

1220

ELLESMERE ROAD,
UNITS 23, 24 & 25
SCARBOROUGH, ON



4,060 - 6,090 SF PRIME INDUSTRIAL CONDO UNITS FOR SALE

KERN GHOTRA*

Vice President

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Property Details

Units	23+24	23+24+25
Size	4,060 SF	6,090 SF
Shipping	1 Truck Level	1 Truck Level
Clear Height	14'	14'
Zoning	E 0.7	E 0.7
Taxes (2026)	\$11,160.02	\$16,261.22
Asking Price	\$1,583,400	\$2,375,100



HIGHLIGHTS



Prime industrial
condo units



flexible
configurations



Versatile
zoning



Immediate
possession

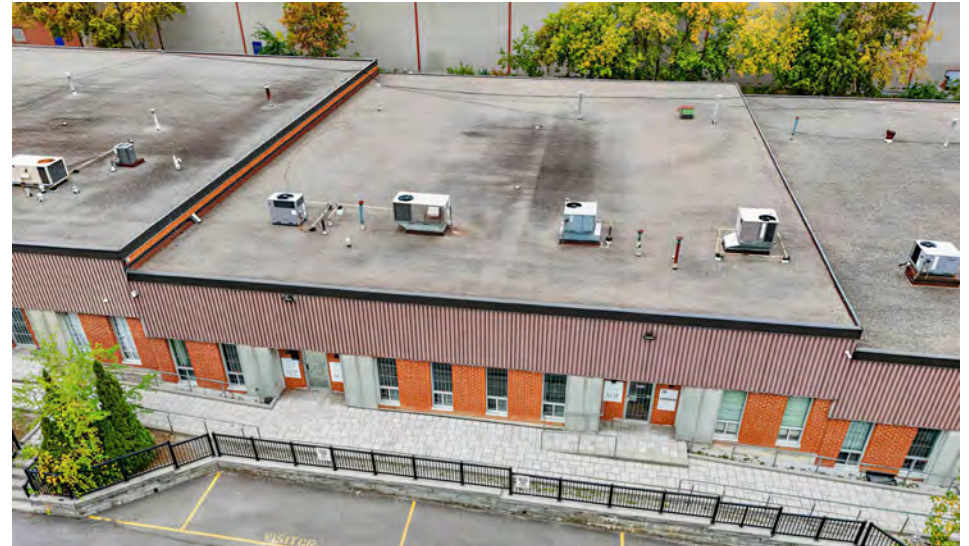


Quick access to
Highway 401

Exterior Photos



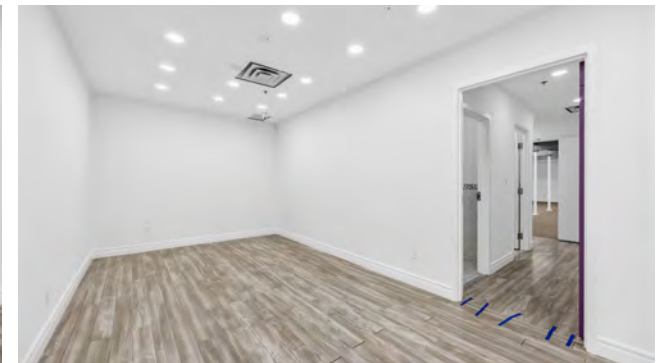
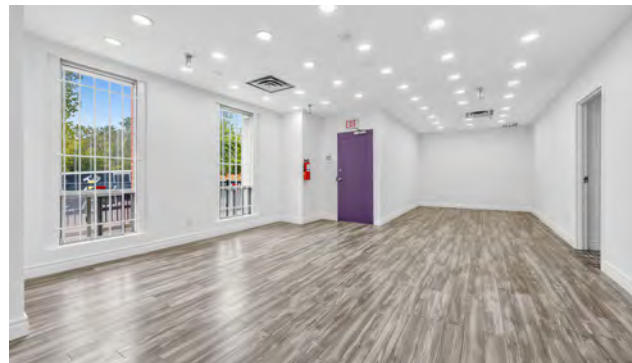
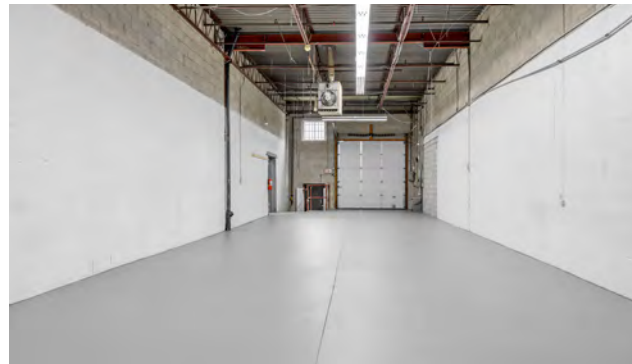
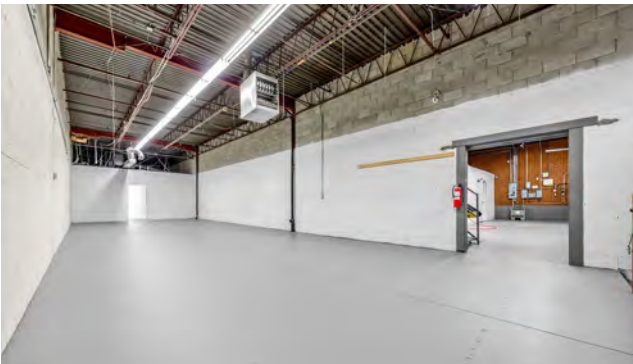
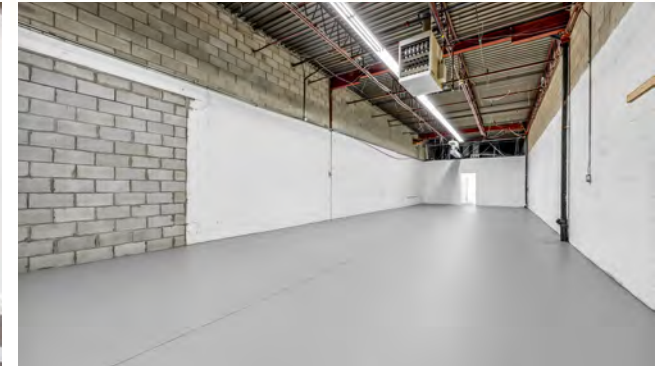
CLICK TO SEE 3D TOUR



Interior Photos



CLICK TO SEE 3D TOUR



Zoning

60.20.20.10 Permitted Use

1. Use - E Zone

In the E zone, the following uses are permitted:

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

All Manufacturing Uses except:

1. Abattoir, Slaughterhouse or Rendering of Animals Factory
2. Ammunition, Firearms or Fireworks Factory
3. Asphalt Plant
4. Cement Plant, or Concrete Batching Plant
5. Crude Petroleum Oil or Coal Refinery
6. Explosives Factory
7. Industrial Gas Manufacturing
8. Large Scale Smelting or Foundry

- Operations
for the Primary Processing of Metals
9. Pesticide or Fertilizer Manufacturing
 10. Petrochemical Manufacturing
 11. Primary Processing of Gypsum
 12. Primary Processing of Limestone
 13. Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives
 14. Pulp Mill, using pulpwood or other vegetable fibres
 15. Resin, Natural or Synthetic Rubber Manufacturing
 16. Tannery

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

[By-law: OMB PL130592]



60.20.20.20 Permitted Use - with Conditions

1. Use with Conditions - E Zone

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

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)
Open Storage (10)
Outdoor Patio (9)
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 (18)



Drive Time

- 4 mins to Highway 401
- 9 mins to Highway 404/DVP
- 14 mins to Highway 407
- 25 mins to Toronto Downtown
- 26 mins to Toronto Pearson Airport

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