

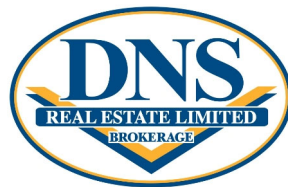
724 ERSKINE AVE #3

**\$12.00 Per Square Foot
Base Rent**



Great location just off The Queensway with easy access to The Parkway and Hwy 115. This 2,000 SF unit offers plenty of common parking, three 10' x 12' roll up doors, 2 pc bathroom and plenty of office space. The M3.2 zoning allows for many uses including self-service storage establishment, wholesale establishment, contractor's establishment, tradesman's shop, vehicle repair establishment, woodworking shop, heavy truck and equipment sales and service, building products establishment, a business service establishment, a processing or manufacturing plant and many more. Space can be combined with adjoining unit for a total of 3,900 SF. Additional rent estimated at \$5.40/SF with utilities in addition and metered to Tenant.

- ◆ MLS #40375500
- ◆ Toronto MLS #X5906123
- ◆ M3.2 Zoning
- ◆ Plenty of Parking



- ◆ 3 Grade Level Doors
- ◆ Gas Heat
- ◆ Wall A/C Unit
- ◆ 2 Pc Washroom

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Jim Parkes
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724 ERSKINE AVE #3

**\$12.00 Per Square Foot
Base Rent**



	Square Feet	Rate	Yearly	Monthly
Base Rent	2,000	\$12.00	\$24,000.00	\$2,000.00
Additional Rent	2,000	\$5.80	\$11,600.00	\$966.67
Total	2,000	\$17.80	\$35,600.00	\$2,966.67

$\$2,966.67 + \$385.67 \text{ (HST)} = \$3,352.34$

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INDUSTRIAL DISTRICTS

19.1 No person shall within any Industrial District use any land or erect, alter or use any building of part thereof for any purpose other than those uses listed below.

ZONING DISTRICT**PERMITTED USES****M.1.1
Light
Industrial**

A warehouse; self-service storage establishment; wholesale establishment; contractor's establishment; tradesman's shop; vehicle repair establishment; car wash; transportation terminal; bottling establishment; woodworking shop; heavy truck and equipment sales and service; dog kennel; animal hospital; dry cleaning establishment Class 1; rental establishment excluding automobile and video rental; publishing and printing establishment; research & development laboratory; building products establishment; nursery/greenhouse; utility service installation; communications and broadcasting establishment.

**M1.2
General
Industrial**

All M1.1 uses plus an assembly, processing or manufacturing plant excluding a plant used for specific industrial uses; a feed/flour mill; a fuel storage facility.

**M2.1
Prestige
Industrial**

A warehouse; wholesale establishment; transportation terminal; publishing and printing establishment; research & development laboratory; utility service installation; communications & broadcasting establishment; architectural, engineering or technical service establishment; industrial office; chemical blending establishment; contained assembly, processing or manufacturing plant excluding a plant used for specific industrial uses.

**M2.2
Business
Park**

All M2.1 uses plus a regional scale office facility

**M2.3
Prestige and
Service Industrial**

All M2.1 uses plus business service establishment; heavy truck and equipment sales and service; rental establishment excluding automobile and video rental (08-151).

**M3.1
Service
Industrial**

All M1.1 uses plus a business service establishment; a contained assembly, processing or manufacturing plant excluding a plant used for specific industrial use.

**M3.2
Enhanced
Service Industrial**

All M3.1 uses plus a place of assembly; police station; fire hall; ambulance dispatch station; school; day nursery; library; museum; art gallery; studio workshop.

**M3.3
Service
Node**

All M3.1 and M3.2 uses plus a financial institution; restaurant

**M3.4
Enhanced Service
Industrial & Office**

All M3.1 and M3.2 uses plus an office or a clinic within an existing building.

