

Your Commercial Real Estate Partner

Lennard:

66-70 Bartor Road, North York

Fully Leased 39,280 SF Multi-Tenant Industrial Investment Opportunity



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Offering Summary

Fully Leased 39,280 SF (2 units) Multi-Tenant Industrial Investment Opportunity



Property Type

Industrial Multi-Tenant

Total Building Area

39,280 SF

66 Bartor Road - Unit 1

14,250 SF

18% office

70 Bartor Road - Unit 2

25,005 SF

19% office



Lot Size

1.87 Acres



Clear Height

14'



Power

66 Bartor Road:

400 Amps, 575 V

3-phase service

70 Bartor Road:

200 Amps, 600 V

3-phase service



Shipping Doors

9 Truck Level

1 Drive-in



Zoning

E1.0



Parking

15 spaces (approx.)



Current Number of Tenants

2

WALT

4 years and 4 months

(52 months)

Current Income

\$686,088.75

Weighted Average Net Rent

\$17.48 PSF



Taxes (2024)

\$88,436.43

Asking Price

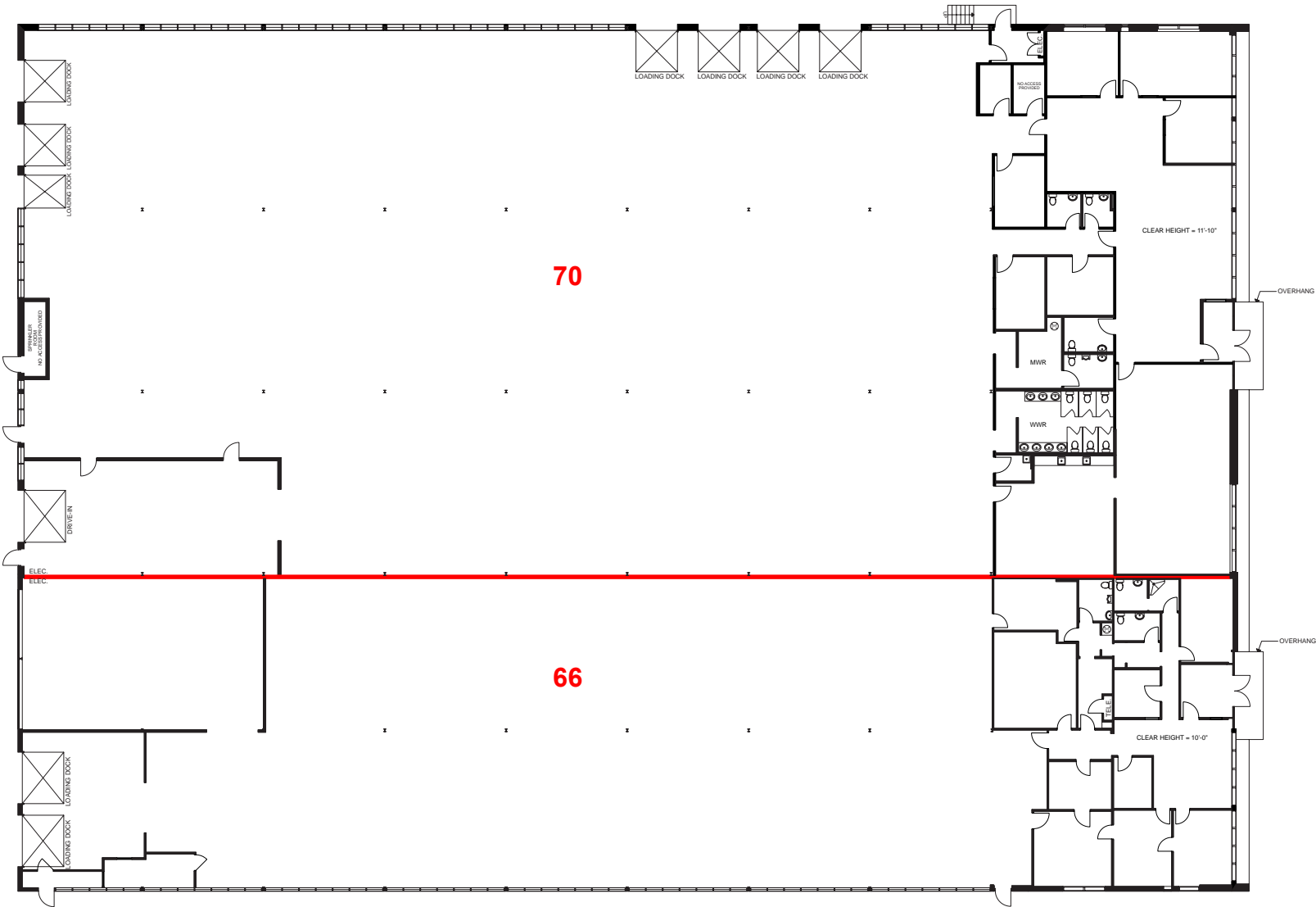
\$11,972,775

Investment Highlights

- Excellent multi-tenant facility on corner lot with functional layout
- Four (4) points of ingress/egress
- Ability to accommodate 53' trailers
- High door ratio with 1 shipping door per 3,925.5 SF
- Direct Highway 400 frontage
- Zoning allows for a variety of uses
- Termination on stratification (speak to Listing Agents)
- Annual escalations on rental income

66-70 Bartor Road

Floor Plan



Zoning

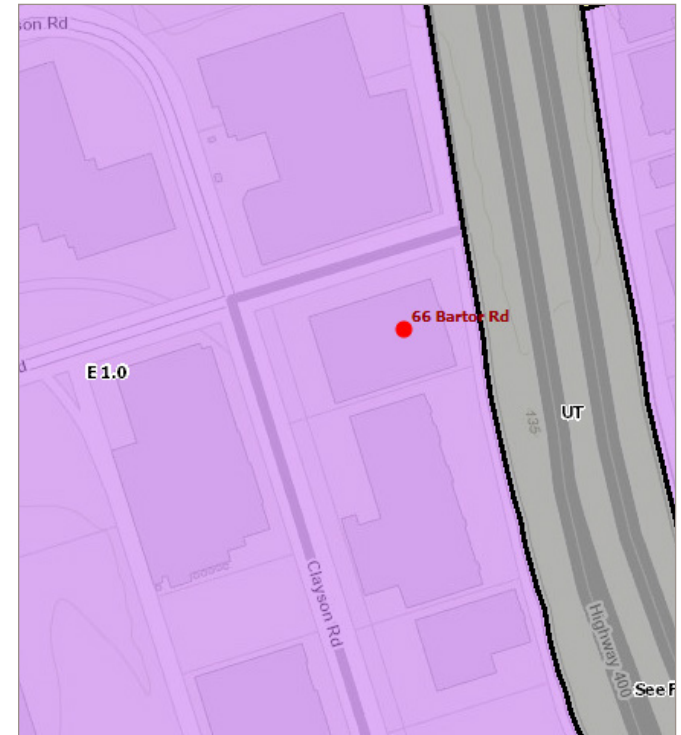
Under City of Toronto Zoning By-law 569-2013, 66-70 Bartor Road is zoned E1.0 - Employment Industrial. Permitted uses include:*

60.20.20.10 Permitted Use

(1) Use - E Zone

In the E zone, the following uses are permitted:

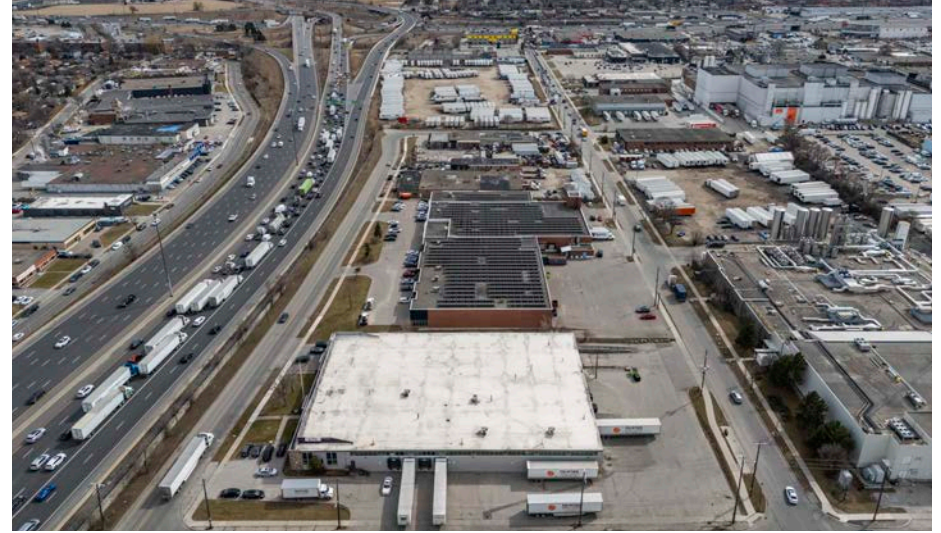
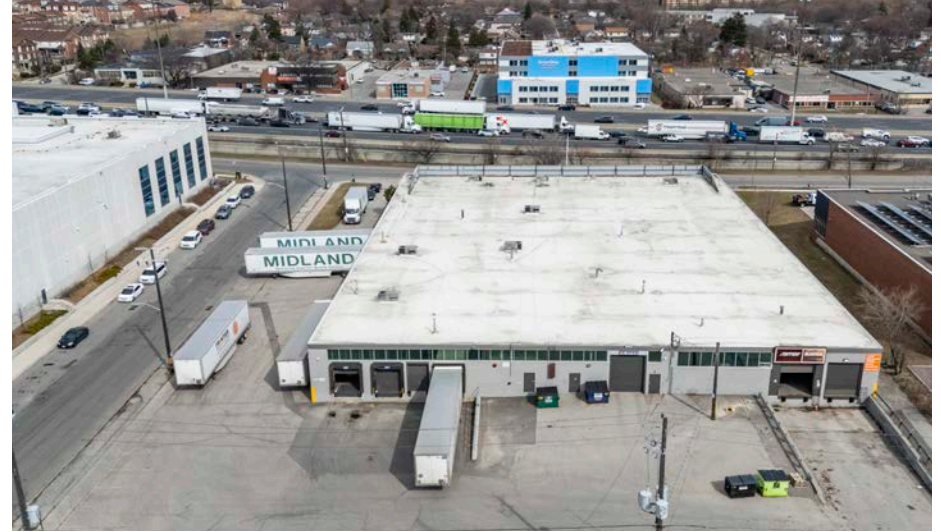
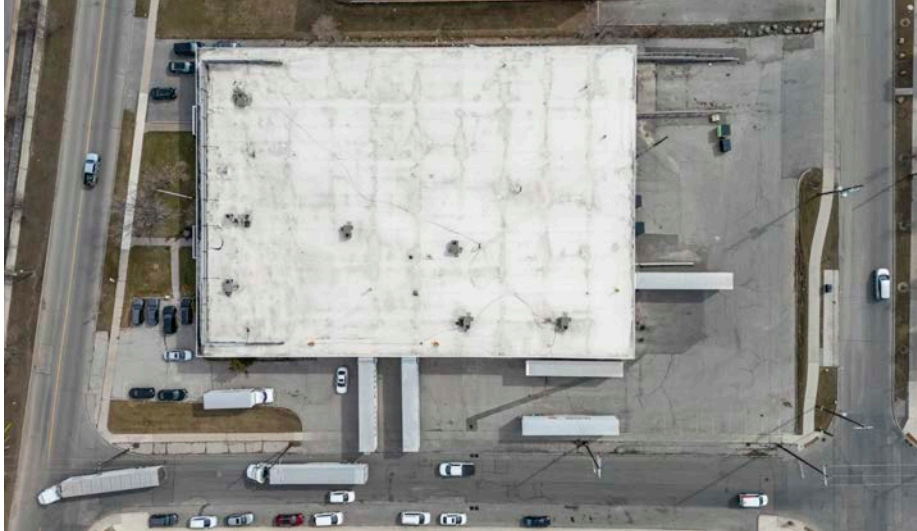
- Ambulance Depot
 - Animal Shelter
 - Artis Studio
 - Automated Banking Machine
 - Bindery
 - Building Supply Yards
 - Carpenter's Shop
 - Cold Storage
 - Contractor's Establishment
 - Custom Workshop
 - Dry Cleaning or Laundry Plant
 - Financial Institution
 - Fire Hall
 - Industrial Sales and Service Use
 - Kennel
 - Laboratory
- All Manufacturing Uses except:
 - 1) Abattoir, slaughterhouse or rendering of animals factory;
 - 2) Ammunition, Firearms or Fireworks Factory;
 - 3) Asphalt plant;
 - 4) Cement plant, or Concrete Batching Plant
 - 5) Crude Petroleum Oil or Coal Refinery;
 - 6) Explosives Factory;
 - 7) Industrial Gas Manufacturing;
 - 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
 - 9) Pesticide or Fertilizer Manufacturing;
 - 10) Petrochemical Manufacturing;
 - 11) Primary Processing of Gypsum;
 - 12) Primary Processing of Limestone;
 - 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
 - 14) Pulp Mill, using pulpwood or other vegetable fibres;



*This is a partial list only. For a complete list of permitted uses and conditions, please see the applicable [City of Toronto Zoning By-law](#). Please confirm intended use is permitted by the City of Toronto.

66-70 Bartor Road

Site Photos



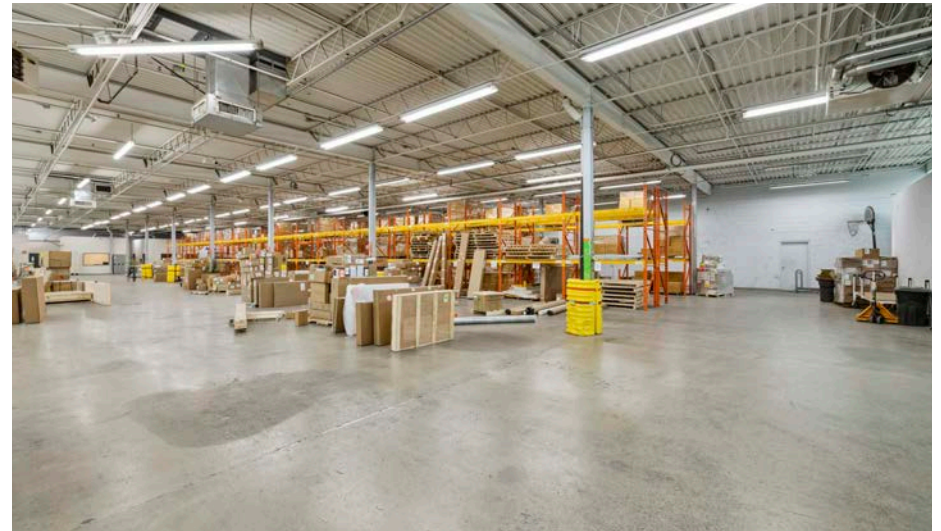
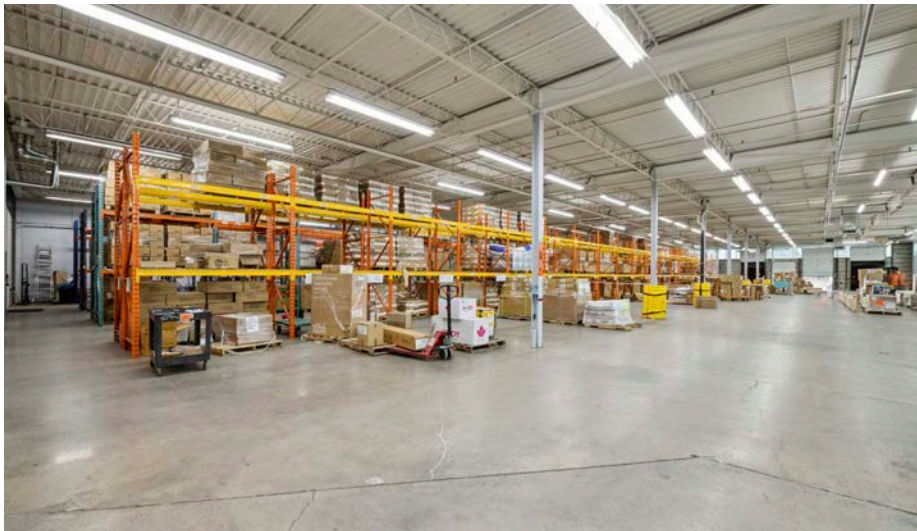
66-70 Bartor Road

Exterior Photos



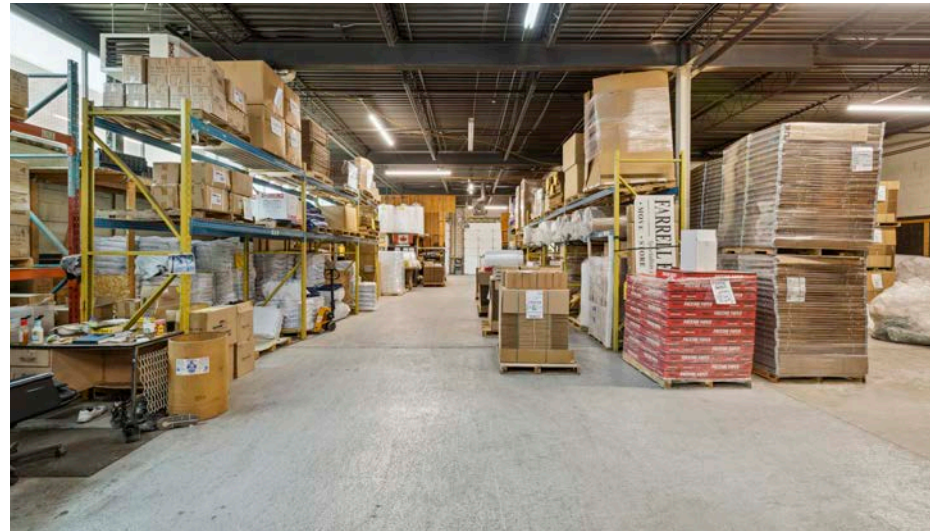
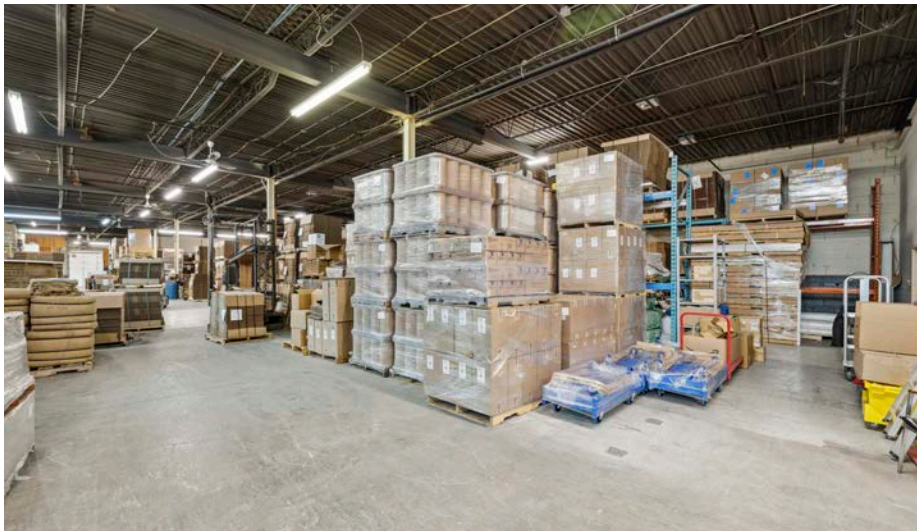
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Interior Photos



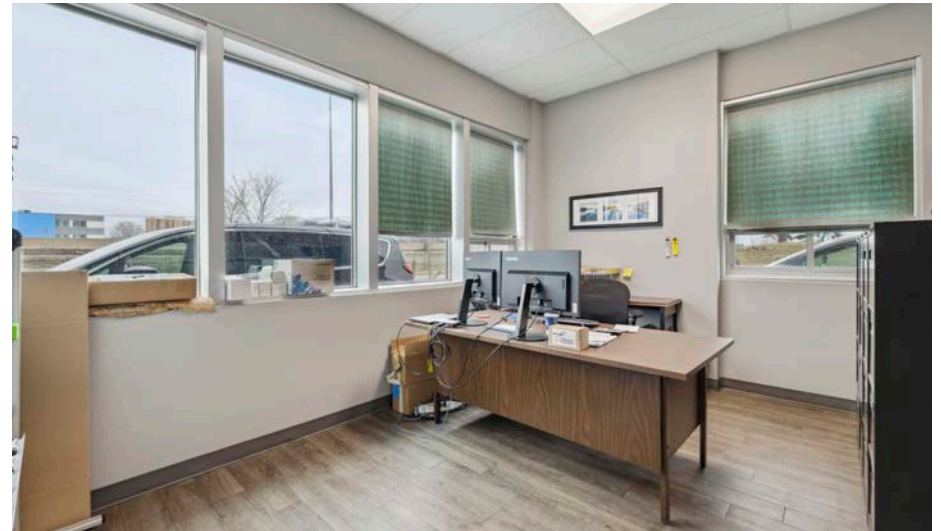
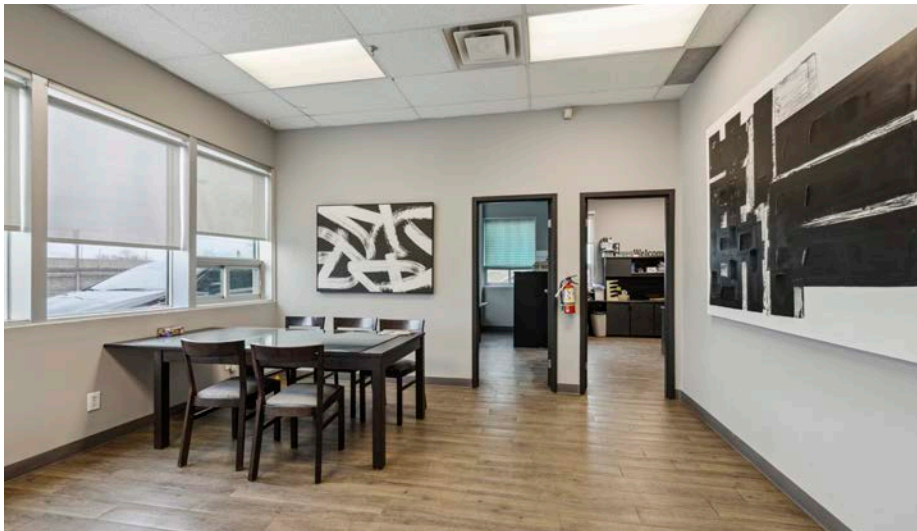
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Interior Photos



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