

55 Gervais Drive

Centrally located **User-Investor** building in Toronto

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For Sale: Industrial/Office



Price
Reduced!

Lennard:

201-60 Columbia Way, Markham
905.752.2220 • lennard.com

*Sales Representative

55 Gervais Drive

User Space (±8,900 SF) and leased space (with landlord termination right). Centrally located in mid-Toronto with quick access to DVP via Eglinton Avenue & Wynford Drive and Crosstown LRT.



Building Size
20,510 SF



Shipping
1 Drive-in Door
12'W x 12'10"H
Electric
1 Double Man Door



Clear Height
14'



Price
\$9,800,000



Lot Size
1.05 acres



Zoning
MO



Power
400 amps

Property Highlights

- Tenanted: ICL – 11,600 SF and MH Thompson – 8,910 SF
- 100% air conditioned
- Well landscaped street appeal
- 40+ Parking Spaces
- New roof in October 2019
- New roof mounted HVAC in November 2019
- Short walk to Eglinton Crosstown LRT (two stations)
- Minutes from the 60 acre Crosstown development at Eglinton Avenue/ Don Mills Road

Tenants

- In-Common Laboratories (ICL)
 - Expanded and renewed for 5 years as of April 2023
 - No renewal option - landlord advantage
 - Tenant recently improved expansion space
- MH Thompson
 - **Lease to August 31, 2025**
- **For Users - landlord termination right contained in ICL lease**
- Contact Listing Agent for details

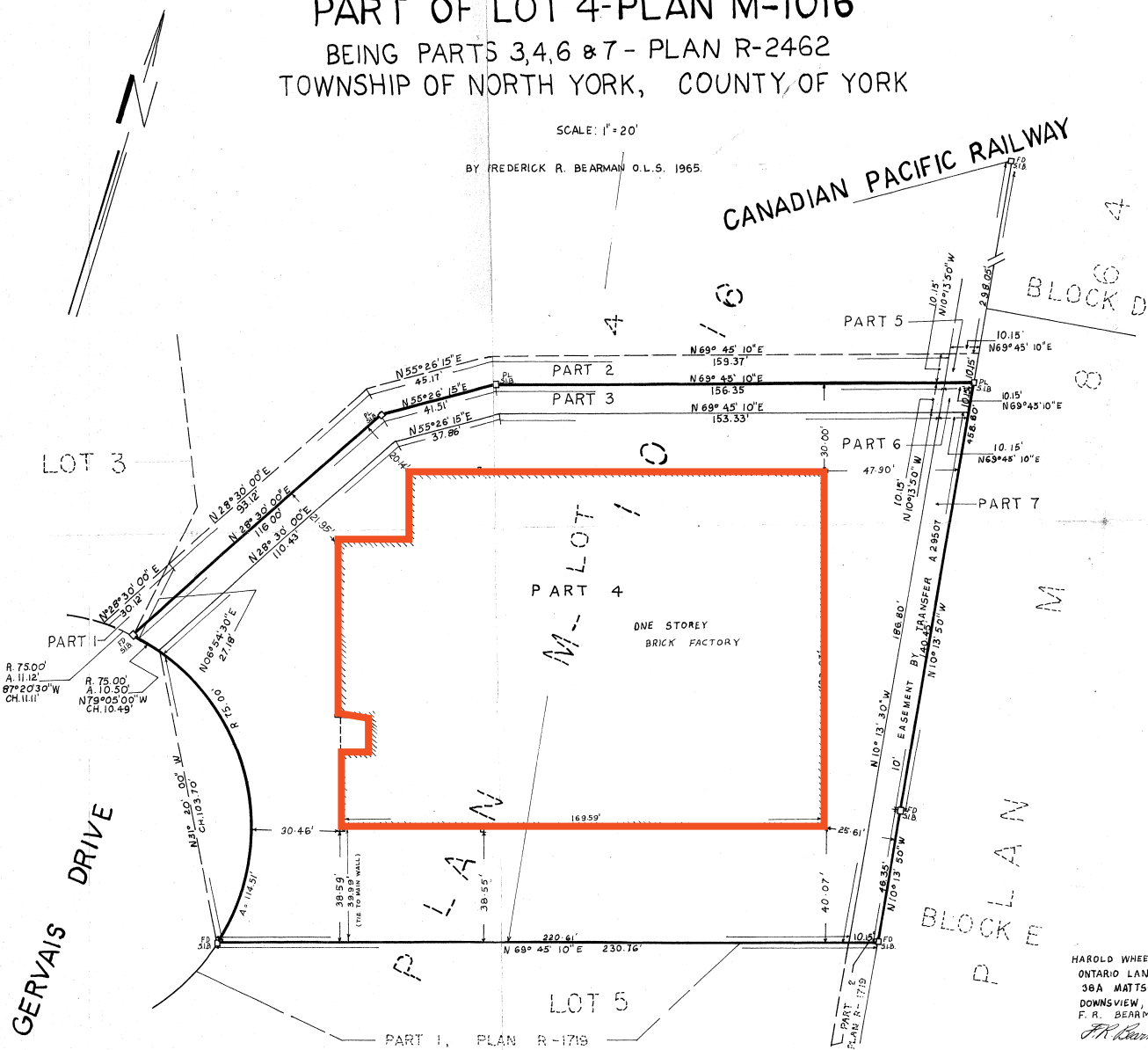
55 Gervais Drive

Survey

PLAN OF SURVEY OF
PART OF LOT 4-PLAN M-1016
 BEING PARTS 3,4,6 & 7 - PLAN R-2462
 TOWNSHIP OF NORTH YORK, COUNTY OF YORK

SCALE: 1" = 20'

BY FREDERICK R. BEARMAN O.L.S. 1965.



HAROLD WHEELER ASSOCIATES
 ONTARIO LAND SURVEYORS
 38A MATSON ROAD
 DOWNSVIEW, ONTARIO.
 F. R. BEARMAN, O.L.S.
F.R. Bearman

55 Gervais Drive

Amenties Map



55 Gervais Drive

Zoning

The following are permitted uses in the Industrial -Office Business Park Zone (MO) Area Zone under the North York Zoning By-Law 7625:

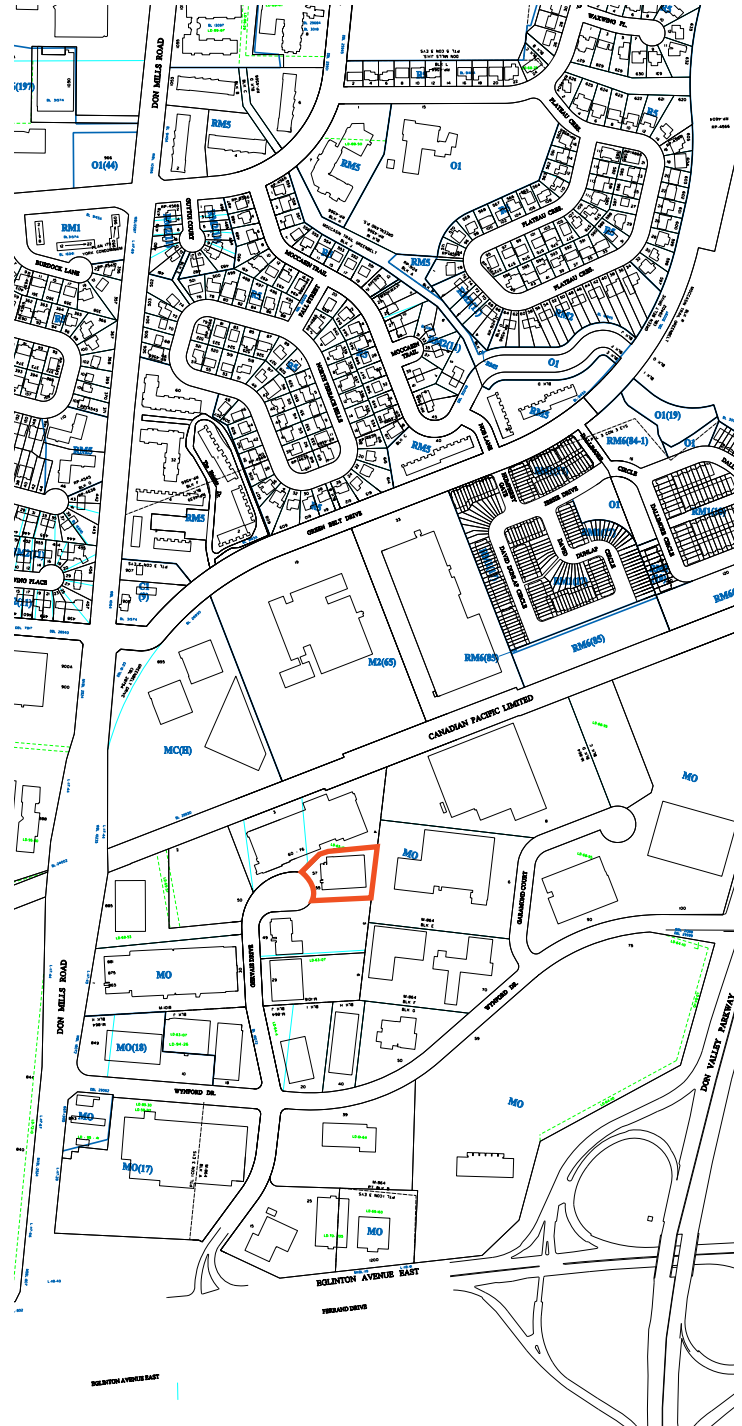
- adult education school
- artist studio
- car rental agency
- college
- commercial gallery
- commercial school
- communications and broadcasting
- community centre
- day nursery
- financial institution
- fitness centre
- gasoline station
- health science research laboratory
- hotel
- industrial sales and service
- laundry
- manufacturing
- museum
- office uses
- outdoor cafe
- park
- personal service shop
- place of worship
- public library
- research laboratory
- restaurant
- retail store
- service shop
- service station
- showroom
- theatre
- university uses

Gross Floor Area

The maximum gross floor area of all buildings is 150% of the area of the lot.

Maximum Building Height

There is no maximum building height in the MO zone



Prospective Purchasers must not rely on the accuracy of the above information. For Full Zoning Information and confirmation of the above, please refer to North York Zoning By-law 7625 by contacting Toronto Building Customer (<https://www.toronto.ca/services-payments/building-construction/apply-for-a-building-permit/toronto-building-contact-us/>)

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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.