



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

# For Sale

447 Birchmount Road, Scarborough ON

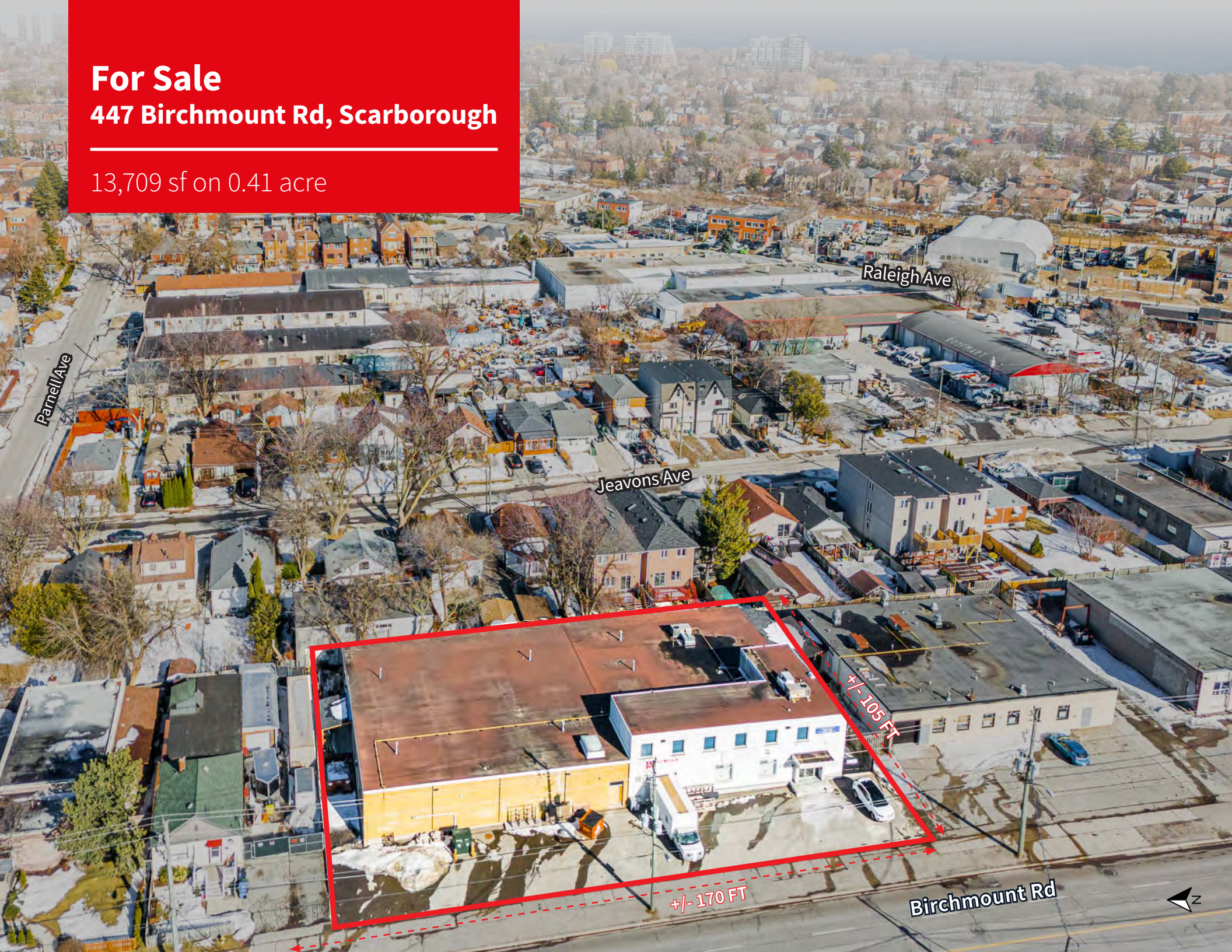
 **JLL** SEE A BRIGHTER WAY



# For Sale

## 447 Birchmount Rd, Scarborough

13,709 sf on 0.41 acre



Parnell Ave

Raleigh Ave

Jeavons Ave

+/- 105 FT

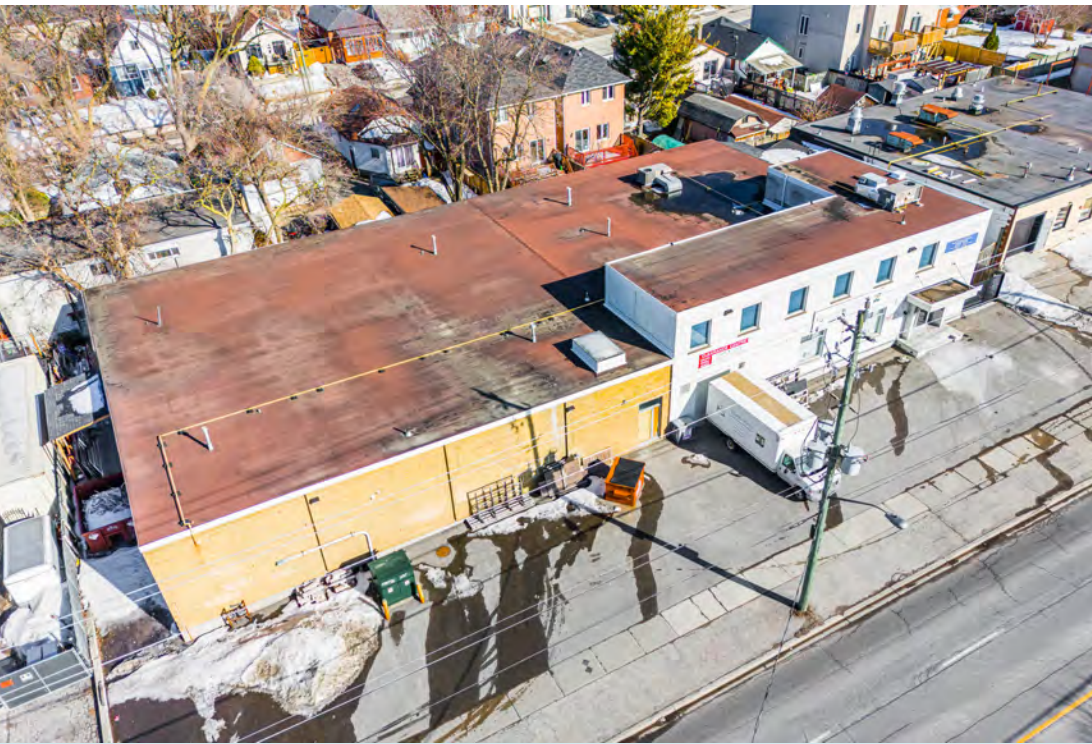
+/- 170 FT

Birchmount Rd





447 Birchmount Road / Scarborough ON



## Property Details

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

All information to be verified by the buyer.

# Freestanding Industrial / Retail Building

## Property Highlights



Excellent User/Investor Opportunity



Vacant Possession



Wide Frontage with High Traffic Count



Great Layout with Many Improvements



53' Trailer Access



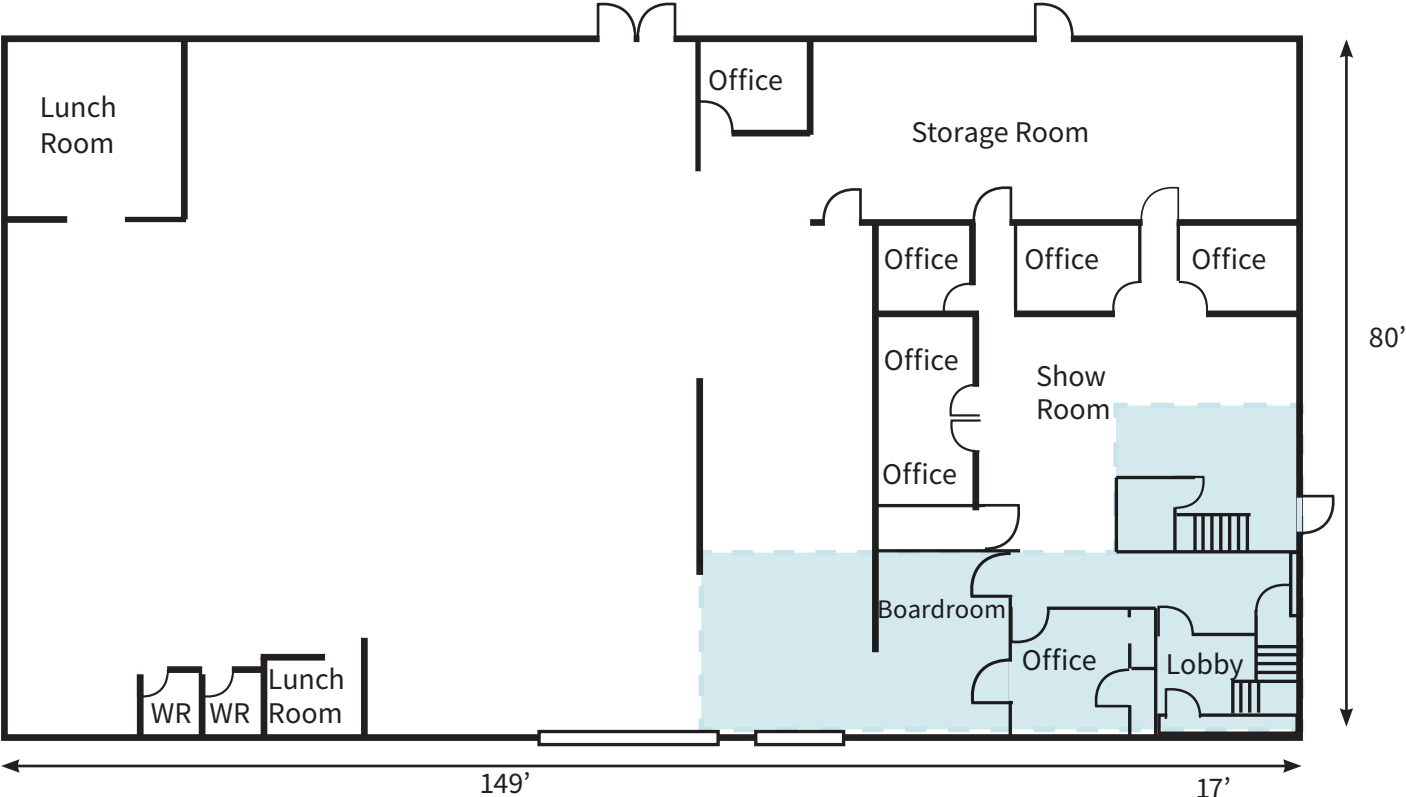
Additional Income from 2nd Floor Tenant



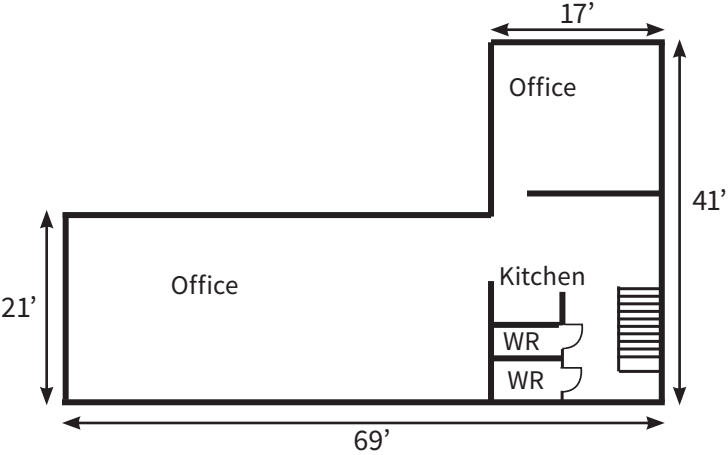
Steps To Public Transit

Floor Plan

Ground Floor



Second Floor





Exterior Photos

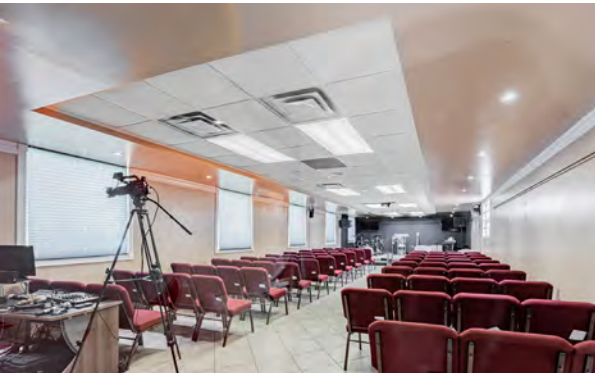
 [Click To See More Photos](#)





Interior Photos

 [Click To See More Photos](#)





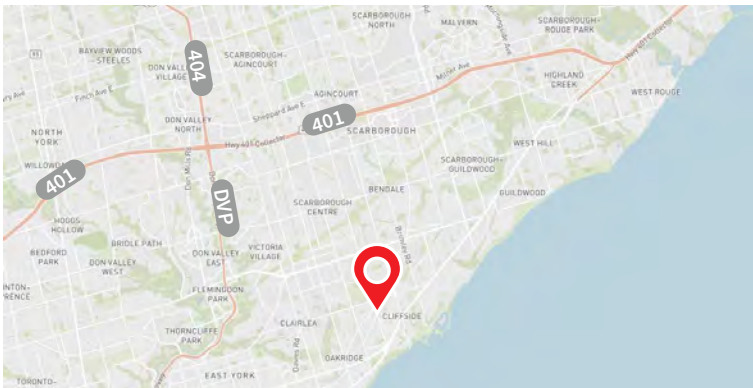
## Zoning - M (Industrial)

### 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







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