



1191

KENNEDY ROAD

SCARBOROUGH ON

RETAIL BUILDING **FOR SALE/LEASE**



6,000 SQ. FT. ON 0.38 ACRE

PLEASE CONTACT:

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** Broker, * Sales Representative



PROPERTY DETAILS

LOCATION	Kennedy Rd / Lawrence Ave E
BUILDING AREA	6,000 sf
LOT SIZE	0.38 acre
SHIPPING	1 truck level door
CLEAR HEIGHT	18'
ZONING	ME (Mixed Employment)
ASKING PRICE	\$3,500,000.00
TAXES (2025)	\$36,114.57
ASKING RENT	\$25.00 psf net
TMI (2025)	\$10.00 psf

PROPERTY HIGHLIGHTS



Great exposure on Kennedy Rd



Building is divisible with multiple entrance doors



Ample outdoor space to allow extra storage



Ample parking (27 parking spots)



Excellent access to Highway 401, 404, and TTC

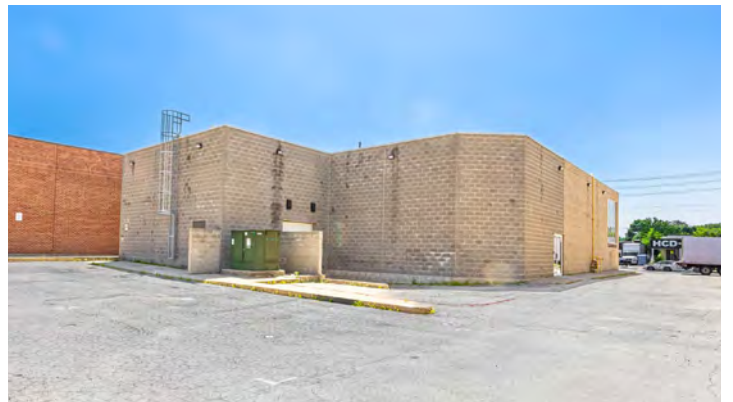


Vacant possession

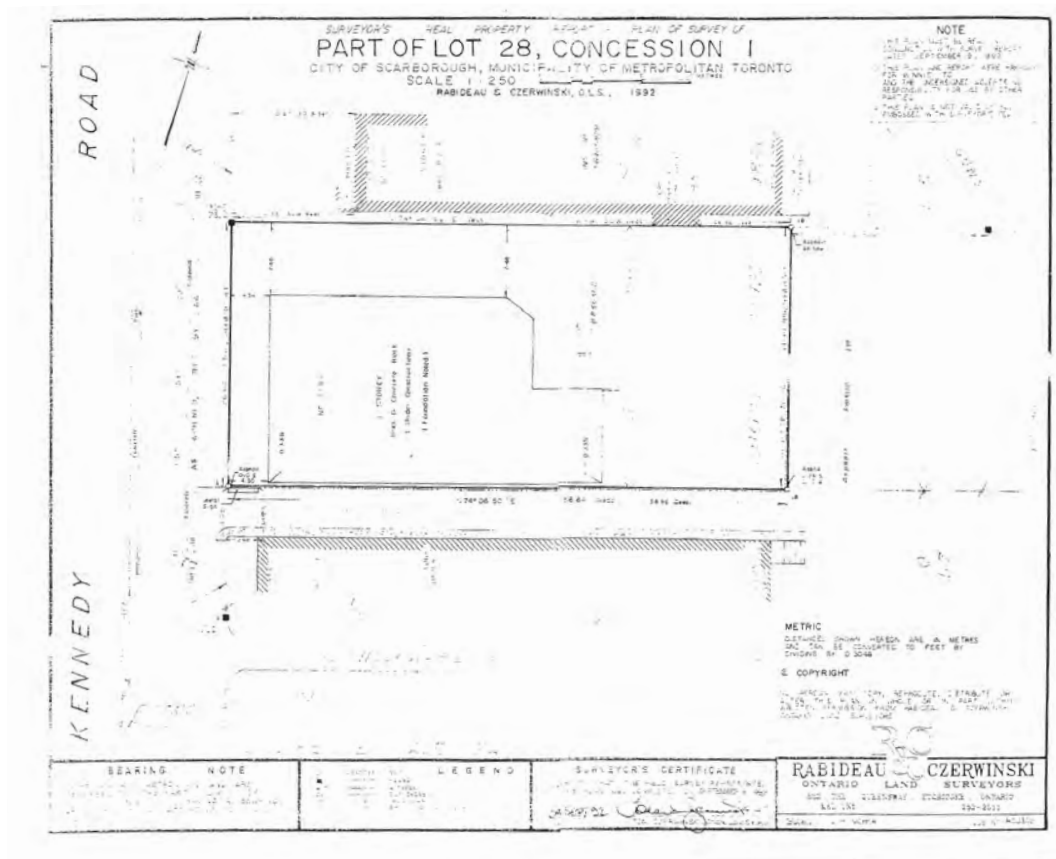
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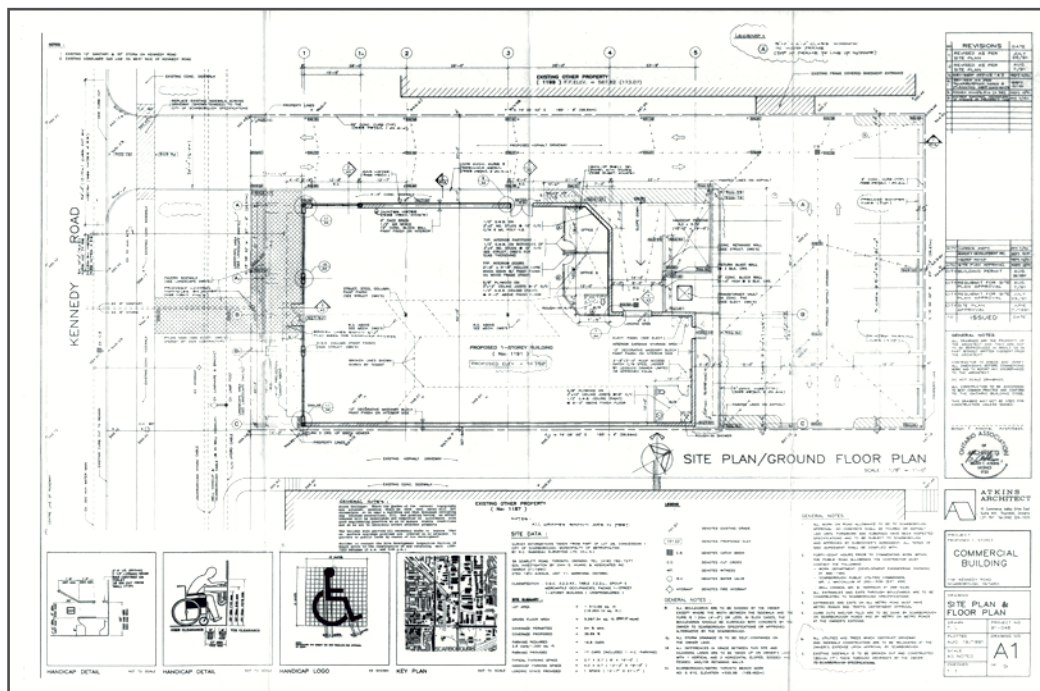
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SURVEY



SITE PLAN

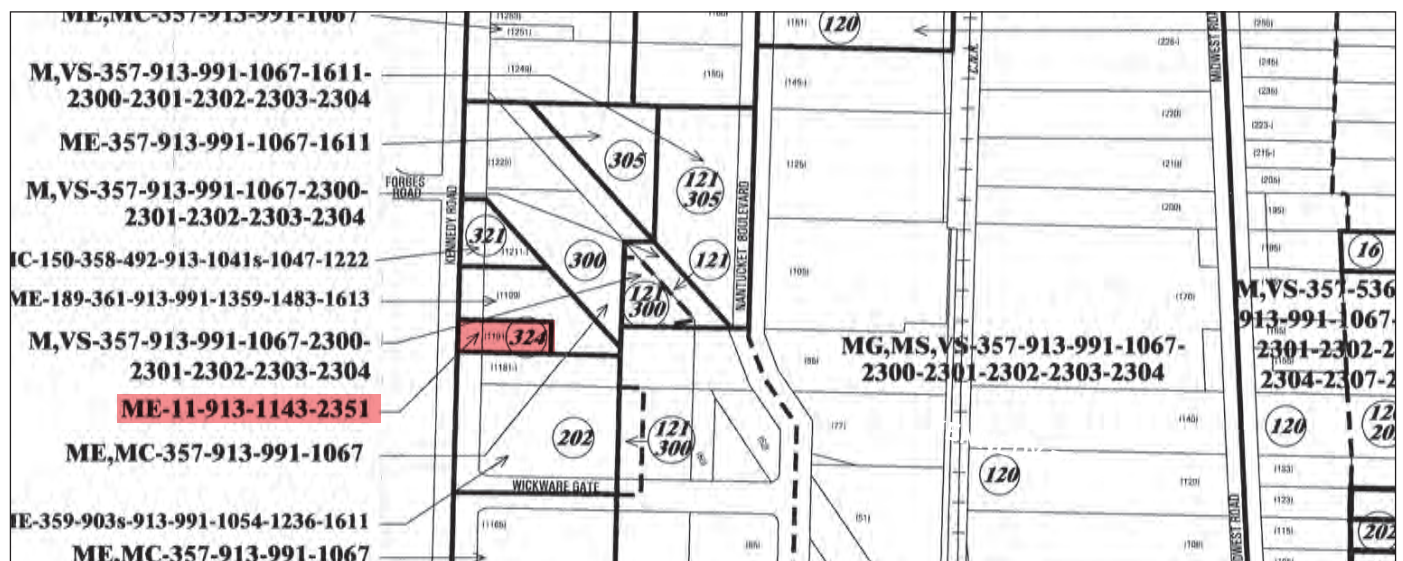


ZONING - ME

Mixed Employment Zone(ME)

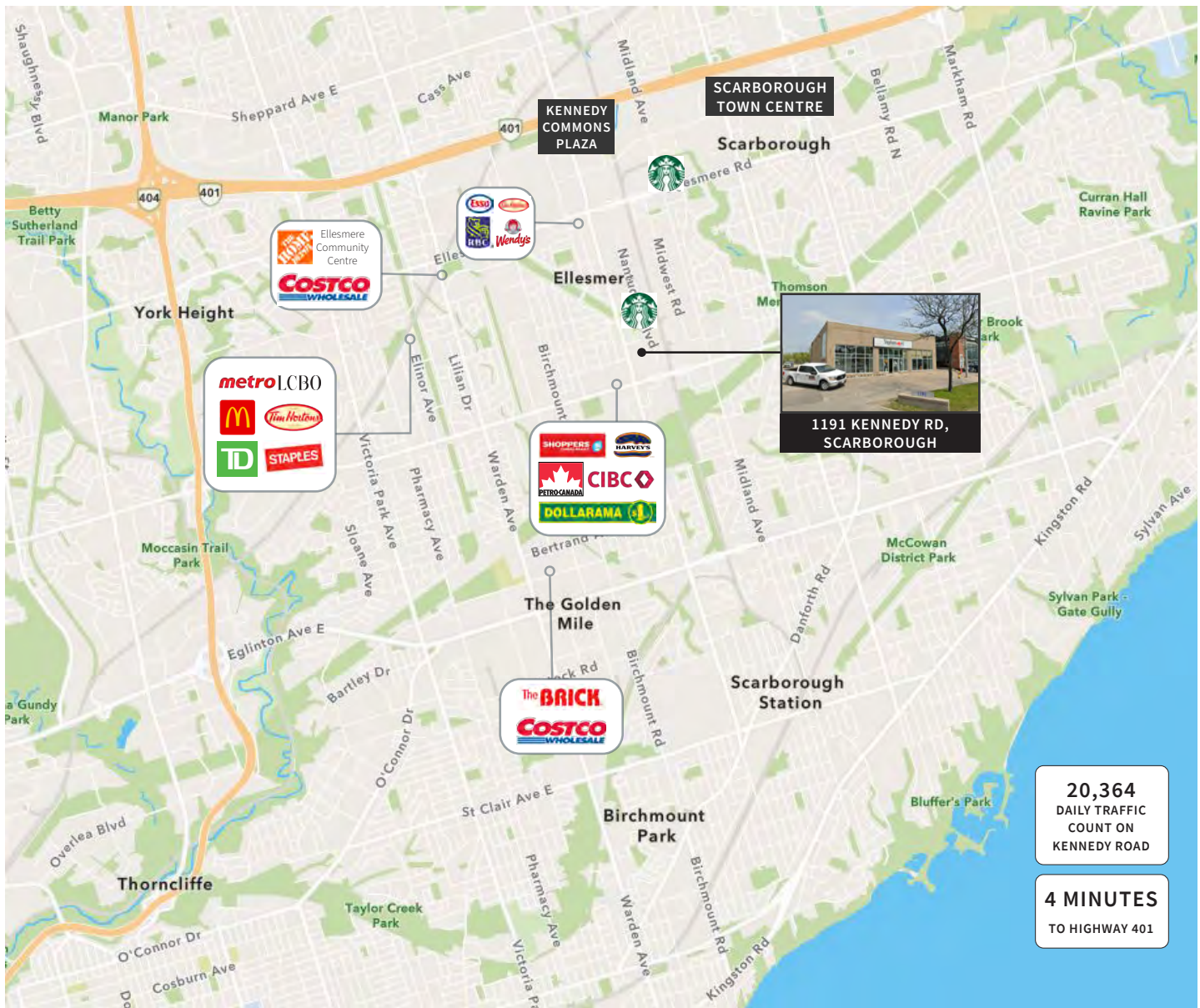
Permitted Uses

- Day Nurseries
- Educational and Training Facility Uses
- Financial Institutions
- Industrial Uses
- Offices
- Personal Service Shops
- Places of Worship
- Recreational Uses
- Restaurants
- Retail Uses



AREA MAP

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