



FOR SALE

INDUSTRIAL

MLS# E13746046

1410 Birchmount Road, Toronto, ON M1P 2E3

Wexford-Maryvale, Toronto · M1P 2E3

C\$ 1

0	0	65,665	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare vendor-leaseback investment opportunity in the heart of one of Toronto's best employment zones. The offering provides a unique opportunity to acquire a well positioned, well maintained, 100% occupied asset with a flexible, in-place income stream with an projected yr-1 NOI of approximately \$1.017M backed by a proven in-place tenant/vendor. Lease terms can be flexible, and vendor is open to negotiation. The property is well located, with easy access to major 400 series highways and arterial roads, providing direct connectivity across the GTA. Close proximity to TTC bus routs and the Crosstown LRT.25% Office/75% Warehouse is an estimate. Prospective purchasers to verify.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
ANNUAL TAX	\$131,750
POSTAL CODE	M1P 2E3
NEIGHBOURHOOD	Wexford-Maryvale

LISTING AGENT

Pavel Shaganenko

KOLT REALTY INC.

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