



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 Carlantonio*
Senior Vice President
905.917.2038
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*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



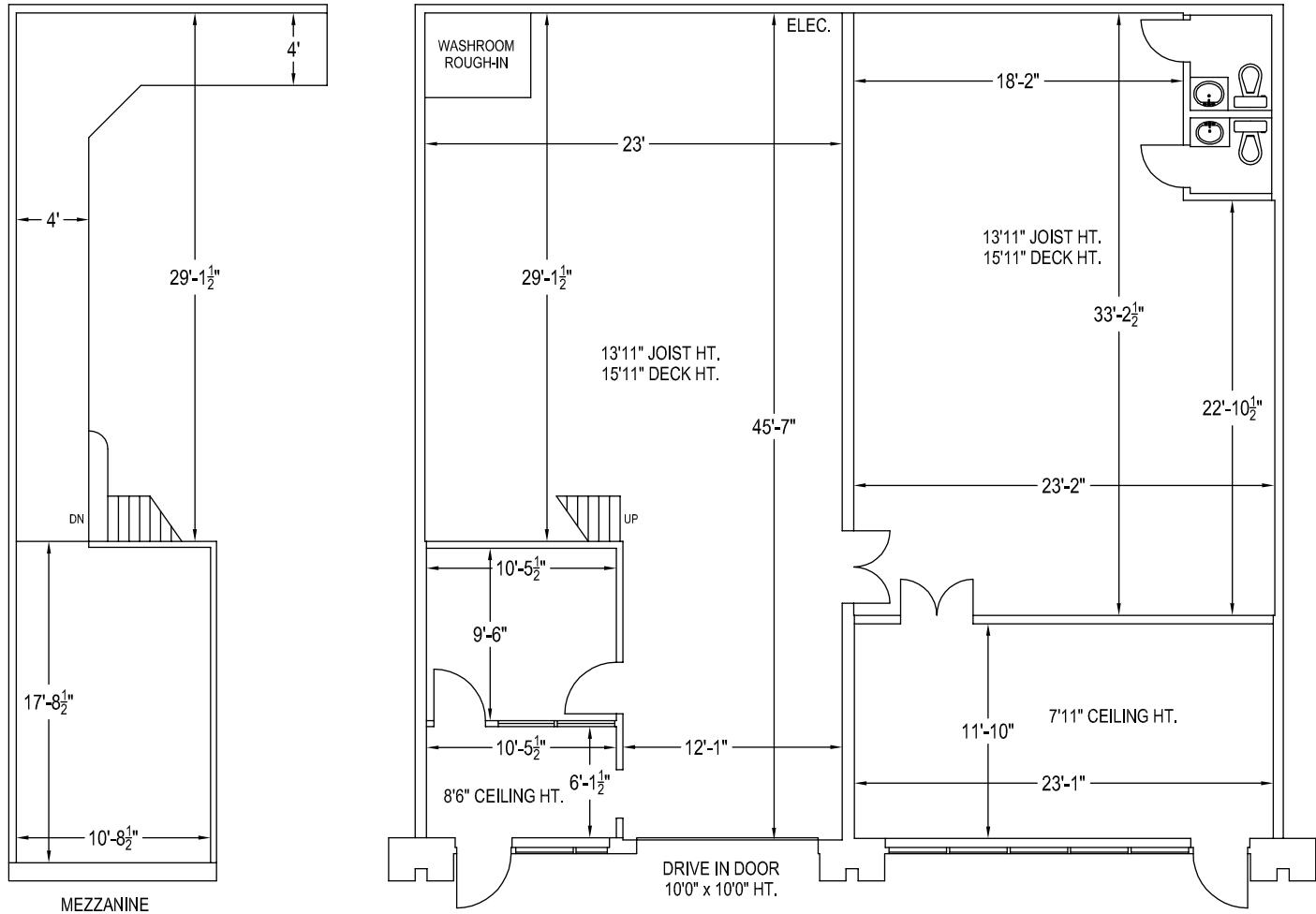
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Unit 14 & 15 • Floor Plan

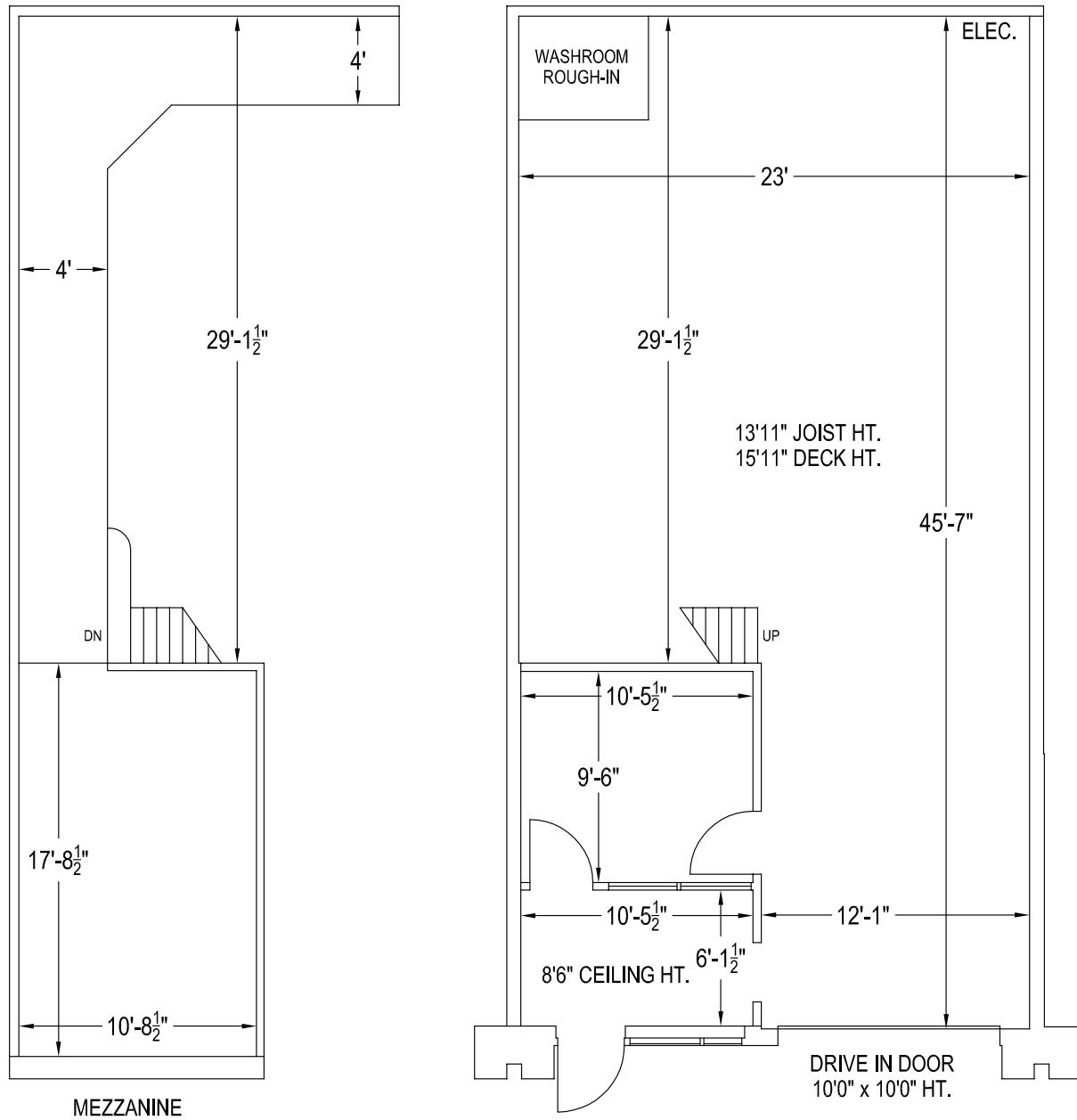


OFFICE: 193 SF
 SHOWROOM: 311 SF
 WAREHOUSE: 1,700 SF
 TOTAL AREA: 2,204 SF
 + MEZZANINE: 394 SF

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	

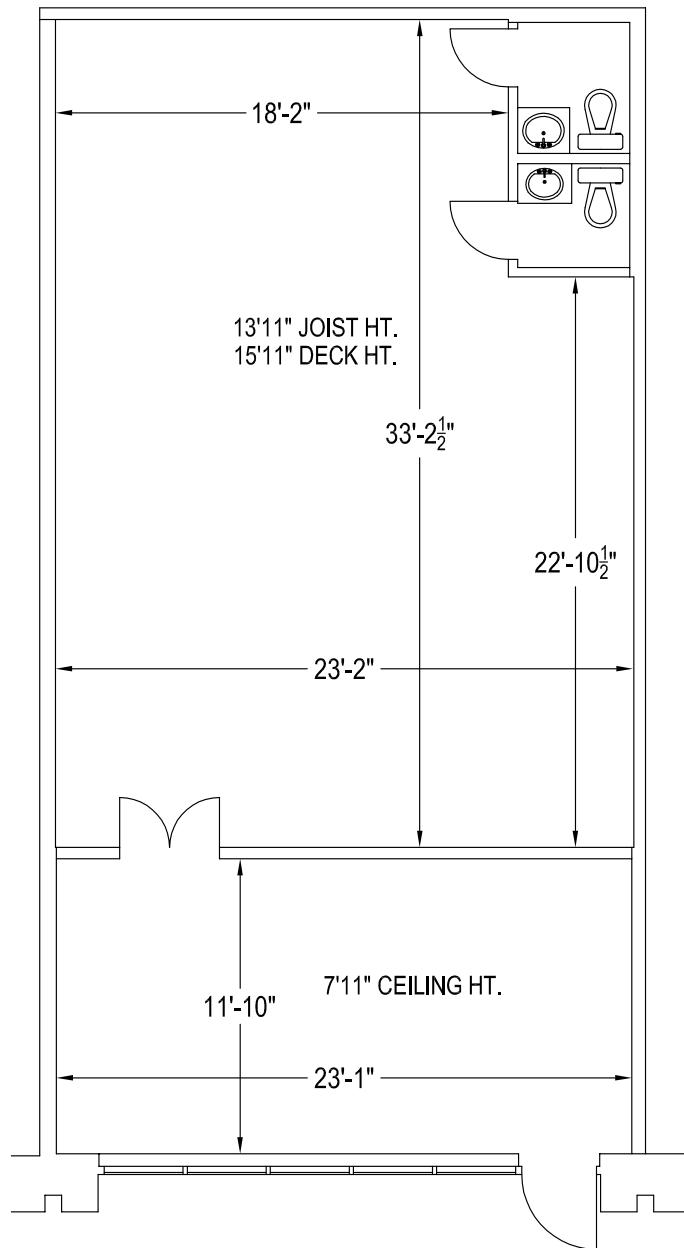
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Unit 15 • Floor Plan



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

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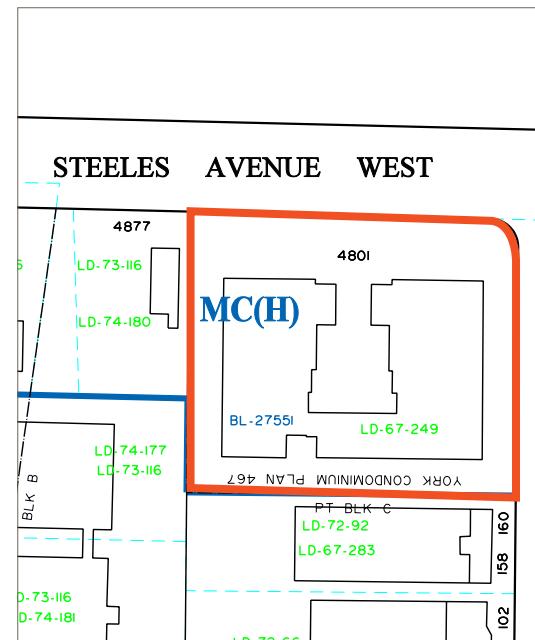


Zoning

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

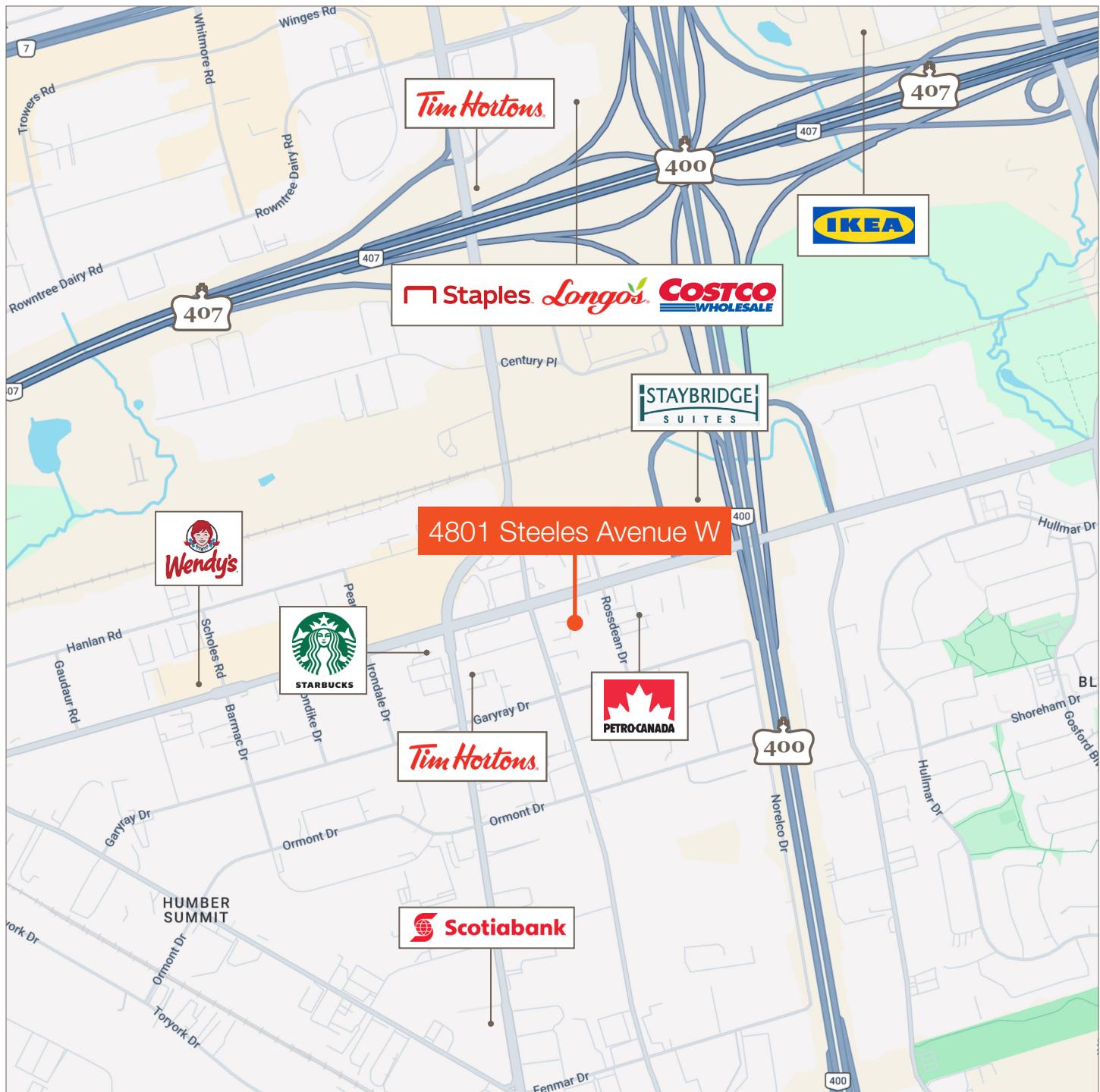


Source: City of North York By-Law No.7625

4801 Steeles Avenue W



Amenity Map



4801 Steeles Avenue W



A bright future for your business is right here.

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