

FOR SALE

1470 BIRCHMOUNT ROAD

Scarborough



FREESTANDING INDUSTRIAL BUILDING

**GATED AND FULLY
FENCED YARD**

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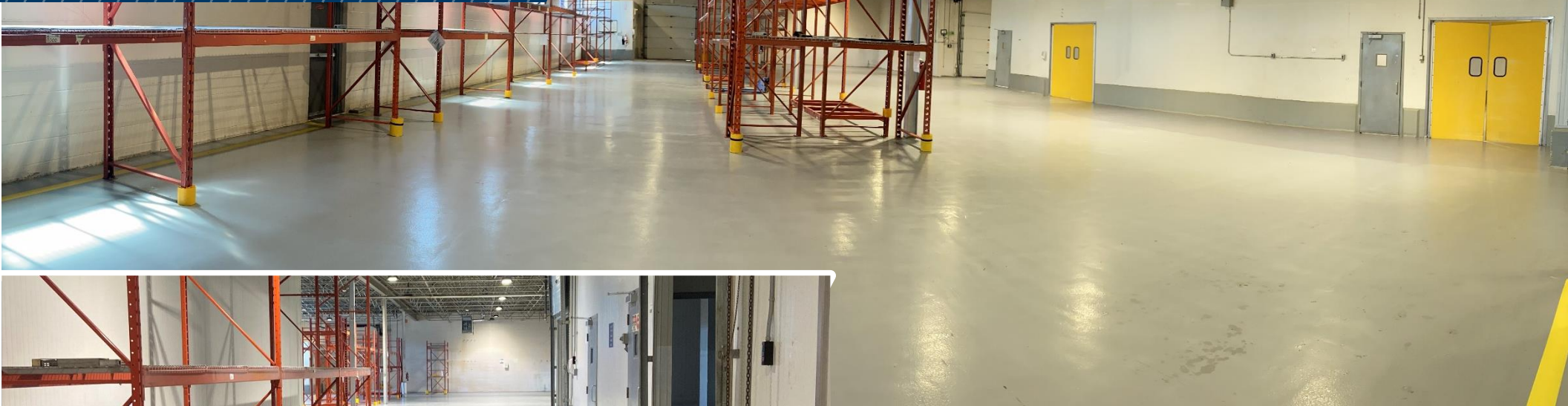
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V6

PROPERTY HIGHLIGHTS



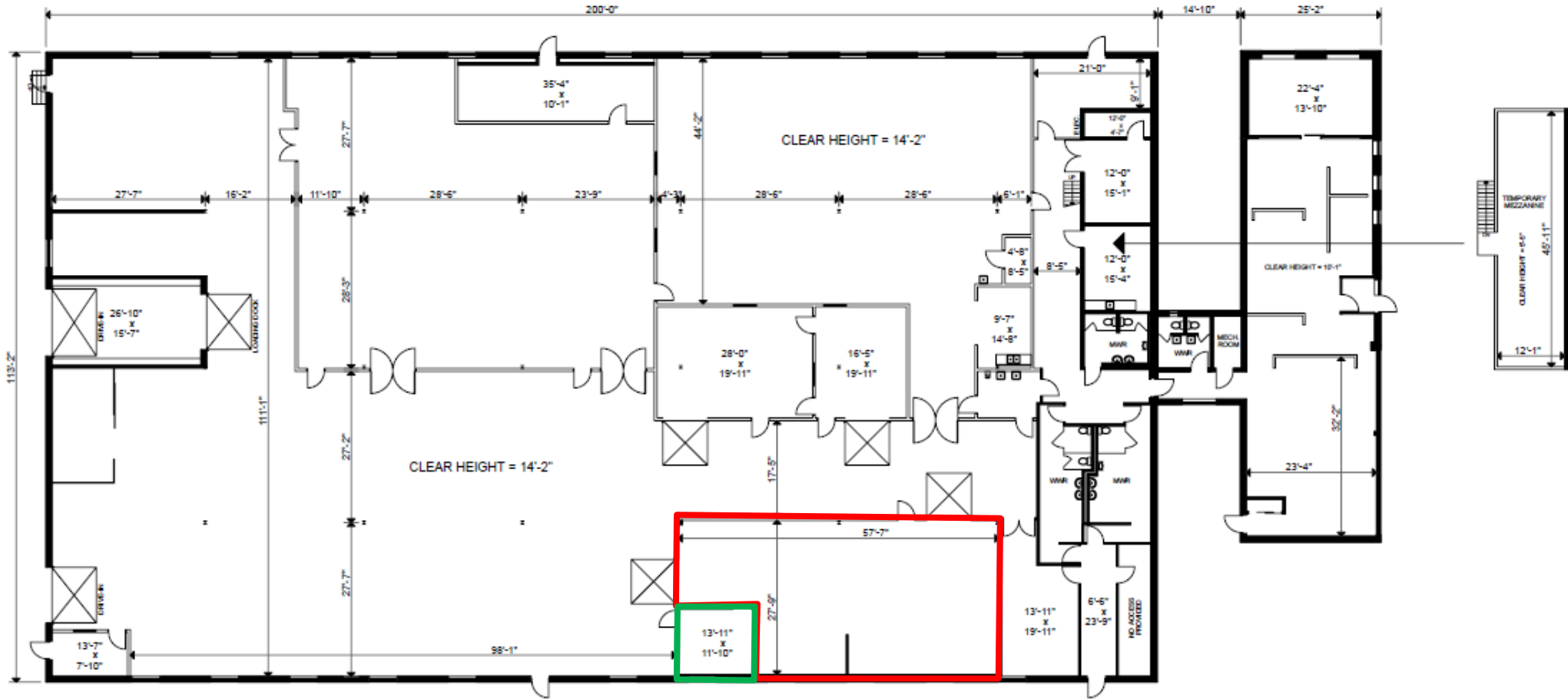
ADDITIONAL FEATURES


- Clean and well-maintained industrial building with food grade improvements in place
- Upgrades for food use: 1,625sf cooler and 170sf freezer space, floor drains, washing stations and temperature controls
- Warehouse includes upgraded epoxy flooring, refrigerated rooms, racking, washrooms, showers, locker rooms, shipping office
- Ability to add additional shipping door
- Updated CHUBB alarm system with new security pads installed April 2024
- Office furniture included
- 3km south of highway 401, on public transit route


1470 Birchmount Road, Scarborough

| | |
|----------------------|--------------------------------------------------|
| Total Building area: | 25,000 SF |
| Warehouse area: | 22,600 SF |
| Office area: | 2,400 SF |
| Site Area: | 1.285 acres |
| Clear Height: | 14 Feet |
| Shipping | 1 Truck level door (enclosed) 1 Drive-In door |
| Power: | 600amps – 3 phase |
| Zoning: | E1 – Employment Industrial |
| Taxes: | \$28,907.87 (2024) |
| Asking Price: | \$8,750,000 |
| Available | Immediately |

FLOOR PLAN

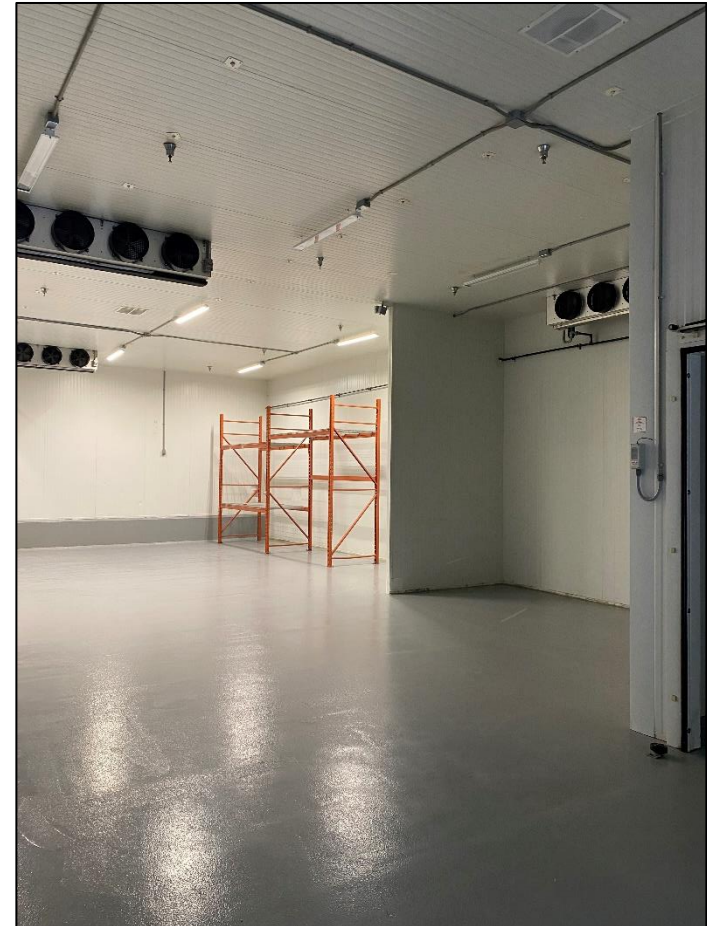


 Cooler space

 Freezer space

[Click here for Site Survey](#)

PROPERTY PHOTOGRAPHY

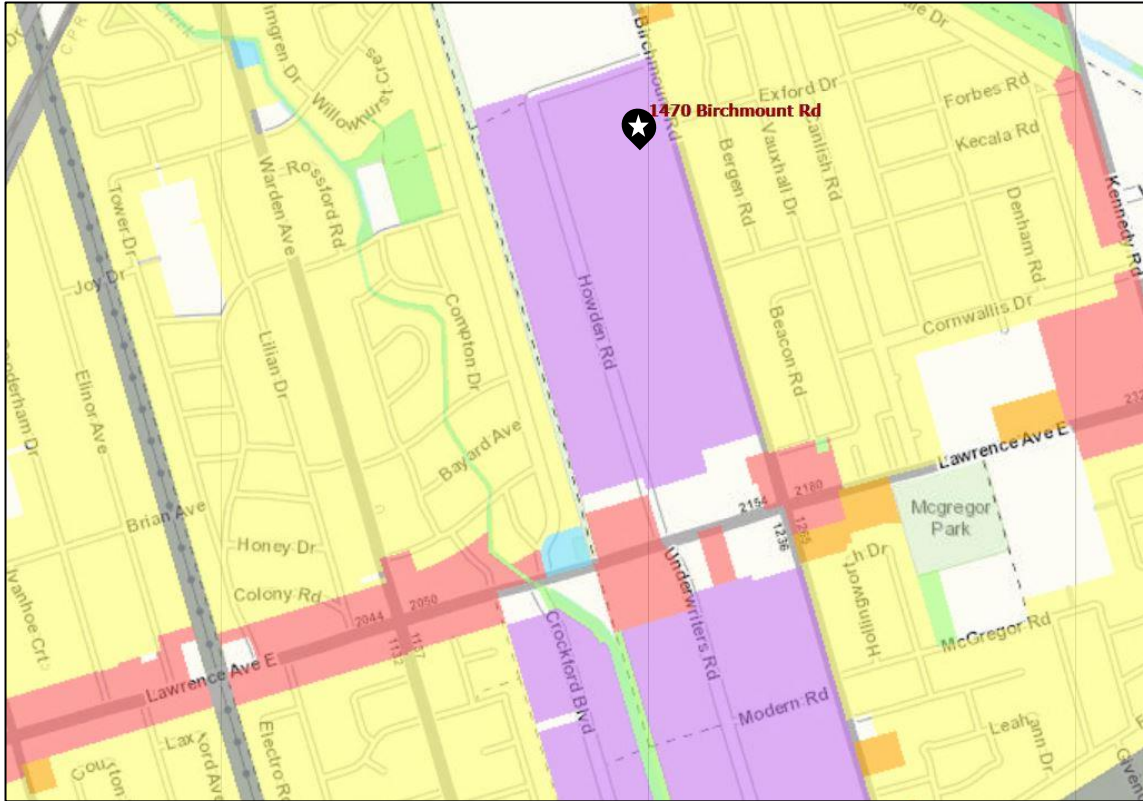


ZONING

E1 – EMPLOYMENT



MAP AND PERMITTED USES



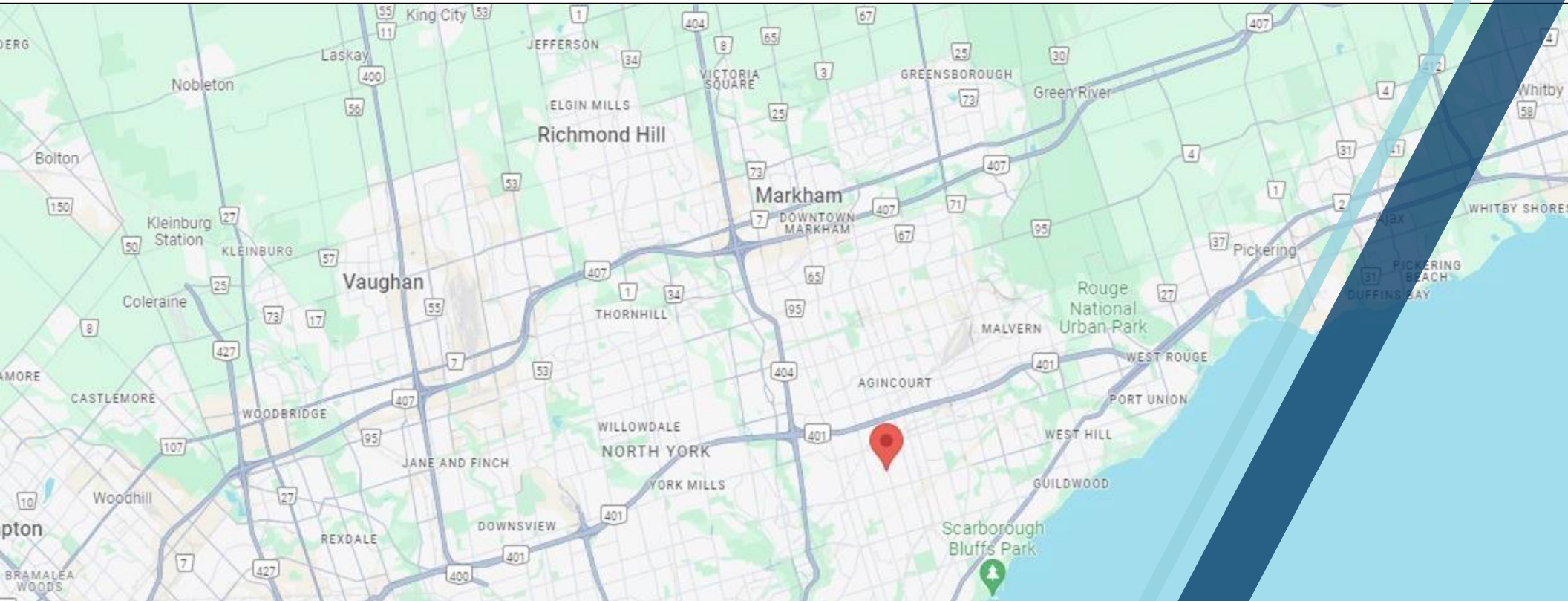
- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Contractor's Establishment
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service
- Kennel
- Laboratory

- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling

- All Manufacturing Uses except:
 - Abattoir, Slaughterhouse or Rendering of Animals Factory
 - Ammunition, Firearms or Fireworks Factory
 - Asphalt Plant;
 - Cement Plant, or Concrete Batching Plant
 - Crude Petroleum Oil or Coal Refinery
 - Explosives Factory
 - Industrial Gas Manufacturing
 - Large Scale Smelting or Foundry Operations for the Primary Processing of Metals
 - Pesticide or Fertilizer Manufacturing
 - Petrochemical Manufacturing
 - Primary Processing of Gypsum
 - Primary Processing of Limestone
 - Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives
 - Pulp Mill, using pulpwood or other vegetable fibres
 - Resin, Natural or Synthetic Rubber Manufacturing
 - Tannery

PERMITTED USE – WITH CONDITIONS

- Body Rub Service
- Cogeneration Energy
- Crematorium
- Drive Through Facility
- Eating Establishment
- Marijuana Production Facility
- Metal Factory involving Forging and Stamping
- Open Storage
- Outdoor Patio
- Public Utility
- Recovery Facility
- Recreation Use
- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal
- Take-out Eating Establishment
- Transportation Use
- Vehicle Depot
- Vehicle Fuel Station
- Vehicle Repair Shop
- Vehicle Service Shop
- Vehicle Washing Establishment



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