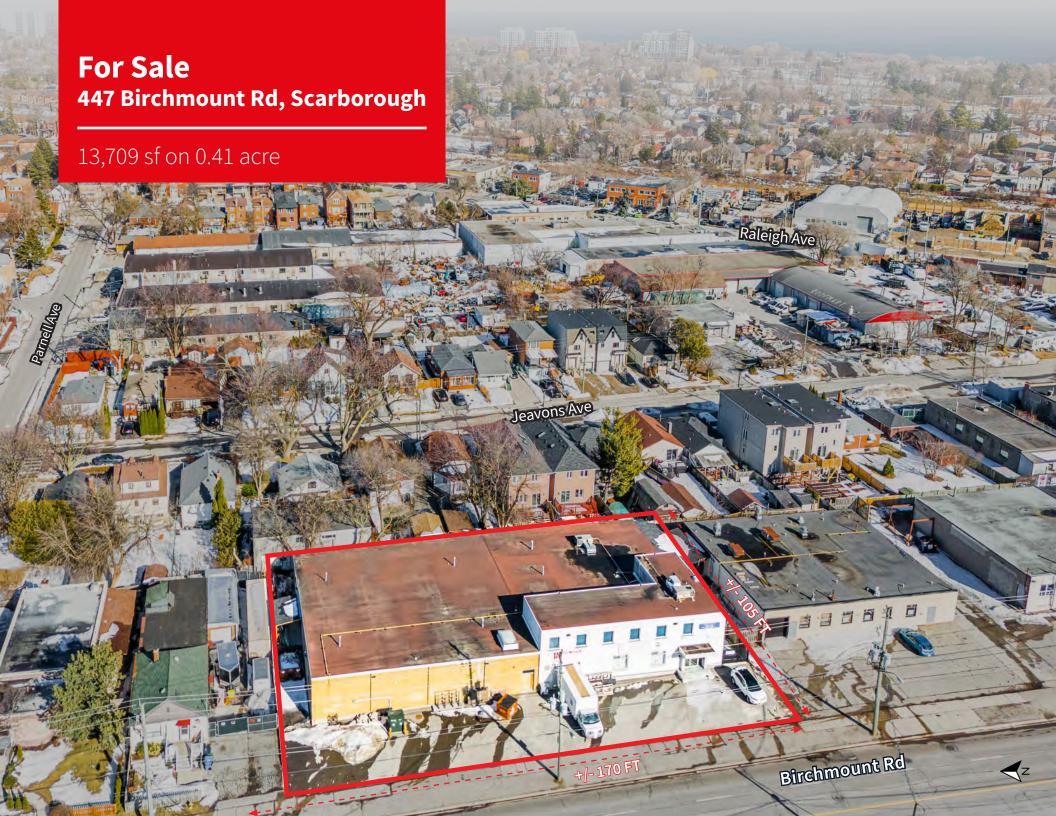


Freestanding Industrial /Retail Building | 13,709 sf on 0.41 acre

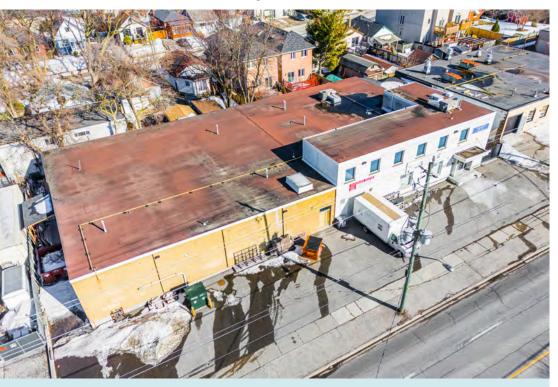
# For Sale

447 Birchmount Road, Scarborough ON





#### 447 Birchmount Road / Scarborough ON



#### **Property Details**

Building Size:	13,709 sf
Lot Size:	0.41 acres
Clear Height:	14' - 16'
Shipping:	1 truck level & 1 drive-in
Zoning:	M - industrial
Asking Price:	\$6,375,000
Taxes (2024):	\$30,151.76
Possession:	Immediate

# Freestanding Industrial / Retail Building

#### **Property Highlights**

_	- 11	0 ' '
	Excellent User/Investo	or Opportunity



| ← | Wide Frontage with High Traffic Count

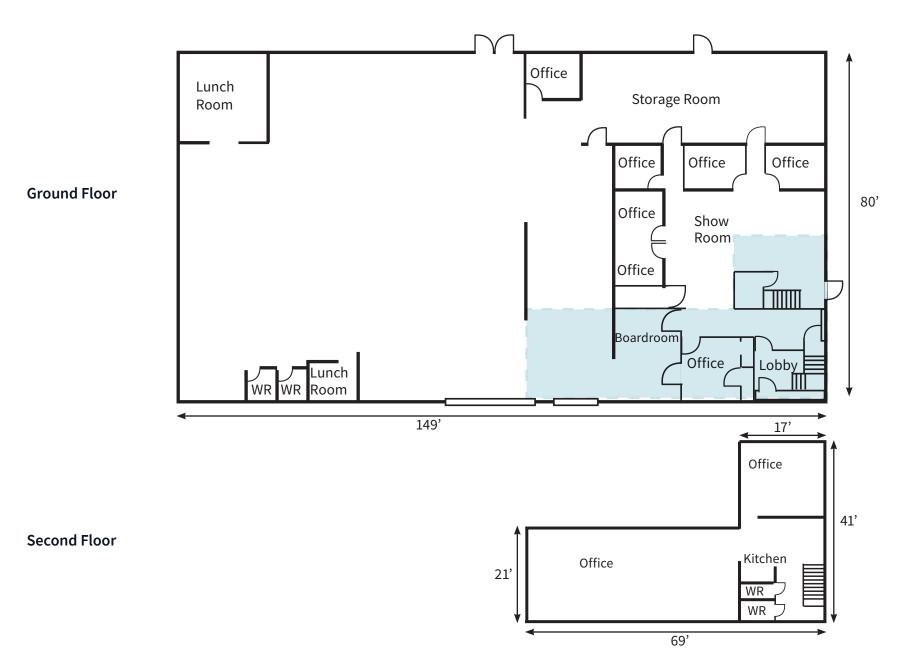
Great Layout with Many Improvements

53' Trailer Access

(\$) Additional Income from 2nd Floor Tenant

Steps To Public Transit

### Floor Plan



### **Exterior Photos**











#### **Interior Photos**





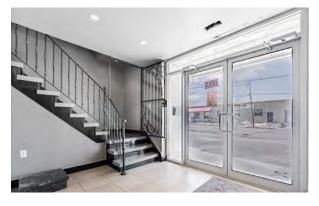














## **Zoning - M (Industrial)**

#### **Permitted Uses:**

- 1) Day Nurseries
- 2) Educational and Training Facility Uses
- 3) Industrial Uses
- 4) Offices excluding Medical and Dental Offices
- 5) Places Of Worship
- 6) Recreational Uses



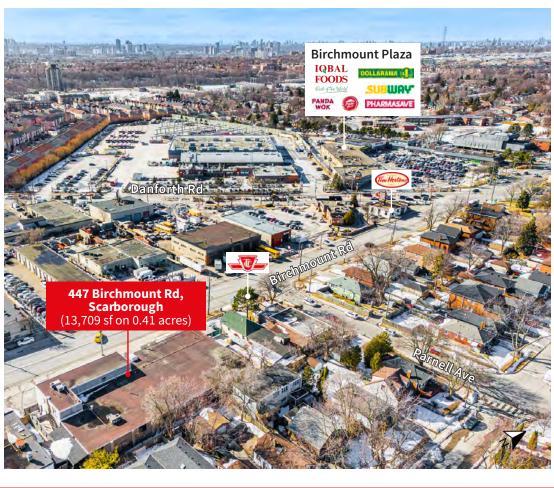




### **JLL** SEE A BRIGHTER WAY







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