

# 13 EDVAC DR #4-6, BRAMPTON, ON

LIST PRICE \$2,800,000



FOR SALE 5,278 SF



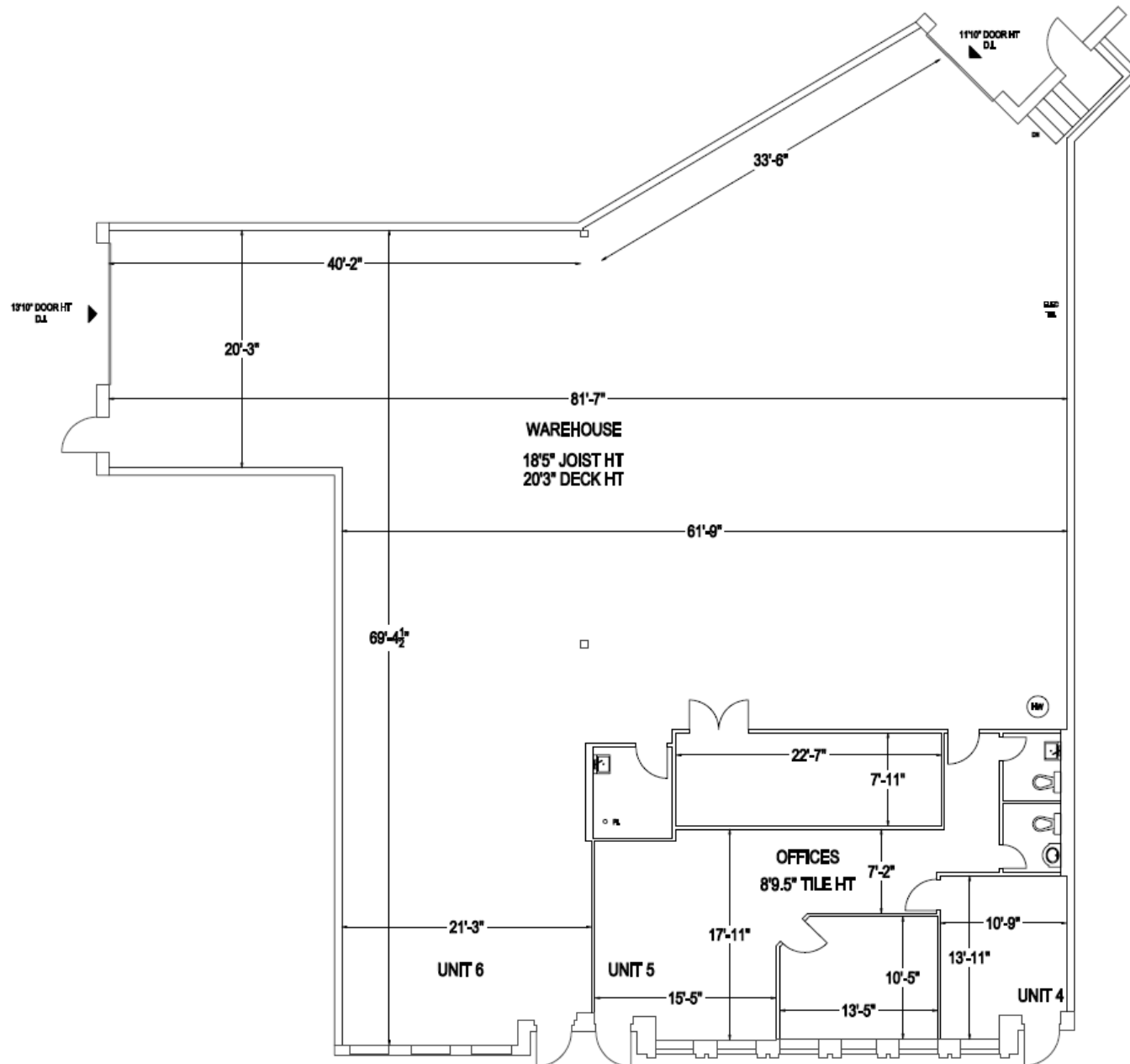
# PROPERTY HIGHLIGHTS

LOCATION	13 EDVAC DR #4-6 BRAMPTON, ON
BUILDING AREA	5,278 SF
OFFICE AREA	1,122 SF
WAREHOUSE	4,156 SF
CLEAR HEIGHT	18' 0"
SHIPPING	1 TL & 1 DI
ZONING	M4
LIST PRICE	\$2,800,000
TAXES	\$17,255.49 / 2024
MONTHLY CONDO FEE	\$1,412.00

- Rare 5,264 SF street facing industrial condo units
- Both truck level and oversized drive-in shipping that can accommodate 53' trailers
- Flexible M4-1548 zoning suitable for a variety of uses
- Prime Brampton location with convenient access to Highways 407, 427 & 401
- Close proximity to Toronto Pearson Airport, CN Intermodal and numerous amenities

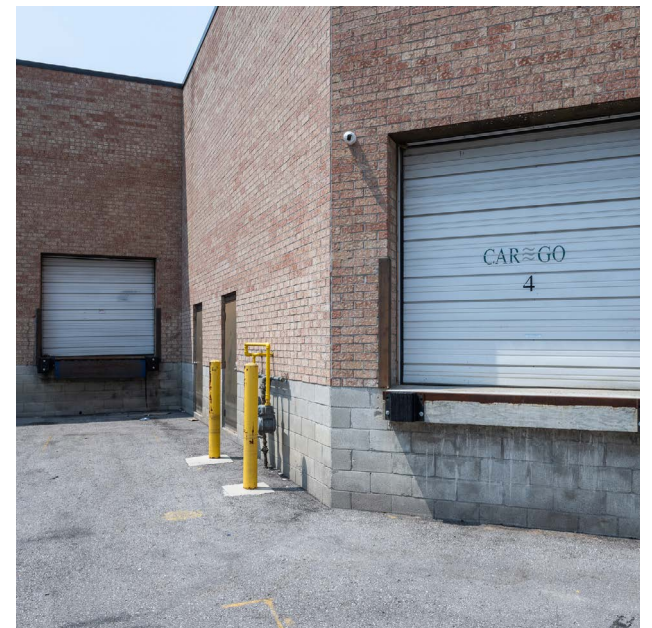
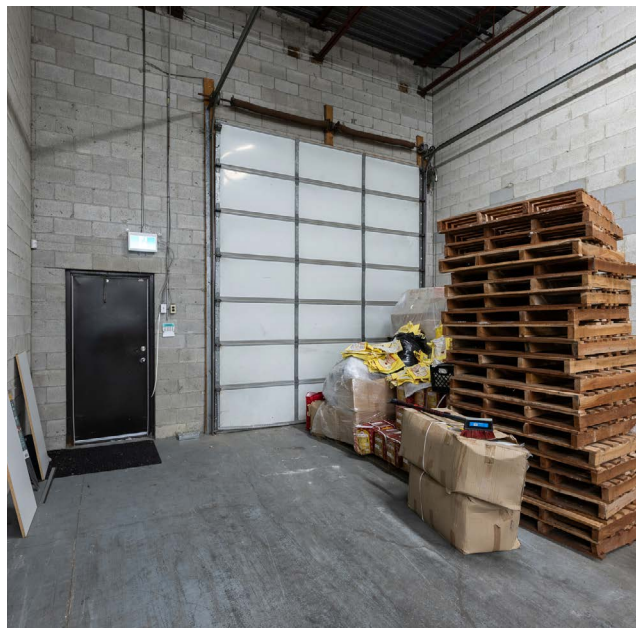
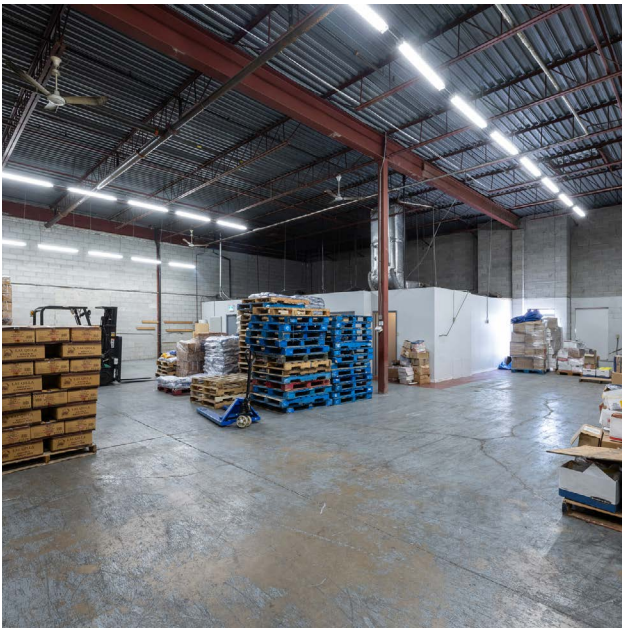


# FLOOR PLAN - GROUND FLOOR





# PHOTOS





# ZONING



According to municipal records the subject property is zoned M4 - 1548. Sample permitted uses include, but are not limited to:

## INDUSTRIAL

- The manufacturing, cleaning, packaging, processing, repairing, or assembly of goods, foods or materials within an enclosed building, but excluding a motor vehicle repair shop and a motor vehicle body shop as a principal or accessory use
- Printing establishment
- Warehouse
- Parking lot

## NON-INDUSTRIAL

- Radio or television broadcasting and transmission establishment
- Recreational facility or structure
- Community club
- Animal hospital
- Place of worship only when located in a Business Corridor Area as shown on Schedule G to this by-law

## ACCESSORY

- Associated educational use
- Associated office
- Retail outlet operated in connection with a particular purpose permitted by (a)(1) and (a)(2) above provided that the total gross commercial floor area of the retail outlet is not more than 15% of the total gross industrial floor area of the particular industrial use
- Purposes accessory to the other permitted purposes

# AMENITIES MAP







## FOR MORE INFORMATION, PLEASE CONTACT:

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