1220 | ELLESMERE ROAD, UNITS 23, 24 & 25

SCARBOROUGH, ON

4,033 - 6,028 SF PRIME INDUSTRIAL CONDO UNITS FOR SALE

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Property Details

Units	23+24	23+24+25
Size	4,033 SF	6,028 SF
Shipping	2 Truck Level	3 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

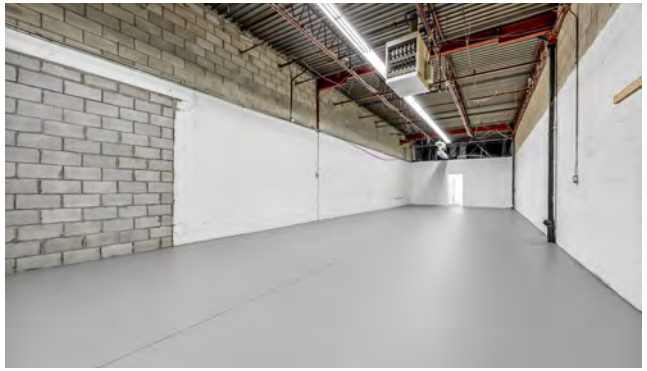
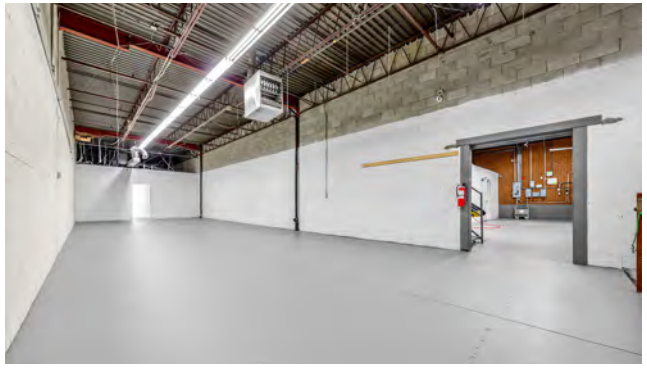
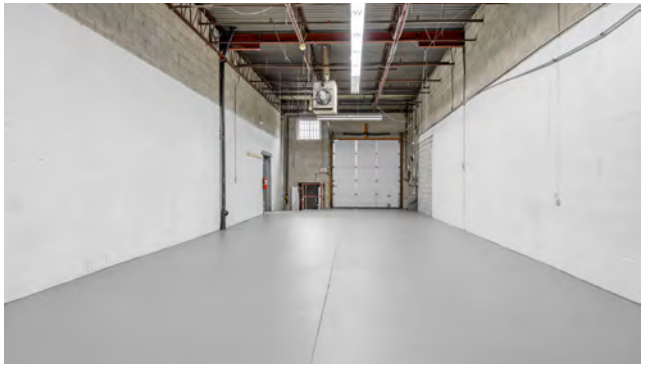
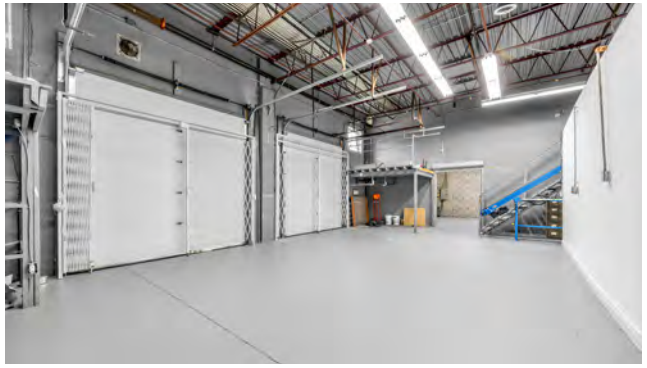
- Prime industrial condo units
- flexible configurations
- Versatile zoning
- Immediate possession
- Quick access to Highway 401

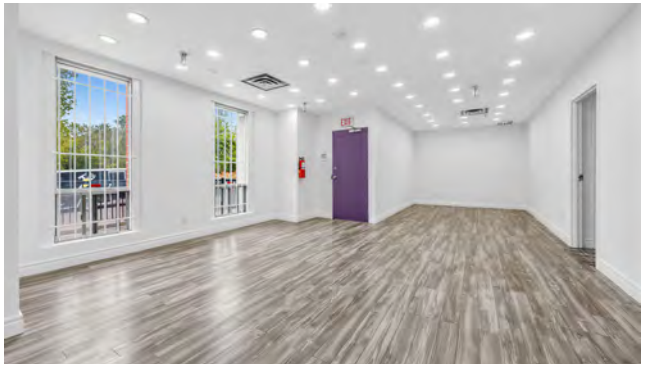
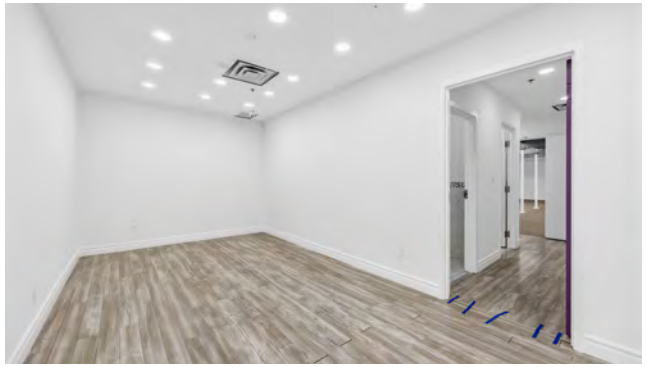
Exterior Photos

CLICK TO SEE 3D TOUR

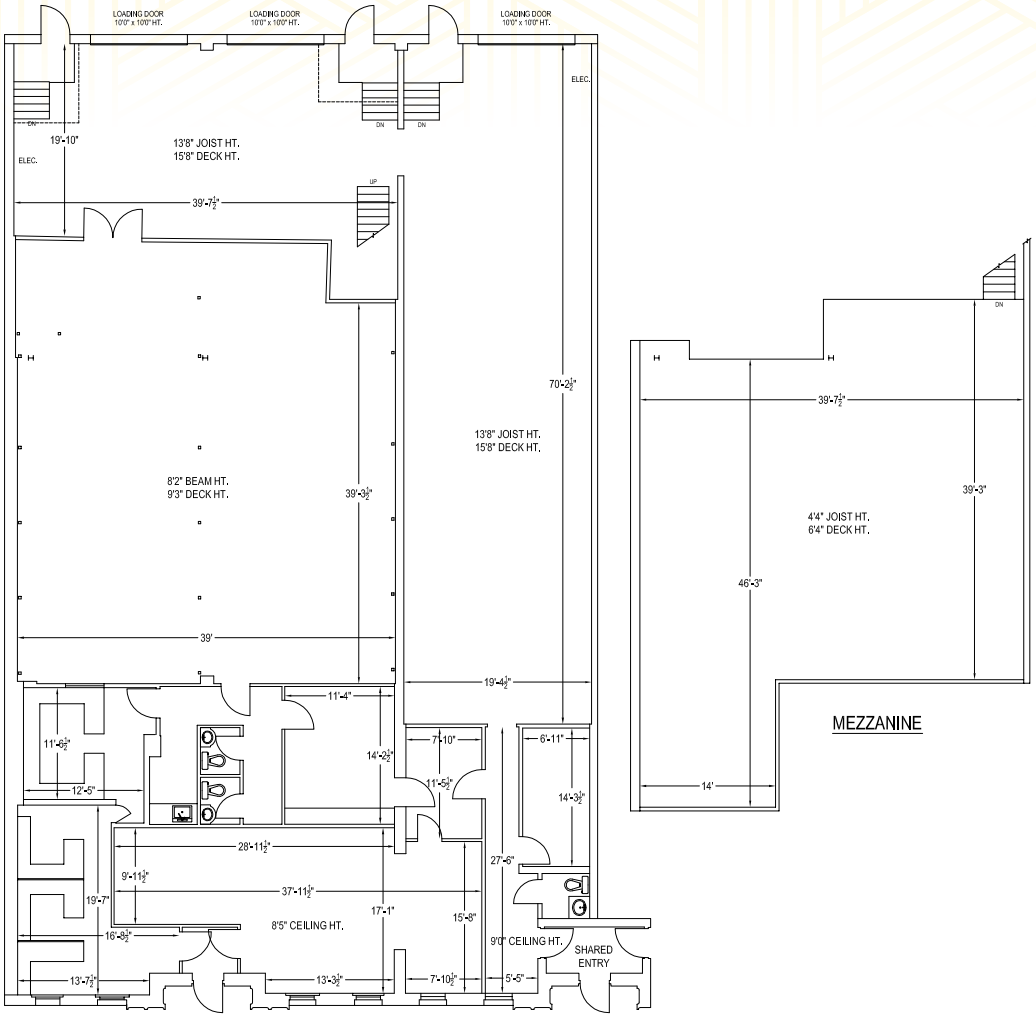
Interior Photos

CLICK TO SEE 3D TOUR

Floor Plan



UNIT 23 & 24

OFFICE AREA:	1,325 SF
WAREHOUSE:	2,708 SF
TOTAL AREA:	4,033 SF

+ 1,688 SF MEZZANINE

OFFICE AREA:	1,897 SF
WAREHOUSE:	4,131 SF
TOTAL AREA:	6,028 SF

+ 1,688 SF MEZZANINE

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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