



For Sale: Industrial

84 Malmo Court

2,080 SF Industrial Unit with 3,240 SF Outside Storage in Vaughan

Here is where your
business will *grow*.

Lennard:

209-1 Yorkdale Road, North York
905.752.2220

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84 Malmo Court, Unit 9

2,080 SF Industrial Building Unit located at Keele Street and Teston Road in Vaughan



Total Area

2,080 SF

Office Area

208 SF

Industrial Area

1,872 SF



Zoning

EM2



Asking Price

\$1,149,000



Clear Height

16'



T.M.I (2025)

\$ 5,710



Outside Storage

3,240 SF



Shipping Door

1 Drive-In Door



Listing Agent

Joe Rosati*

Vice President

905.917.1042

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*Sales Representative

Property Highlights

- Rare small industrial unit in Vaughan with EM2 zoning (allows automotive uses like repair/body shop)
- Includes a 3,240 sq ft gated yard for outside storage, uncommon for units of this size
- Tenants are month-to-month; can be vacant on closing
- 2nd floor mezzanine (not included in square footage)
- Central Vaughan location near major highways

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84 Malmo Court, Unit 9

Zoning - EM2 - General Employment



Permitted uses

Automotive Detailing
Commercial School
Contractor's Establishment
Heavy Equipment Sales, Rental, and Service Establishment
Intermodal Facility
Manufacturing or Processing Facility
Motor Vehicle Body Repair

Motor Vehicle Repair
Research and Development
Transportation Terminal
Vertical Farming
Warehousing and Distribution Facility
Banquet Hall
Car Wash
Emergency Service

Night Club
Temporary Sales Office
Accessory Office
Intermodal Container
Outside Storage

For complete list of permitted uses, please refer to [City of Vaughan zoning bylaw](#).

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84 Malmo Court, Unit 9

Map of Location



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Photos



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Outside Storage - 3,240 SF



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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.

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