



For Sale: Industrial

4801 Steeles Avenue W

Industrial Units Available in North York, ON

Lennard:

Here is where your business will *grow*.

lennard.com

4801 Steeles Avenue W



Prime industrial opportunity in a highly desirable North York location bordering Vaughan.



Suites

Unit 14 & 15

Available Space

2,204 SF

Warehouse Space

1,700 SF



Shipping

1 DI (10x10)



Clear Height

13'11"



Occupancy

Vacant Possession



Asking Price

\$1,100,000

Monthly Condo Fee

\$1,051



Listing Agents

Sergio Di Carantonio*

Senior Vice President

905.917.2038

sdicarantonio@lennard.com

*Sales Representative

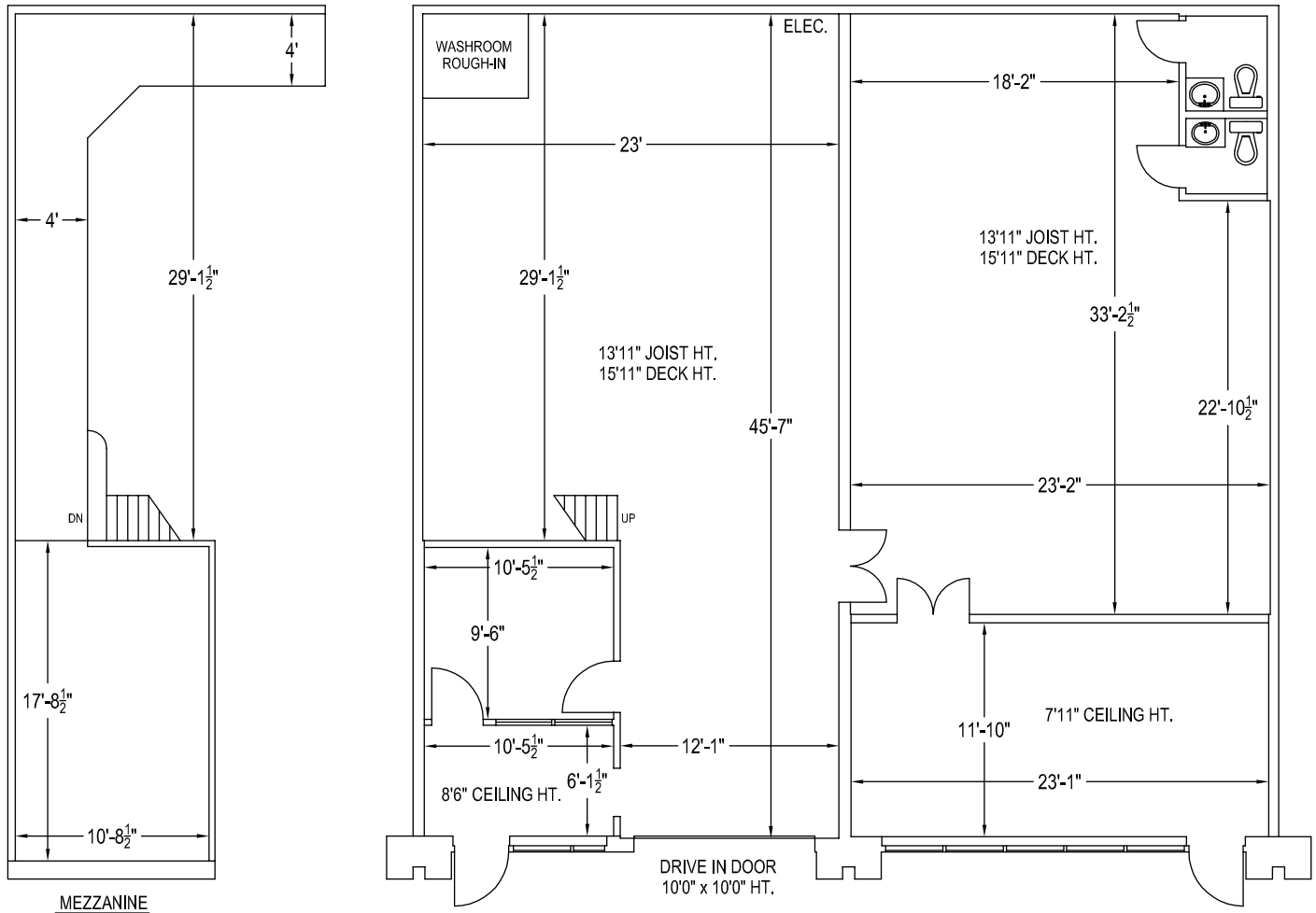
Property Highlights

- Located in a well-established employment area on Steeles Ave W
- Functional industrial layout suitable for a variety of permitted uses
- Excellent connectivity to Highways 400, 401 & 407, and other major arterial roads
- Ideal for owner-users or investors



4801 Steeles Avenue W

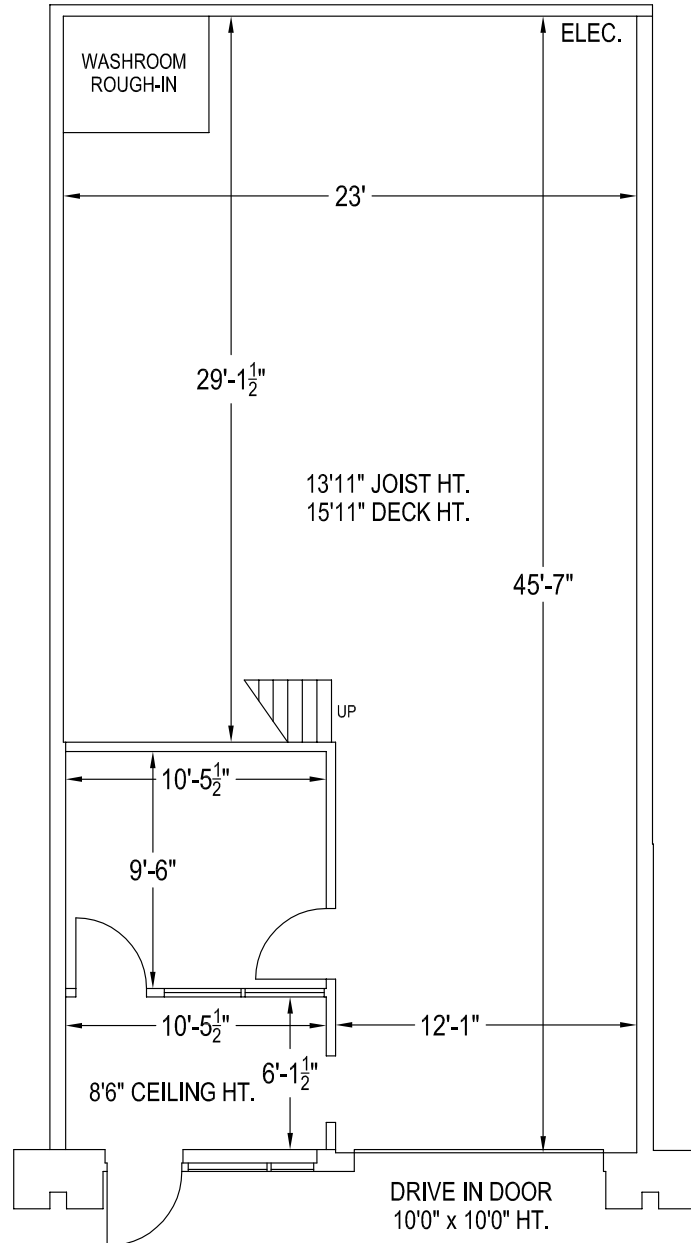
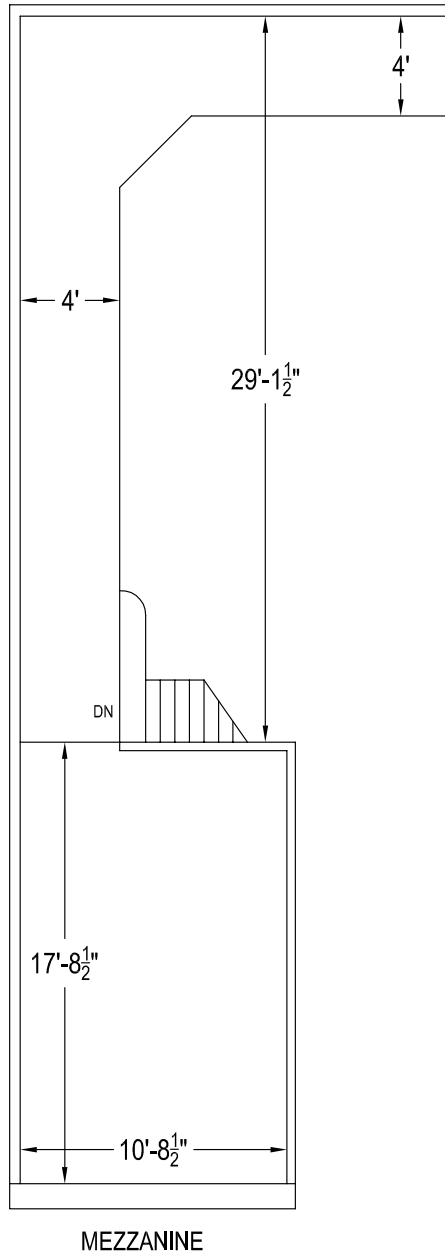
Unit 14 & 15 • Floor Plan



OFFICE:	193 SF
SHOWROOM:	311 SF
WAREHOUSE:	1,700 SF
TOTAL AREA:	2,204 SF
+ MEZZANINE:	394 SF

4801 Steeles Avenue W

Unit 14 • Floor Plan



Legal Description:

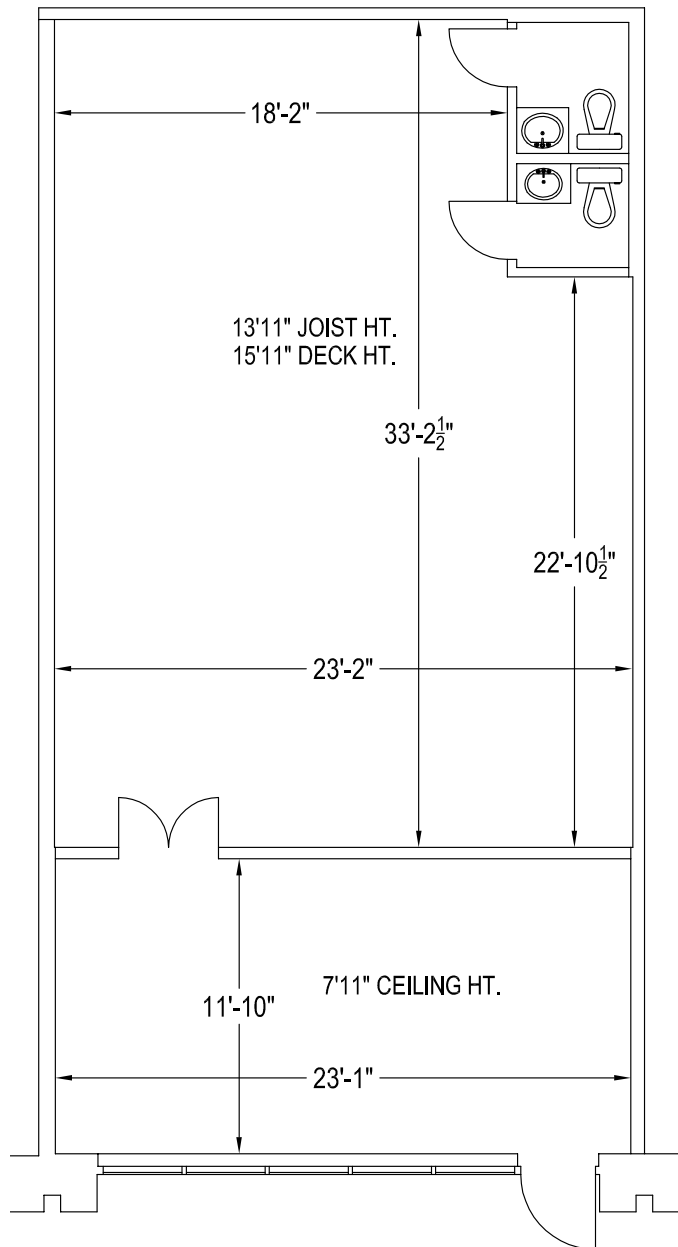
UNIT 14, LEVEL 1, YORK CONDOMINIUM PLAN NO. 467, PART BLOCK C, PLAN 8089 AS DESCRIBED IN SCHEDULE 'A' OF DECLARATION B624884 TWP OF YORK/NORTH YORK, CITY OF TORONTO

OFFICE:	193 SF
WAREHOUSE:	909 SF
TOTAL AREA:	1,102 SF
+ MEZZANINE:	394 SF

4801 Steeles Avenue W



Unit 15 • Floor Plan



Legal Description:

UNIT 15, LEVEL 1, YORK CONDOMINIUM PLAN NO. 467, PART BLOCK C, PLAN 8089 AS DESCRIBED IN SCHEDULE 'A' OF DECLARATION B624884 TWP OF YORK/NORTH YORK, CITY OF TORONTO

SHOWROOM:	311 SF
WAREHOUSE:	791 SF
TOTAL AREA:	1,102 SF

4801 Steeles Avenue W

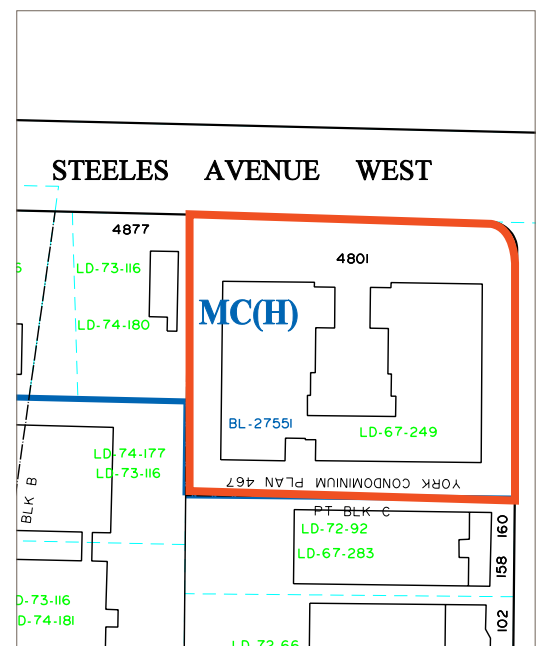


Zoning

MC - Industrial-Commercial Zone

Permitted Uses:

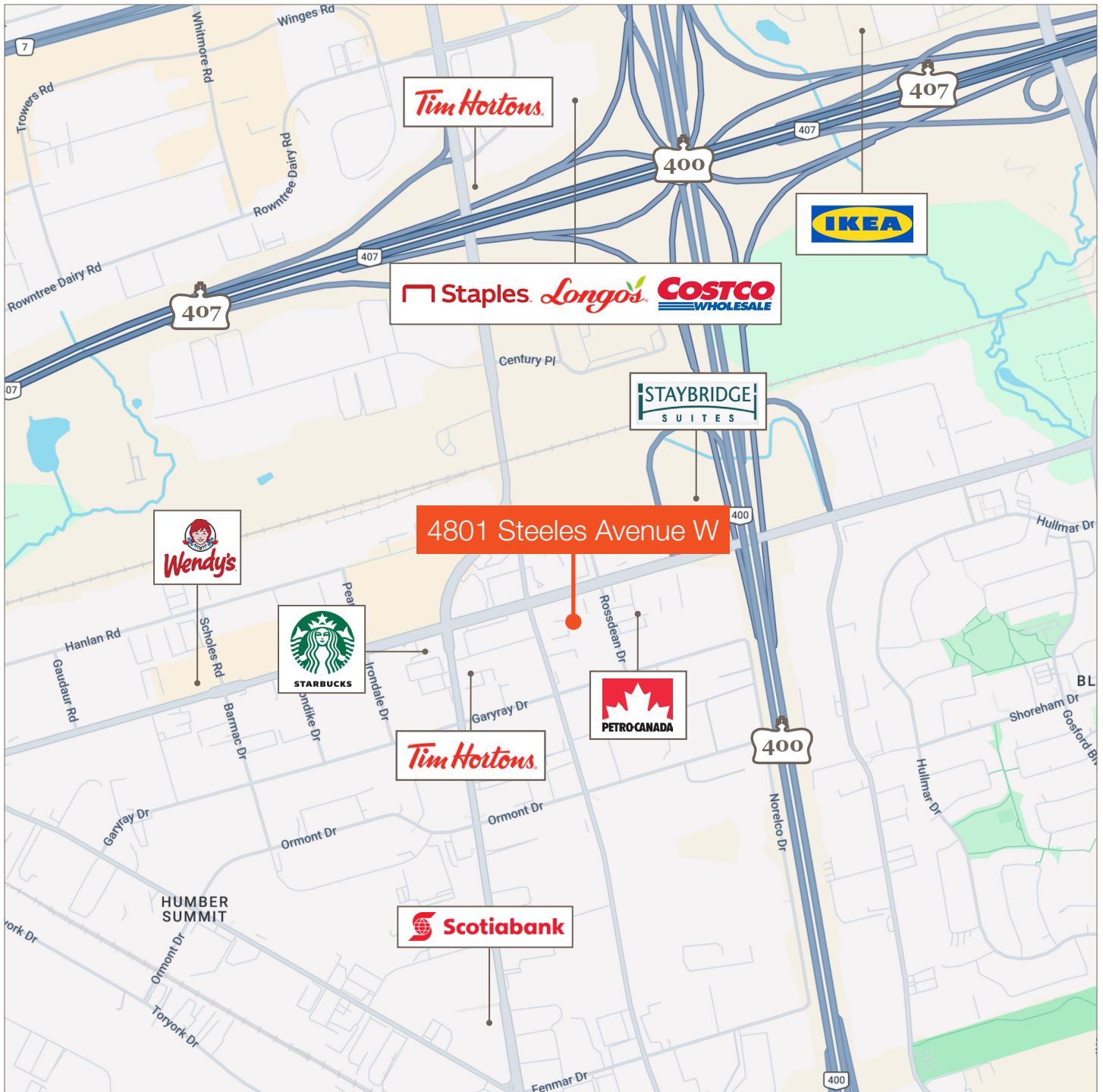
- Adult Education school
- Artist Studio
- Banquet Hall
- Car Rental Agency
- Car Washing Establishment;
- Cinema
- Club
- College
- Commercial gallery
- Commercial Recreation
- Commercial School; Communications & Broadcasting; Community Centre
- Contractor's Establishment Custom Workshop
- Day Nursery
- Financial institution
- Fitness Centre
- Funeral Establishment
- Gasoline Station
- Golf Course
- Health Science Research Laboratory
- Hotel
- Industrial Sales & Service; Information Processing;
- Laundry
- Manufacturing
- Motor Vehicle Body Repair Shop;
- Motor Vehicle Dealership
- Museum;
- Office Uses
- Park
- Parking Lot
- Personal Service Shop
- Pinball & Video Games Arcade
- Place of Worship
- Public Library
- Public Self Storage Warehouse
- Research Laboratory
- Restaurant, with or without an outdoor patio
- Retail Stores
- Secondary School
- Service Shop
- Service Station
- Showroom
- Theatre
- Transportation Terminal
- Warehouse
- Veterinary Clinic



Source: City of North York By-Law No.7625

4801 Steeles Avenue W

Amenity Map



4801 Steeles Avenue W



A bright future for your business is right here.

Lennard:

lennard.com



Lennard:

Sergio Di Carlantonio*

Senior Vice President

905.917.2038

sdicarlantonio@lennard.com

201-60 Columbia Way, Markham

905.752.2220

lennard.com

*Sales Representative

Statements and information contained herein are based on information furnished by principals and sources we deem reliable; however, we make no representation or warranty as to the accuracy, completeness or current status of such information and assume no responsibility for any errors, omissions, or misstatements. All information should be independently verified by the recipient. Lennard Commercial Realty, Brokerage.