

84 Malmo Court

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

Here is where your business will *grow*.



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 jrosati@lennard.com

*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

Zoning - EM2 - General Employment



Permitted uses

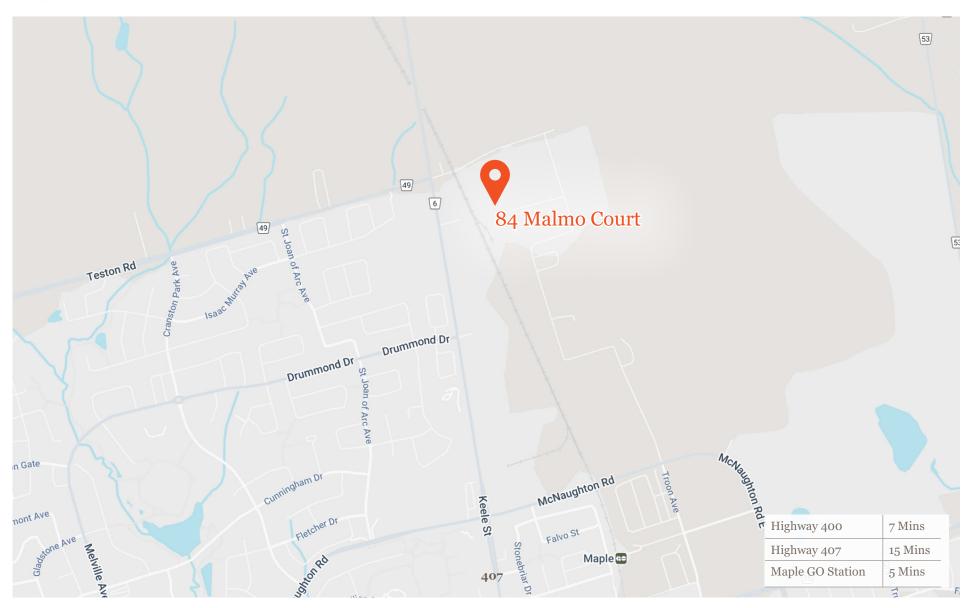
Automotive Detailing
Commercial School
Contractor's Establishment
Heavy Equipment Sales, Rental, and
Service Establishment
Intermodal Facility
Manufacturing or Processing Facility
Motor Vehicle Body Repair

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 <u>City of Vaughan zoning bylaw.</u>

Map of Location





Photos









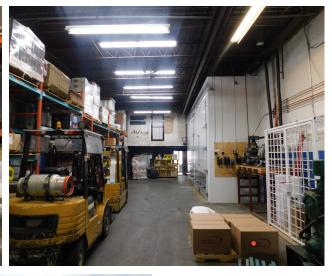


A bright future for your business is right here.

Photos











A bright future for your business is right here.

Outside Storage - 3,240 SF





A bright future for your business is right here.

Lennard:

Joe Rosati* Vice President 905.917.1042 jrosati@lennard.com

209-1 Yorkdale Road, North York 905.752.2220

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. *Sales Representative