



Industrial/
Flex Space



34' Clear
Height



For Sale: Industrial

793 Pharmacy Avenue

72,000 SF Industrial Building Located in Scarborough



Lennard:

lennard.com

793 Pharmacy Avenue

Unique, freestanding industrial/flex building located on Pharmacy Avenue, just south of Eglinton Avenue E., in the southwest corner of the Golden Mile commercial district. Currently set up for film and sound production facility with under market rents.



Building Size (approximate)

72,000 SF

Office Area

29,000 SF

Industrial Area

43,000 SF



Lot Area

1.99 acres



Clear Height

34'



Shipping

5 Drive-In Doors



Parking

55 spaces



Zoning

E1.0



Availability

TBD



Asking Price

Contact Listing Agents



Listing Agents

Paul Kotyk

Broker

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Andrew Meanchoff*

Partner

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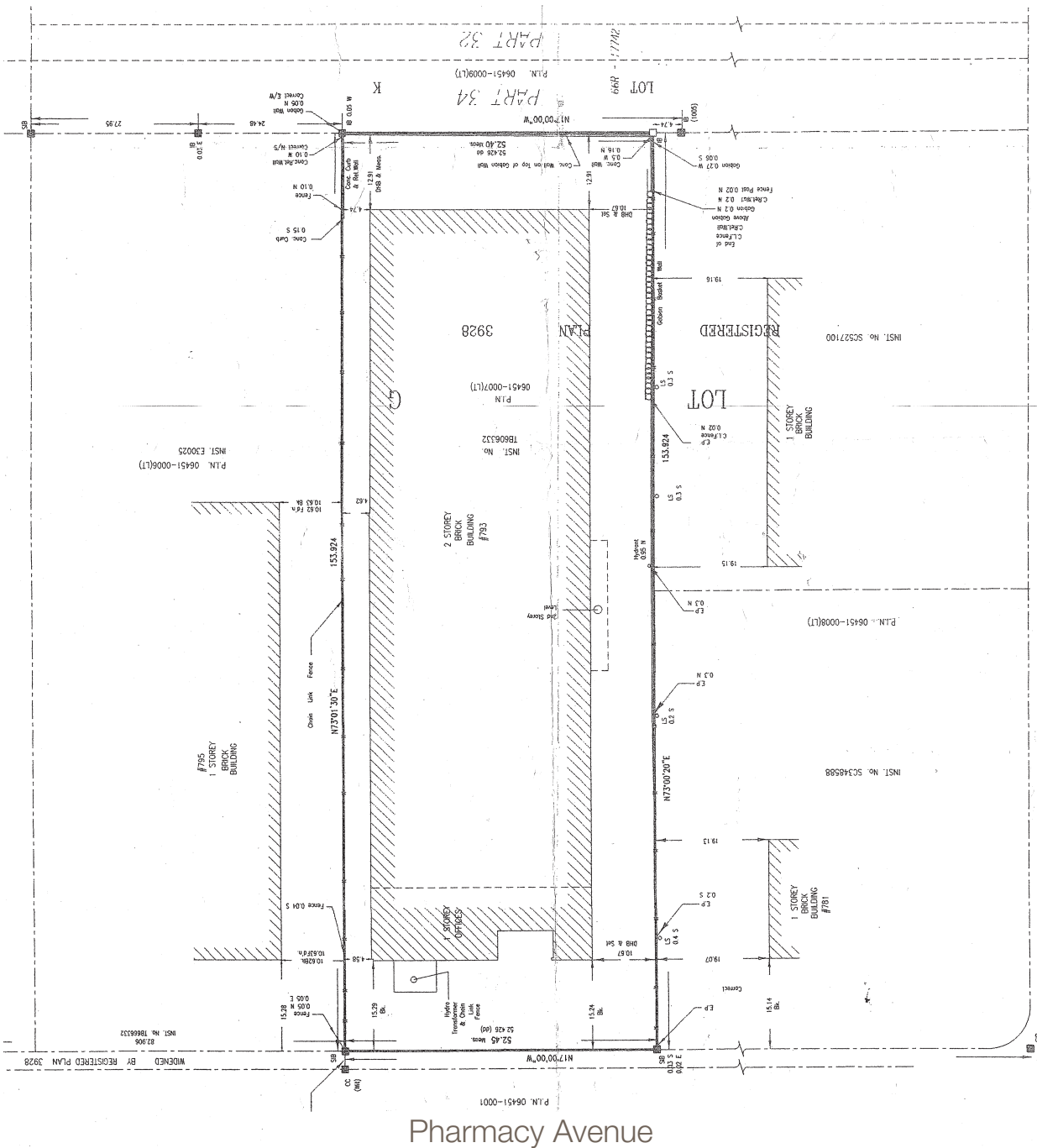
D. 905.917.2030

ameanchoff@lennard.com

*Sales Representative **Broker

Property Highlights

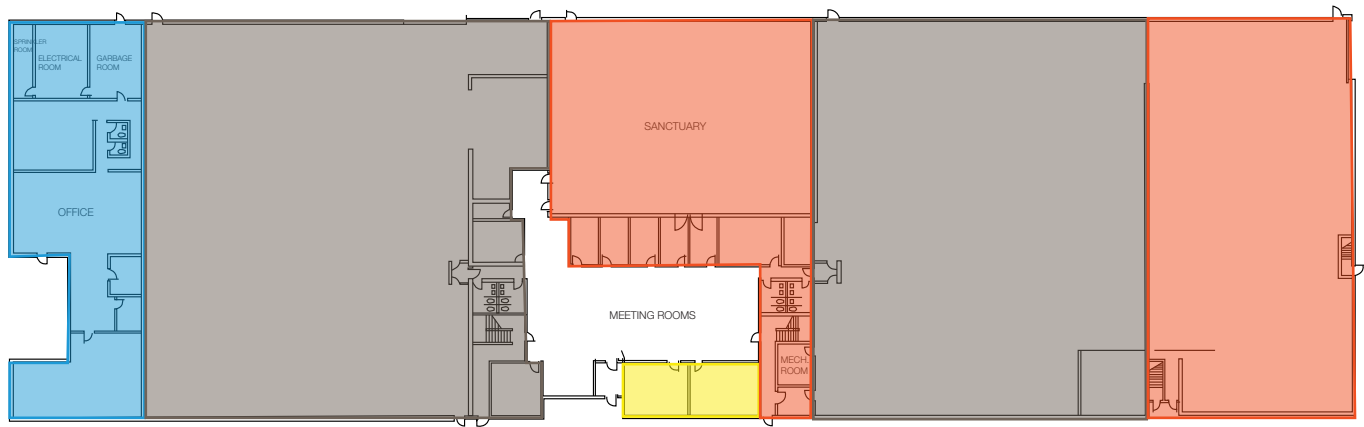
- Multi-tenant flex space with multiple tenants
- Holding Income
- Conversion to industrial uses feasible
- 34' clear height
- 55 on-site parking spaces



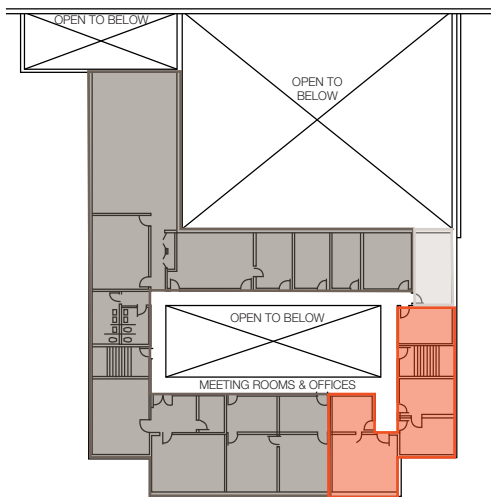
Floor Plan



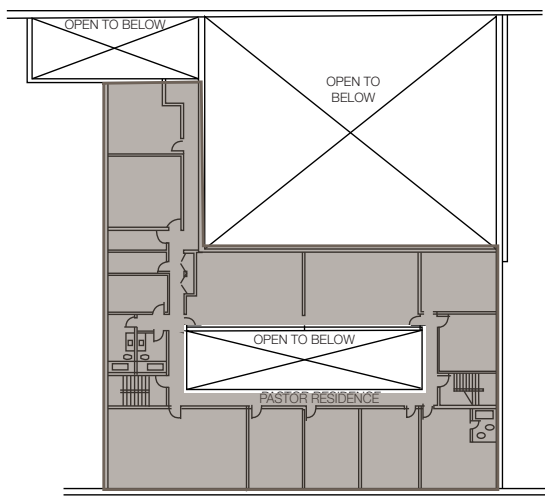
Ground Floor



Second Floor



Third Floor



- | | | |
|---|--|--|
|  Dark Slope Inc. 32,230 SF |  Maniac Productions Ltd. 4,758 SF |  PG Harvey Events 700 SF |
|  New Wave 400 SF |  First Church United Pentecostal Toronto 33,912 SF | |

Financial Overview



Income Statement

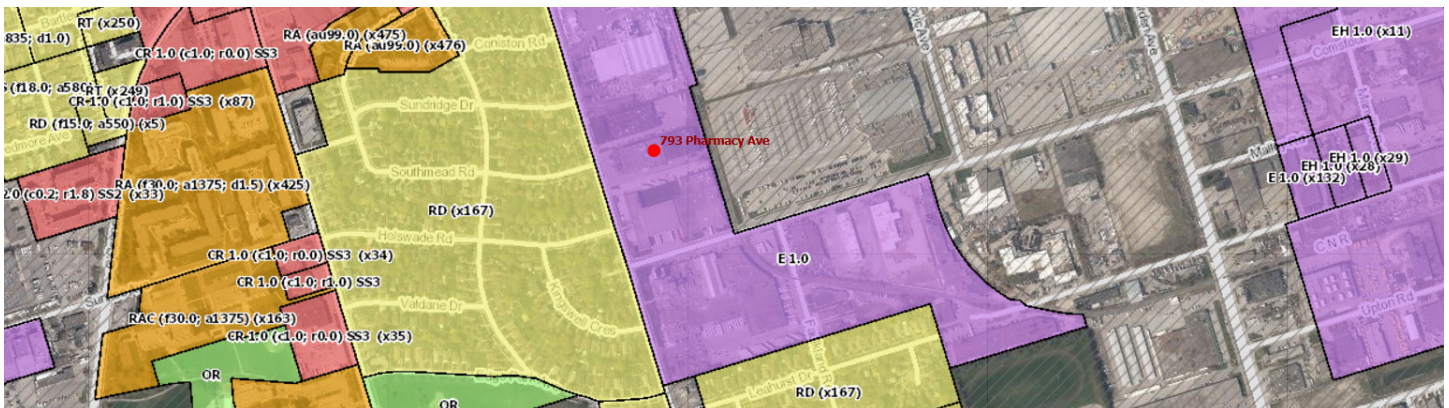
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|-----------------------------|--|------------------|---------------------|
| Gross Income | Maniac Productions Ltd. | 4,758 SF | \$36,000.00 |
| | PG Harvey Events | 700 SF | \$12,000.00 |
| | New Wave Ltd. | 400 SF | \$6,000.00 |
| | Dark Slope Inc. | 32,230 SF | \$570,000.00 |
| | <i>First Church United Pentecostal Toronto</i> | <i>33,912 SF</i> | <i>\$0.00</i> |
| Total Gross Income | | | \$624,000.00 |
| | | | |
| Expenses | Taxes | | \$13,700.00 |
| | Water | | \$4,500.00 |
| | Electricity | | \$55,500.00 |
| | Gas | | \$20,000.00 |
| | | | |
| Maintenance | Snow | | \$6,600.00 |
| | Janitorial | | \$78,000.00 |
| | | | |
| Repair | Average (3 years) | | \$38,000.00 |
| | | | |
| Insurance | | | \$20,000.00 |
| | | | |
| Total Expenses | | | \$236,300.00 |
| | | | |
| Net Operating Income | | | \$387,700.00 |

Zoning

E.01 - Employment Industrial Zone

In the E zone, the following uses are permitted:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- All Manufacturing Uses except:
 - Abattoir, Slaughterhouse or Rendering of Animals Factory;
 - Ammunition, Firearms or Fireworks Factory;
 - Asphalt Plant;
 - Cement Plant, or Concrete Batching Plant;
 - Crude Petroleum Oil or Coal Refinery;
 - Explosives Factory;
 - Industrial Gas Manufacturing;
 - Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
 - Pesticide or Fertilizer Manufacturing;
 - Petrochemical Manufacturing;
 - Primary Processing of Gypsum;
 - Primary Processing of Limestone;
 - Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
 - Pulp Mill, using pulpwood or other vegetable fibres;
 - Resin, Natural or Synthetic Rubber Manufacturing;
 - Tannery
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use [By-law: OMB PL130592]



For more information on Zoning, please visit the City of Toronto's Zoning website at <https://www.toronto.ca/city-government/planning-development/>

Zoning



E.01 - Employment Industrial Zone

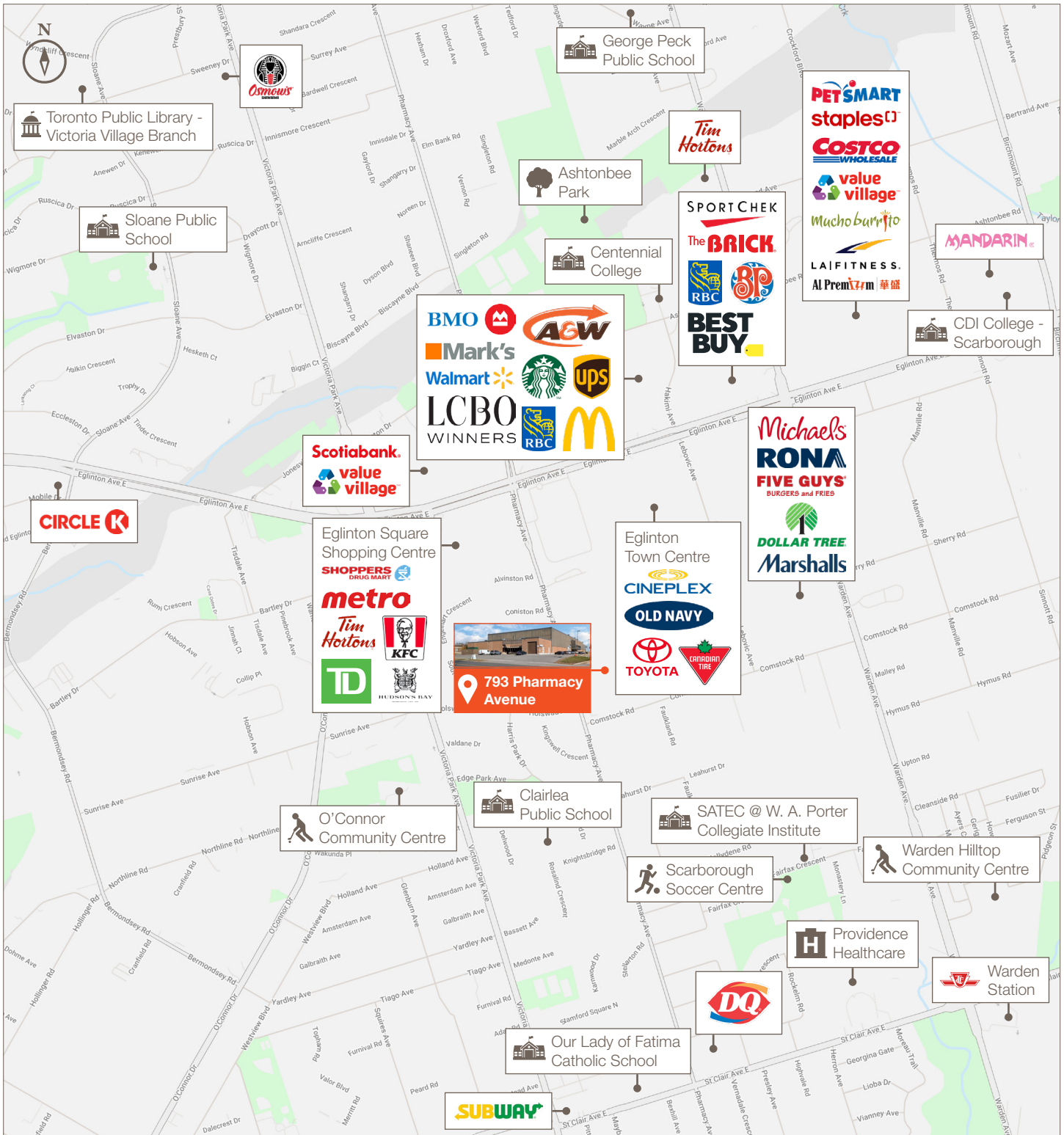
In the E zone, the following uses are permitted *with conditions*:

- Body Rub Service
- Cogeneration Energy
- Crematorium
- Drive Through Facility
- Eating Establishment
- Marihuana production facility
- Metal Factory involving Forging and Stamping
- Open Storage
- Outdoor Patio
- Public Utility
- Recovery Facility
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal
- Take-out Eating Establishment
- Transportation Use
- Vehicle Depot
- Vehicle Fuel Station
- Vehicle Repair Shop
- Vehicle Service Shop
- Vehicle Washing Establishment



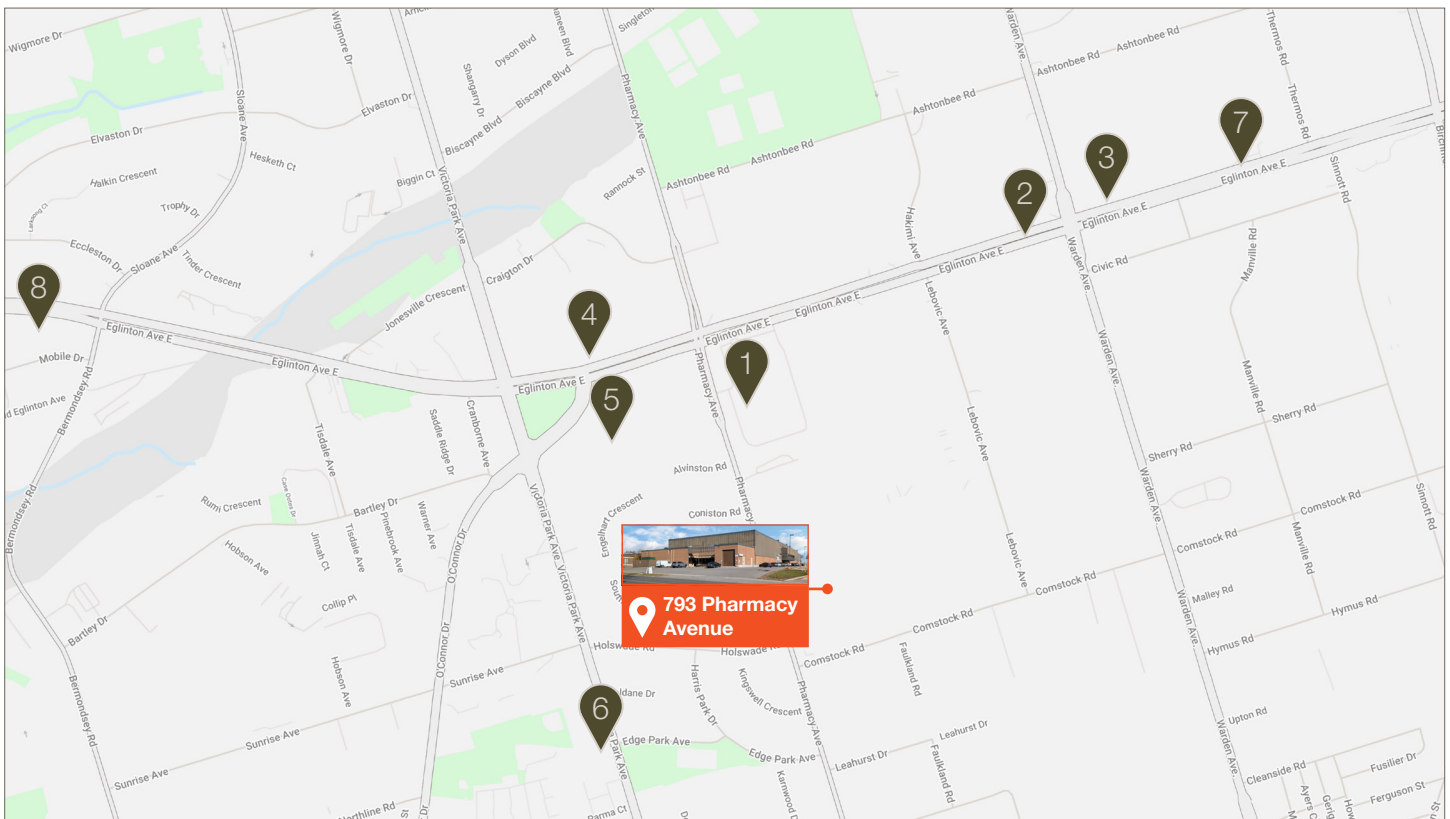
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Amenity Map



Neighbouring Developments

| Development | Developer | Units | Status |
|---|---|-------|-----------------|
| 1 1891 Eglinton Avenue East Condos | Mattamy Homes | 1,850 | Preconstruction |
| 2 1920-1940 Eglinton Avenue East Condos | Madison Group | 4,263 | Preconstruction |
| 3 1960 Eglinton Avenue East Condos | RioCan Living | 2,545 | Preconstruction |
| 4 Golden Mile Shopping Centre Redevelopment | Choice Properties and Daniels Corporation | 3,828 | Preconstruction |
| 5 Eglinton Square - Eastern Block | Kingsley Development | 892 | Preconstruction |
| 6 1400-1411 Victoria Park Avenue Condos | Leader Lane Developments | 881 | Preconstruction |
| 7 2200 Eglinton Avenue East Condos- Phase 1 | Dream and Centre Court | 1,001 | Preconstruction |
| 8 3 Swift Drive Condos | Republic Developments | 796 | Preconstruction |



Total Population
243,086



Median Age
41



Total Households
92,785

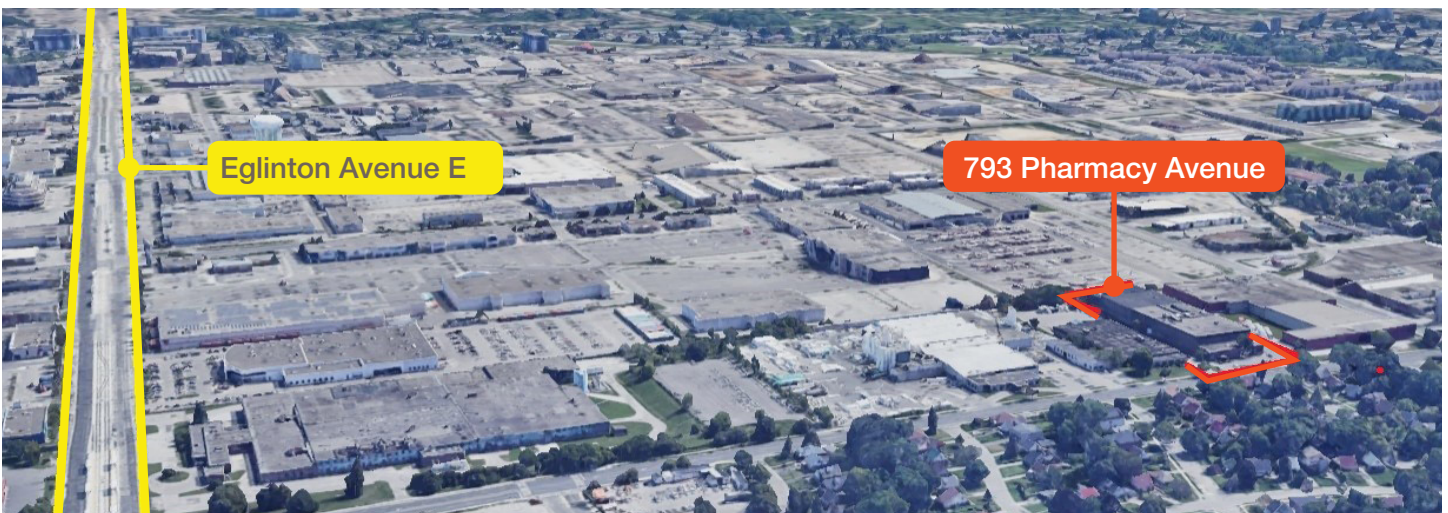


Median Household
Income
\$80,905

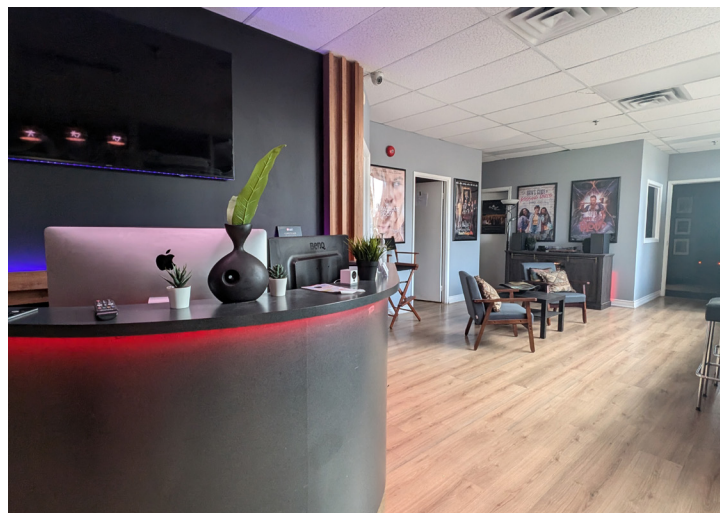
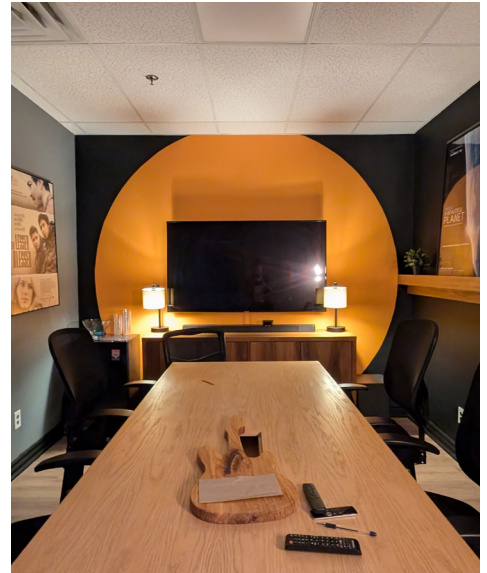
Photos



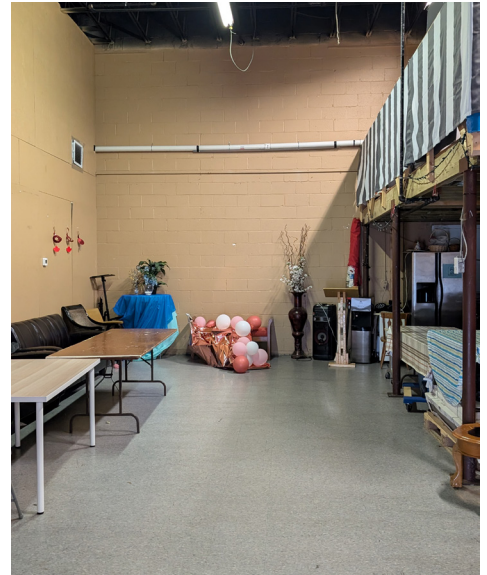
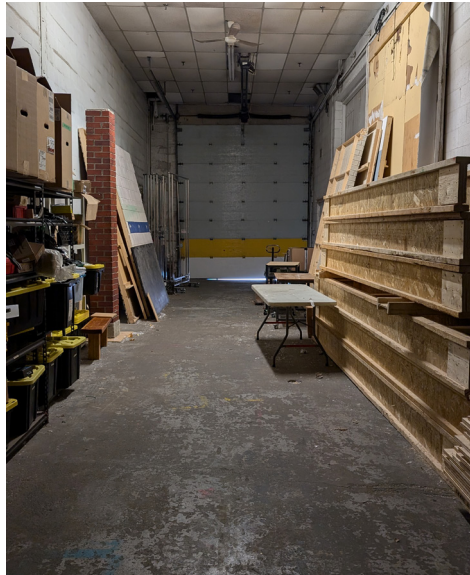
Aerials



Photos



Photos





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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.