

60 Marycroft Avenue - Unit 7 and 8

Woodbridge

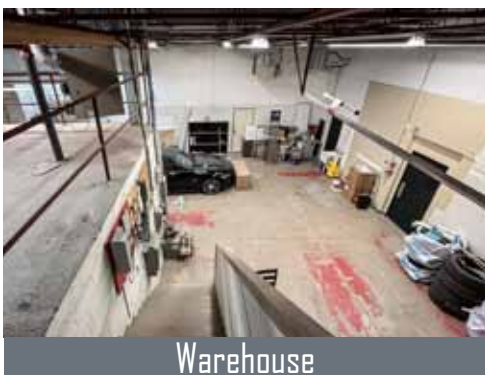
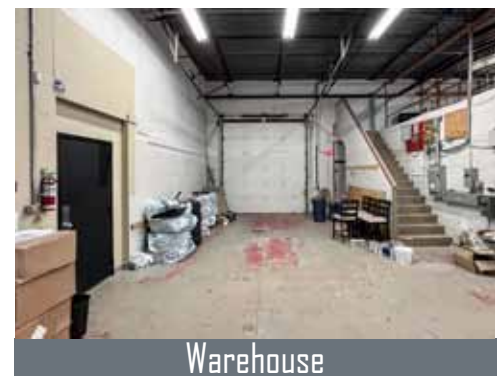
Large Warehouse Space With 5 Offices, Close to 400 Series Highways & Highway 7



For Sale: \$1,998,000

AVENUE
REALTY TEAM SINCE 1987
KELLER WILLIAMS EMPOWERED REALTY, BROKERAGE

60 Marycroft Avenue - Unit 7 and 8, Woodbridge



- 3,638 Sq. Ft. of Space
- 200 Amps
- 5 Office Spaces & Boardroom Space
- Three 2-piece bathrooms
- 1 kitchenette area with sink
- 2 Man Doors to Warehouse
- 2 Drive-In Level Garage Doors:
- Measurements 11'9" x 10'10"
- Mezzanine/Storage Area With 5'4" clear height
- Warehouse Clear Height: 15'10"
- Large Rear Loading Area

Christopher Fusco

Broker of Record, ABR, SRS

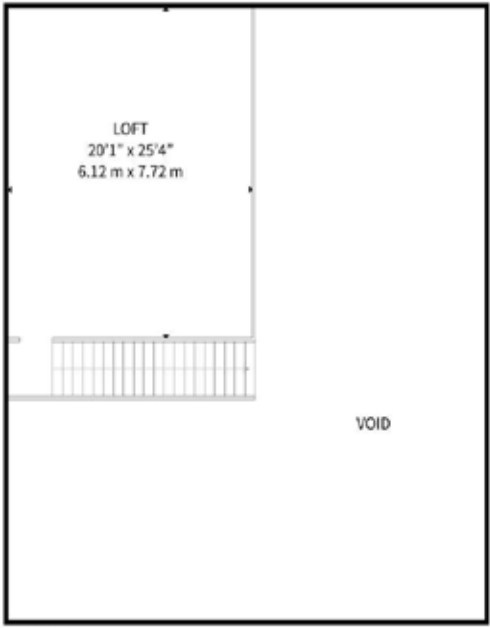
Mobile: (416) 301-4878

Business: (905) 737-6060 ext. 222

E-mail: cfusco@avenurealty.com

AVENUE
REALTY TEAM SINCE 1987
KELLER WILLIAMS EMPOWERED REALTY, BROKERAGE

FLOOR PLANS



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Legal Description:
York Region Condo Plan 596 Level 1 Unit 7 & 8

Zoning: M1 • Possession Note: Current tenant with first term ending September 2026, Option to renew for two three year terms

Office Area: 1,771 Sq Ft as per MPAC • Industrial Area: 1,867 Sq Ft As per MPAC • Site Area: 0.09 Acres as per MPAC
Year Built: 1988

Note: Ceiling heights, room dimensions, lot dimensions, and measurements noted throughout are approximate. Purchaser is advised to verify all information included herein as part of the Buyers due diligence prior to purchasing this property.

Christopher Fusco

Broker of Record, Team Leader

Mobile: (416) 301-4878
Business: (905) 737-6060 ext. 222
E-mail: cfusco@avenurealty.com

PROFESSIONAL

PROACTIVE

RELIABLE

HONEST

Team Office: 11685 Yonge Street, Suite A-301
Richmond Hill, Ontario, L4E 0K7

Head Office: 11685 Yonge Street, Suite B-106
Richmond Hill, Ontario, L4E 0K7

www.avenurealty.com

Note: • All materials supplied and prepared by Avenue Realty Inc. are for the sole use of Avenue Realty Inc. All these materials are to be returned to Avenue Realty Inc. upon termination of the Agreement. All information regarding this property is deemed to be reliable but no warranty or representation is made as to its accuracy. It may be subject to errors, omissions, price changes, and revisions and may be withdrawn from sale without notice. Avenue Realty Inc. has relied on information provided by Vendors to produce this promotional material.

• This is not intended to solicit properties already listed for sale or buyers already under Agency Agreement with other brokers.

Each Office is Independently Owned and Operated

