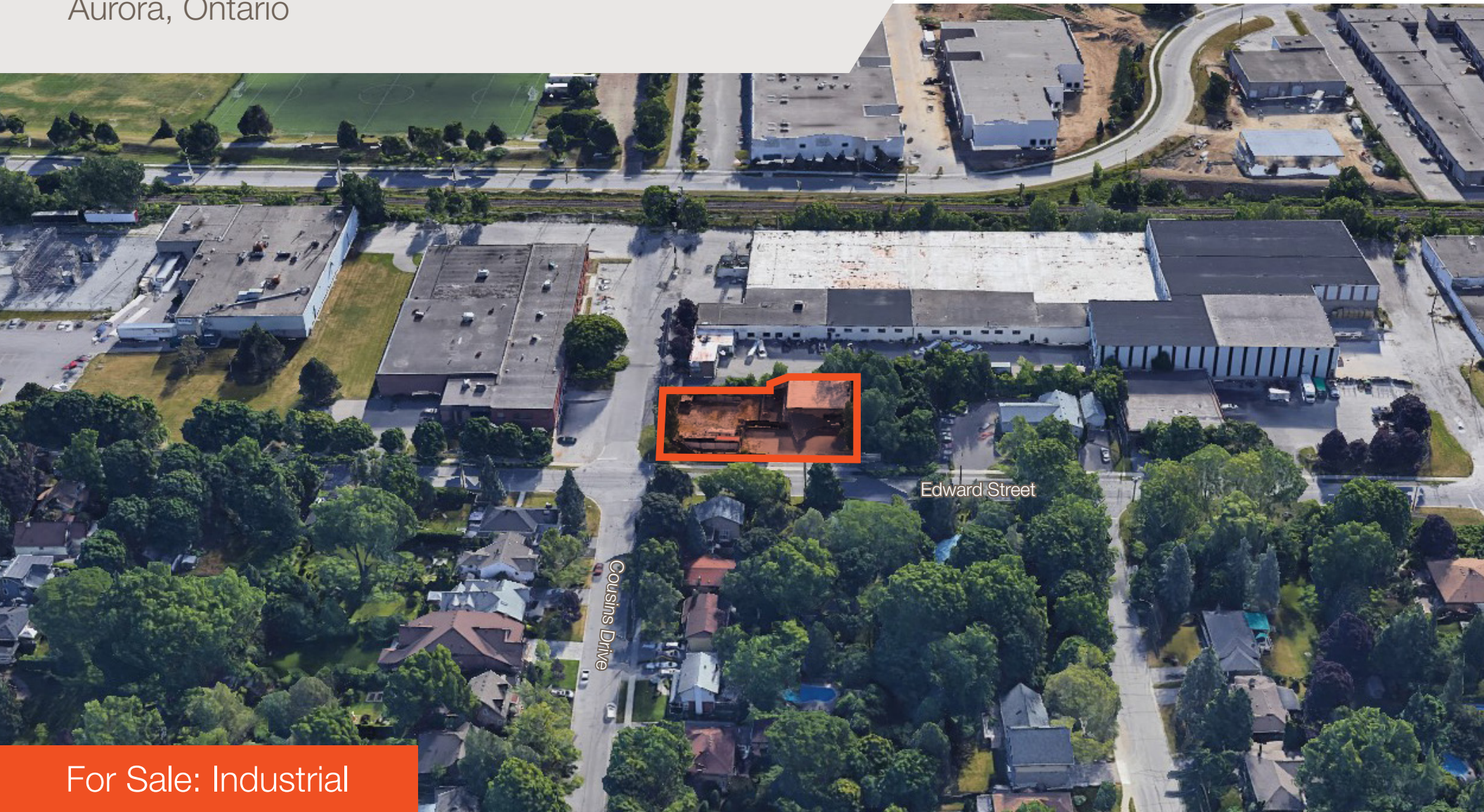


159 Edward Street

Aurora, Ontario

Lennard:



For Sale: Industrial

For more information
please contact:

*Sales Representative

Gregory Lever*
Senior Vice President
416.915.5687
glever@lennard.com



For Sale

159 Edward Street

Aurora, ON

Property Overview

Approximately 3,029 SF freestanding Industrial building on corner lot in Aurora. Site area 0.378 acres with 15% coverage allowing for ample outside storage or future expansion opportunity. Perfect for end-user.

Building Size	3,029 SF (Approximate)
Site Area	0.378 AC
Frontage	165 FT
Depth	100 FT
Clear Height	14 FT
Drive-In Doors	2 (16 FT x 12 FT)
Zoning	E2
Legal Description	LT 39 PL 487 AURORA
Pin	036450059



Sale Price

\$2,995,000.00

Taxes (2025)

\$7,681.49



For Sale

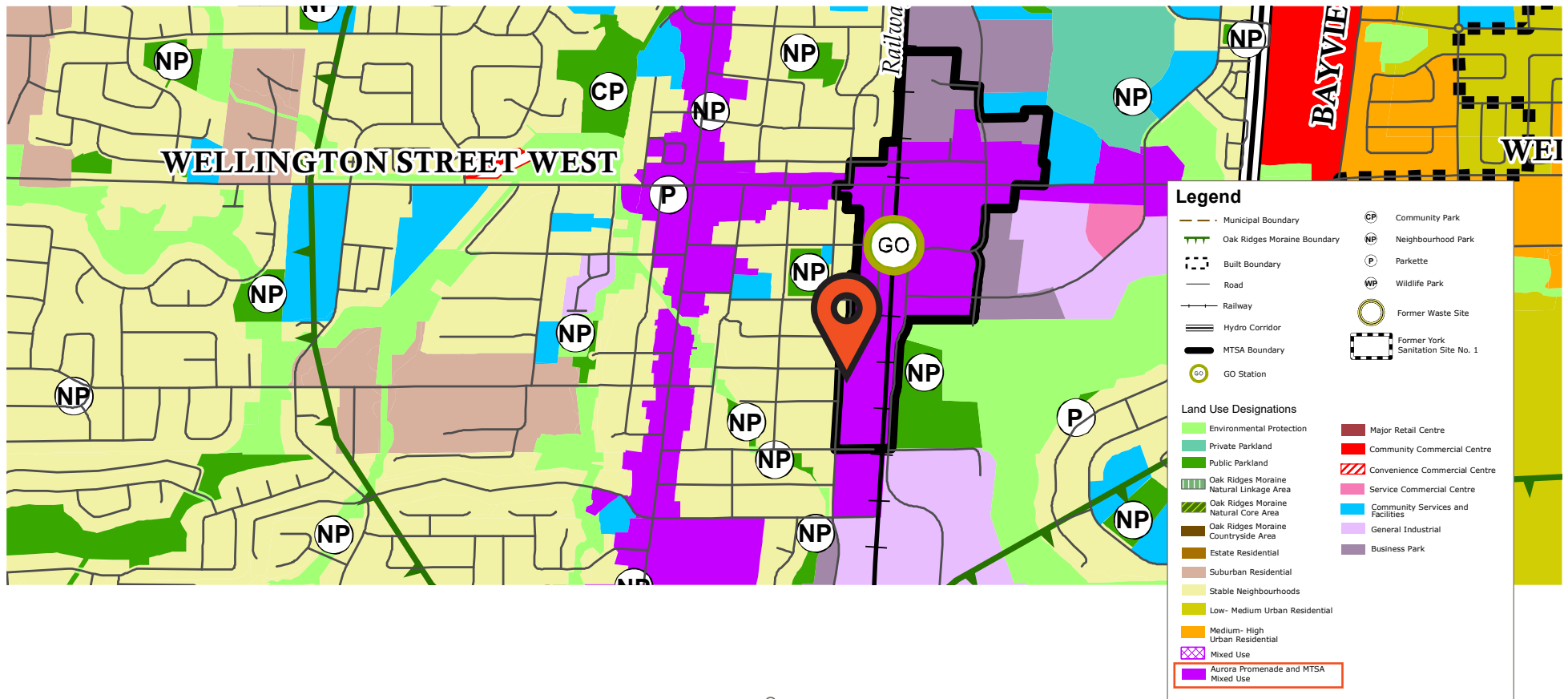
159 Edward Street

Aurora, ON

Official Plan

The Aurora Promenade represents both the foundation of Aurora's rich and proud history, as well as the definition of its potential future. Centred on the historic heart at the intersection of the Town's two main streets, this area extends out to encompass a significant and unique part of this community that in many ways represents its very essence.

It is expected that The Aurora Promenade will build on its assets to evolve into a vibrant place to live, shop, work, and play. It will be inviting to stroll or pause along its entire length, encouraging people to experience it on foot or bicycle. The Aurora Promenade is the place the people of Aurora should want to call their 'downtown', 'main street' or 'heart.'



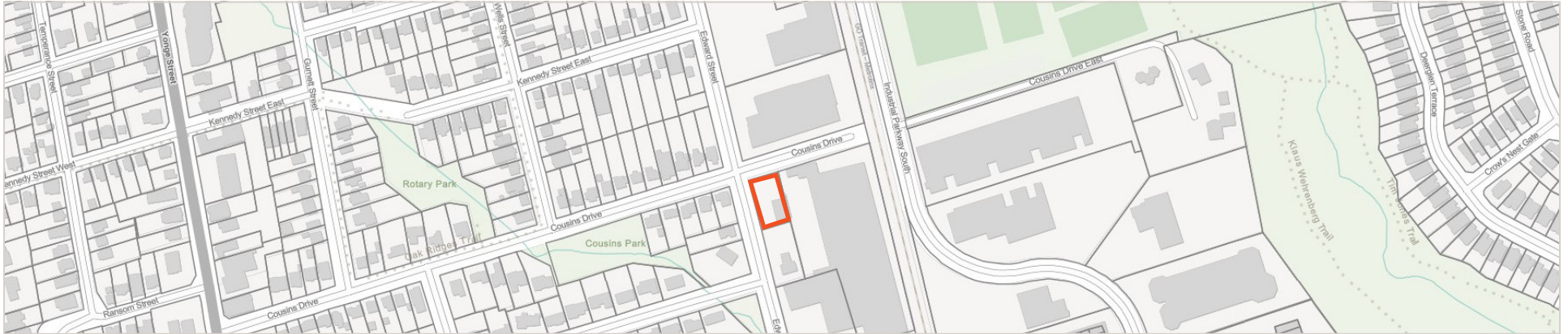
For Sale

159 Edward Street

Aurora, ON

Zoning

E2 – General Employment



Permitted Uses

- Motor Vehicle Body Shop
- Motor Vehicle Rental Establishment
- Motor Vehicle Repair Garage
- Repair Shop
- Service Shop
- Industrial Uses^{*(7,8)}
- Commercial Self Storage Facility
- Contractors Yard
- Dry Cleaning Establishment
- Fitness Centre ⁽²⁾
- Food Processing Establishment
- Offices
- Outside Storage*
- Outdoor Display and Sales Area
- Pet Services
- Private Park
- Place of Worship
- Printing, media and communications establishment
- Club ⁽²⁾
- Recreation Centre ⁽²⁾
- Retail, Accessory ⁽⁶⁾
- Warehouses

*Outside storage is a permitted accessory use, provided such storage is limited to side and/or Rear Yards of the building, screened from the street by a wall or closed board or masonry type fence no less than 2 metres in height and also provided that the main use is contained within a building located on the property.

(2) Provided that no part of the building is used for Industrial uses or Warehouses.

(6) Where accessory retail is permitted in this By-law, the accessory retail area shall be wholly contained within an enclosed building, and shall not exceed 20% of the Gross Floor Area of the Premises or 200 m2, whichever is less.

(7) Outside storage is a permitted accessory use, provided such storage is limited to side and/or Rear Yards of the building, screened from the street by a wall or closed board or masonry type fence no less than 2 metres in height and also provided that the main use is contained within a building located on the property.

(8) Parking of commercial vehicles is permitted provided that such parking is limited to side and/or Rear Yards of the building.

(9) Provided the Warehouse is more than 200 metres from Wellington Street and the King's Highway 404 corridor.

For Sale

159 Edward Street

Aurora, ON

Property Photos

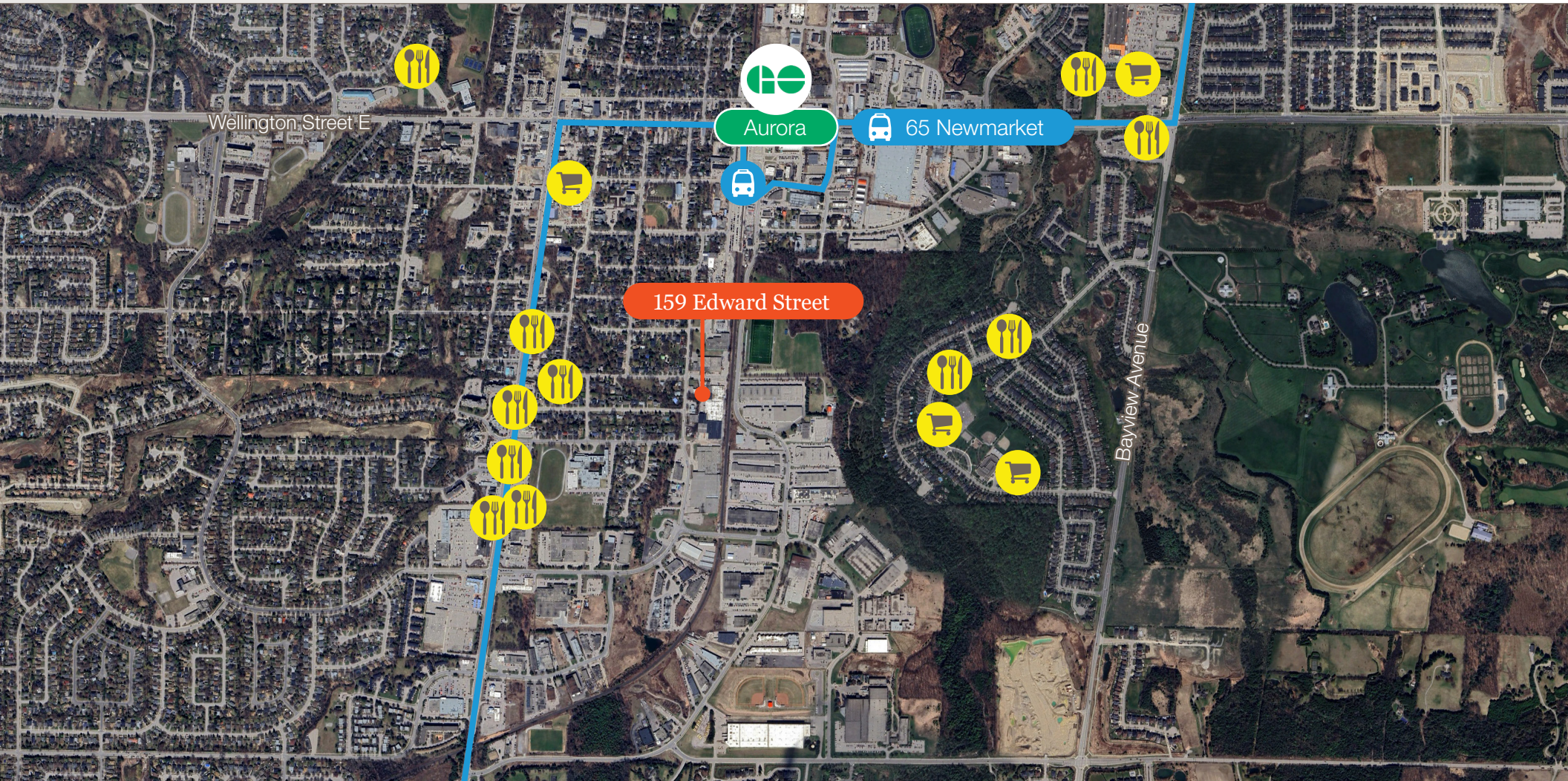


For Sale

159 Edward Street

Aurora, ON

Amenities & Transit Map



Legend



Walk & Drive Times



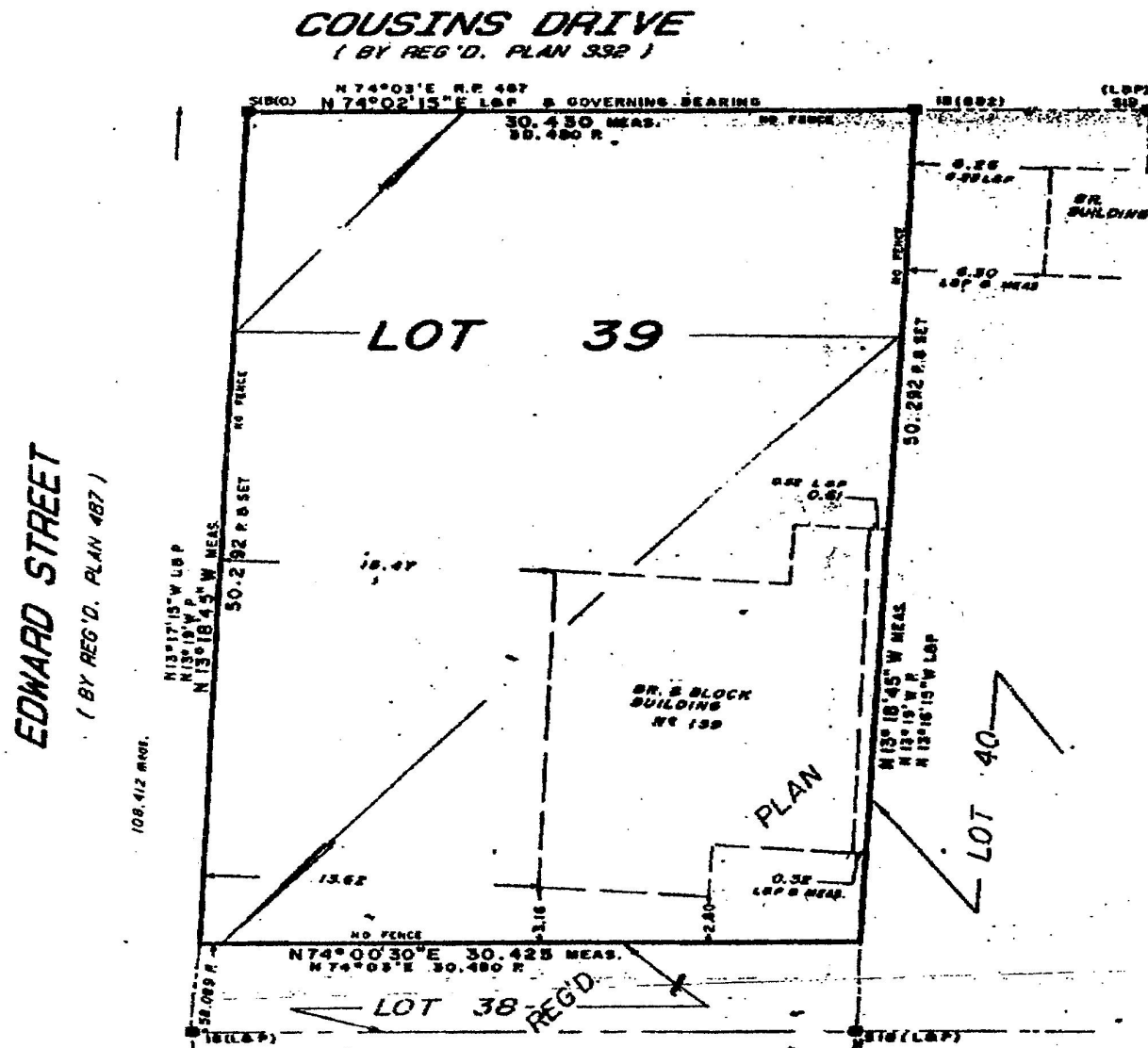
**15 Minute walk to
Aurora GO**



**10 Minute drive to
Highway 404**

Aurora, ON

Survey



For Sale

159 Edward Street

Aurora, ON

Offering Guidelines & Terms of Engagement

Lennard Commercial Realty, Brokerage (the “Advisor”) has been retained to sell the following Property by its owners, GIACAN INVESTMENTS CORP. (the “Vendors”):

159 Edward Street.

The Property is to be purchased on an “as is, where is” basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof and without limiting the foregoing, any and all conditions or warranties expressed or implied will not apply and are to be waived by the purchaser.

Any information related to the Property which has been obtained from the Vendors or Advisor or any other related person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale.

The Property will be sold free and clear of debt. The objective of the Vendors is to maximize proceeds while preference will be given to offers with limited conditionality and a timely closing. *Offers will be reviewed on an as received basis.*

Asking Price:

\$2,995,000