



For Sale: Industrial

# 71 Strada Drive

Exceptionally maintained industrial unit with high quality office finishes located in Vaughan

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# 71 Strada Drive

Exceptionally maintained industrial unit located at Highway 7 and Pine Valley Drive in Vaughan.



Total Area  
Unit 2: 1,406 SF

Office Area  
562 SF

Industrial Area  
844 SF



Shipping  
1 Drive-In Door



Clear Height  
16'



Zoning  
EM1



Asking Price  
\$843,600

Taxes (2025)  
\$5,898.35

Monthly Condo Fees  
\$560.93



## Highlights

- Two spacious private offices and kitchenette.
- Clean and efficient warehouse space with access to oversized drive-in door (12'x10').
- Additional storage above office (not included in square footage).
- Ample on-site parking spaces.
- Central location that offers immediate access to Hwy 7, 407 & 400 as well as public transit and an abundance of local amenities.

# Zoning

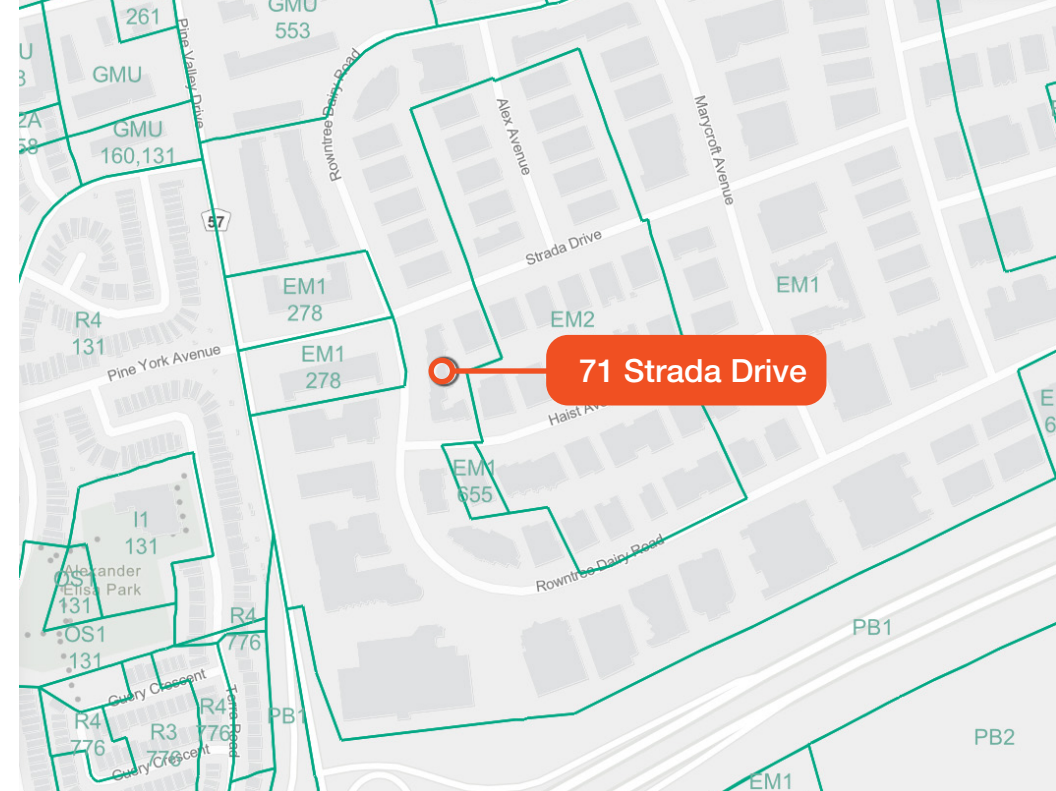
## EM1- Prestige Employment Zone

### Permitted Uses

- Public Uses
- Warehousing of goods and materials but not including a transport terminal for the loading or unloading of goods and wares from transport vehicles
- Assembly of manufactured goods and materials
- Manufacture of goods and materials
- Printing establishments
- Research and developments
- Offices accessory to permitted uses on the same lot
- Retail sales (10% Max area for good assembled or manufactured on premises)
- Offices accessory to permitted uses on the same lot
- Data processing centres
- Offices not accessory to permitted uses on the same lot provided they do not occupy in excess of 15% of the total floor area of the building

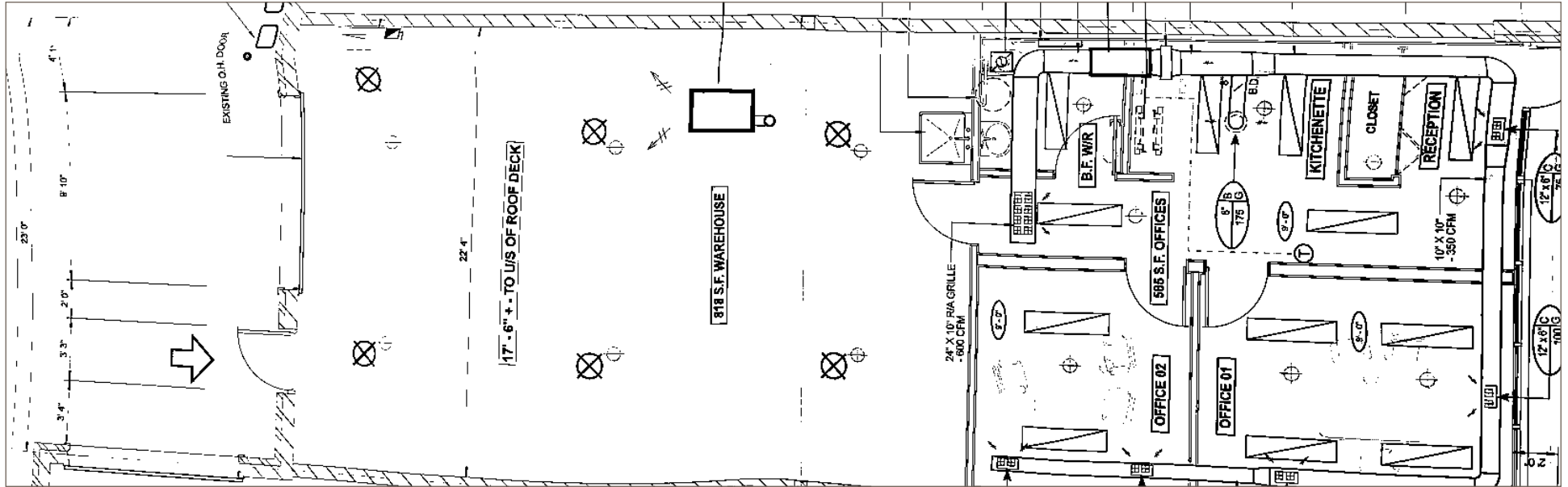
For more zoning information, please visit City of Vaughan's website: <https://www.vaughan.ca/residential/building-and-construction/vaughans-planning-process/citys-comprehensive-zoning-by-law-001-2021>

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# 71 Strada Drive

## Floor Plan



# Amenities



Canadian Tire  
Esso  
Tim Hortons  
Ashley HomeStore  
WINNERS  
LCBO  
Starbucks  
BEST BUY  
CIBC

THE HOME DEPOT  
value village  
The BRICK

McDonald's  
Tim Hortons  
TD  
Esso

Wendy's  
Tim Hortons  
H&R BLOCK  
DQ

COSTCO WHOLESALE  
GIANT TIGER  
STAPLES  
Tim Hortons  
BMO  
CINEPLEX

TD  
Starbucks  
Tim Hortons

Tim Hortons  
Esso

Wendy's  
KFC

M Light Rail Transit

# Photo Gallery



# Photo Gallery





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