



**FOR SALE**

# Freestanding industrial building

**25 & 29 Milford Avenue**  
North York, ON

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**AVISON  
YOUNG**





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## Property details

### TOTAL AVAILABLE AREA

16,151 sf

### INDUSTRIAL AREA

85%

### LOT SIZE

0.806 acres

### CLEAR HEIGHT

13'

### SHIPPING

11 drive-in doors

### ZONING

E1

### ASKING PRICE

\$8,000,000

### TAXES

\$50,122.94

## Features



Freestanding industrial building well-positioned for automotive related uses



Attractive to both end users and investors, with ability to occupy half the building and lease the remaining unit(s)



Large rear yard that is fully paved and gated



Excellent connectivity to Highways 401 and 400, Pearson International Airport and the downtown core



Steps to public transit and countless amenities



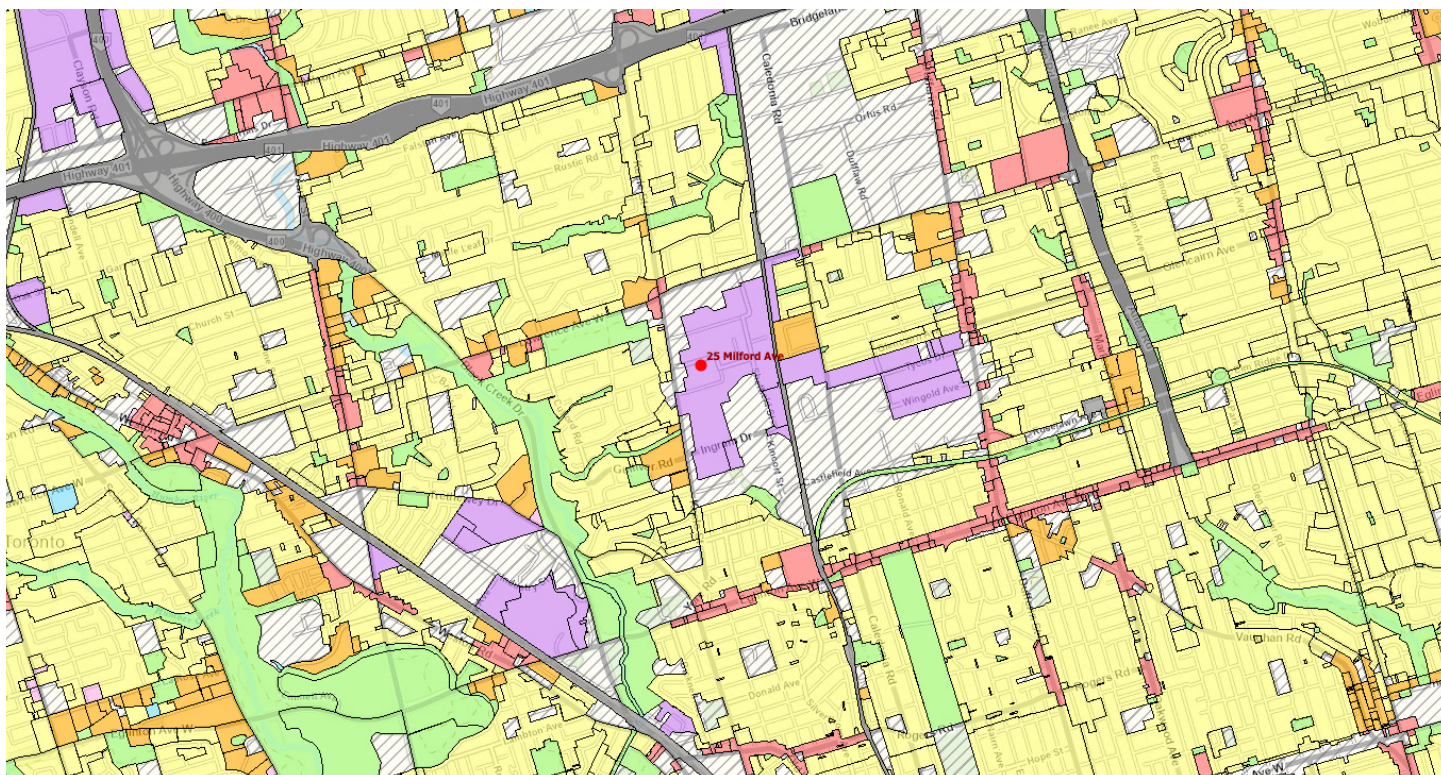
Located next to the Castlefield/Caledonia Design District



# 25 & 29 Milford Avenue

North York, ON

## ZONING



### PERMITTED USES

- 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
- 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

### Permitted Uses – With Conditions

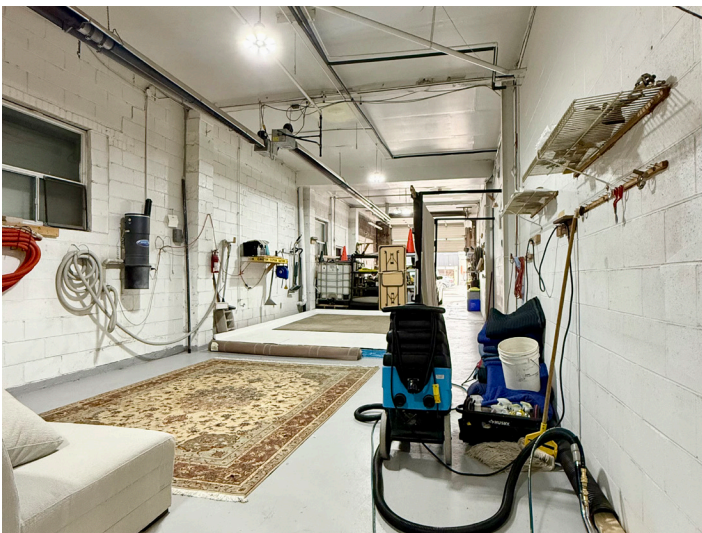
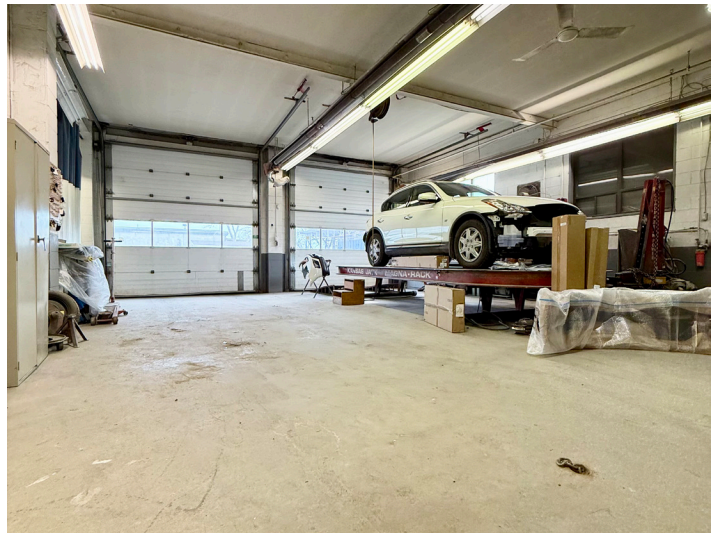
- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Outdoor Patio (9)
- Open Storage (10)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment



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## PHOTOS







### Amenities within 5KM



460

Restaurants



1424

Retail



39

Gas Stations



73

Banks



34

Fitness Centres

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