

FOR SALE

240-250 Enterprise Rd., Vars, ON



Multi-Tenant Industrial Building. The building has a gross area of 33,310 sq.ft. with a leasable area of approximately 31,786 sq.ft. The building is situated on 4.14 acres of land.

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Commercial Real Estate Advisors

PROPERTY DETAILS



THE OFFERING

240-250 Enterprise Rd., Vars, Ontario is a multi-tenanted industrial building located in the Vars Industrial Park. The building consists of approximately 33,310 sq.ft. of gross building area on 4.14 acres (more or less) of land. The front of the building has storefront type windows while the rear of the property has 11 overhead doors. The building has good access for large vehicles and transport trucks. Currently there are two (2) tenants in the property with the anchor tenant occupying approximately 14,515 sq.ft. The site has an excess of land of approximately two acres which could accommodate additional structures.

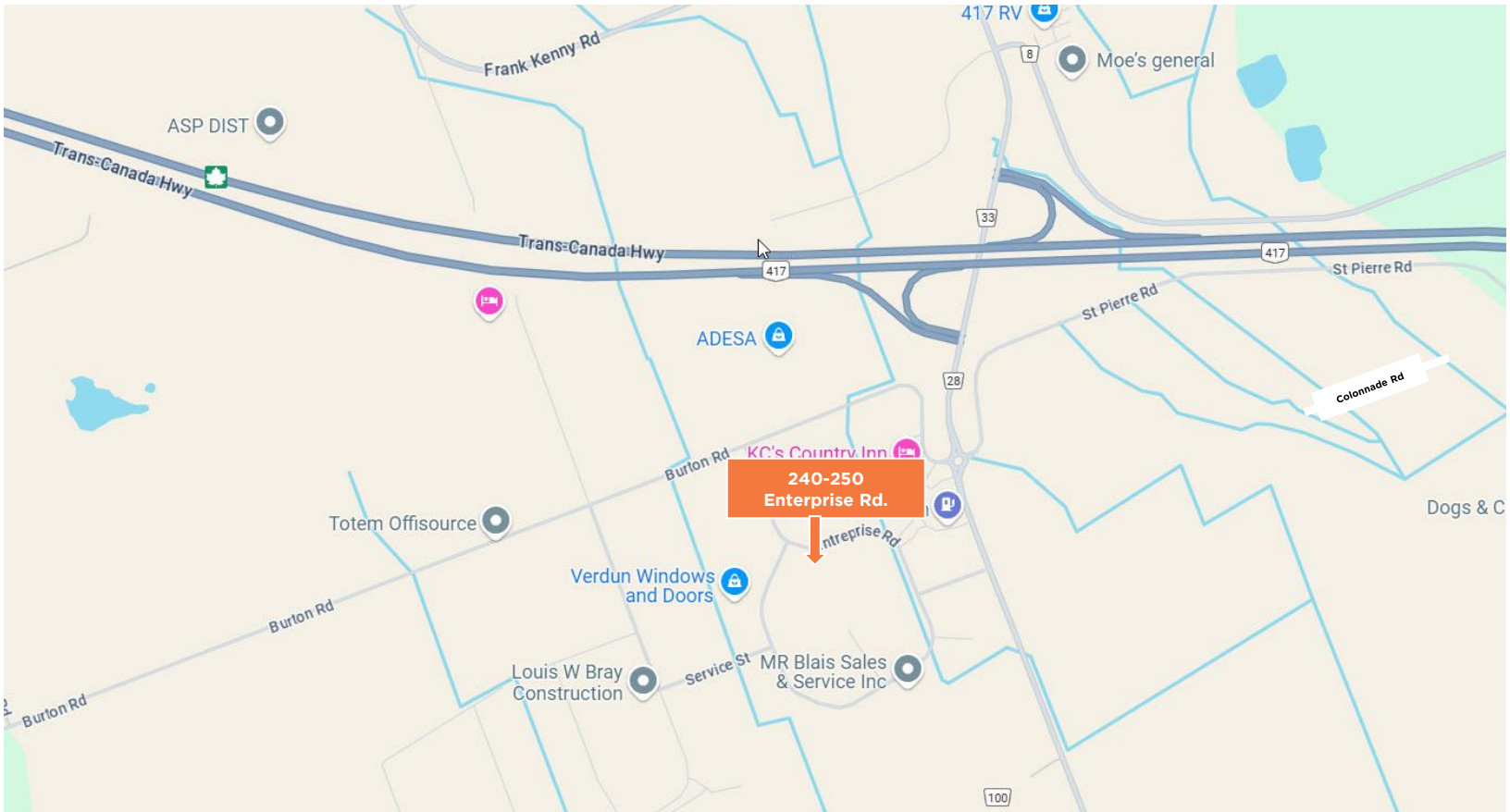
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|-------------------|---|
| ADDRESS | 240-250 Enterprise Rd., Vars, ON |
| SALE PRICE | \$5,595,000 (\$167.97 per sq.ft.) |
| LEGAL DESCRIPTION | PT LT 21-22 CON 5 RUSSELL PT 2, 3, 4, 5, 6, 7, 50R6206; RUSSELL |
| BUILDING AREA | 33,310 sq.ft. gross area and a 31,786 sq. ft. leasable area (approx.) |
| LAND AREA | 4.14 acres (approx.) |
| FRONTAGE | To be verified |
| FLOORS | Poured concrete, structural steel frame |
| YEAR BUILT | Circa 1990 by the Seller |
| ZONING | MP-2 - Industrial Park Zone |
| REALTY TAXES | \$45,705.81 (2024) |

RENT ROLL

| Unit # | Tenant | Size (Sq.Ft.) | Lease Expiry Date | Net Rent Per Sq. Ft. | Total Annual Net Rent as of August 1 st , 2025 | Option to Renew |
|---------------|-------------------------|---------------|-------------------|----------------------|---|--|
| 1 | Ashbury College | 2,663 | July 31, 2026 | \$13.25 | \$35,285 | N/A |
| 2,3,4 | Vacant | 7,089 | | | | |
| 5 | Vacant | 2,553 | | | | |
| 6 & 7 | Vacant | 4,966 | | | | |
| 8, 9, 10 & 11 | Performance Fabrication | 14,515 | April 30, 2028 | \$7.00 | \$101,605 | Five year option to renew at market rent |
| TOTAL | | 31,786 | | | \$136,890.00 | |

LOCATION

240-250 Enterprise Rd., Vars, ON is located in the Vars Industrial Park close to the intersection of Clement Street and Enterprise St. It is approximately 12 to 15 minutes east of the St. Laurent Blvd. and Highway 417 (Queensway) interchange.

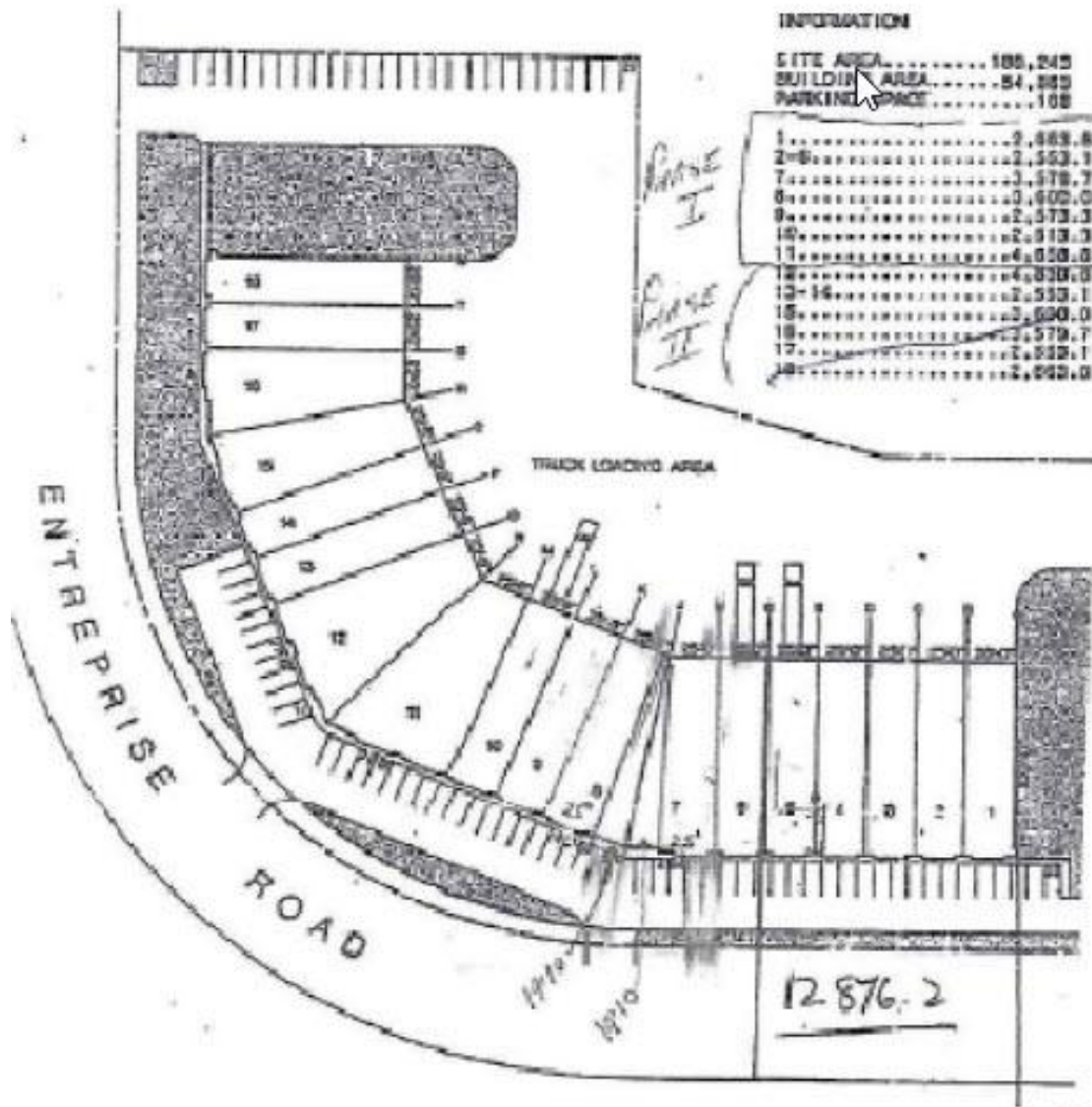


DEMOGRAPHICS

| Radius | 2 KM | 3 KM | 5 KM |
|---------------------------------|-------------|-------------|-------------|
| Population (2023) | 211 | 639 | 2,688 |
| Population (2028) | 237 | 718 | 3,053 |
| Population (2033) | 261 | 791 | 3,378 |
| Median Age | 45 | 46,10 | 44.7 |
| Average Household Income (2023) | \$94,206 | \$100,942 | \$122,515 |
| Median Household Income (2023) | \$81,000 | \$82,500 | \$95,298 |

SITE PLAN

RUSSELL - G. INDUSTRIAL DEVELOPMENT RUSSELL, ONT



ZONING

MP-2 INDUSTRIAL PARK ZONE – PERMITTED USES

- Agricultural produce warehouse
- Automobile body shop
- Automobile dealership
- Automobile gas bar
- Automobile rental establishment
- Building contractor's shop or yard
- Building supply outlet
- Bulk storage tank
- Business incubator
- Cartage or transport yard
- Car wash
- Commercial vehicle and heavy equipment sales, rental and servicing
- Custom workshop
- Display and sales area
- Drive through, accessory to a permitted use
- Dry cleaning or laundry plant
- Factory outlet
- Farm equipment sales, rental and servicing
- Food processing plant
- Industrial use, light, provided such industry is a low water user
- Industrial use, medium, provided such industry is a low water user
- Medical marijuana production facility, provided such facility is a low water user
- Merchandise service shop
- Mini-warehouse and public storage
- Office
- Open storage, accessory to a permitted use
- Propane cylinder exchange facility
- Recycling depot
- Rental establishment
- Research and development centre
- Service and repair shop
- Transportation depot
- Transportation terminal
- Warehouse
- Waste processing and transfer facility
- Wholesale establishment

AERIAL MAP



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