

115-133

LIMESTONE CRESCENT

TORONTO, ON

**INDUSTRIAL
INVESTMENT
OPPORTUNITY
FOR SALE**



**CUSHMAN &
WAKEFIELD**

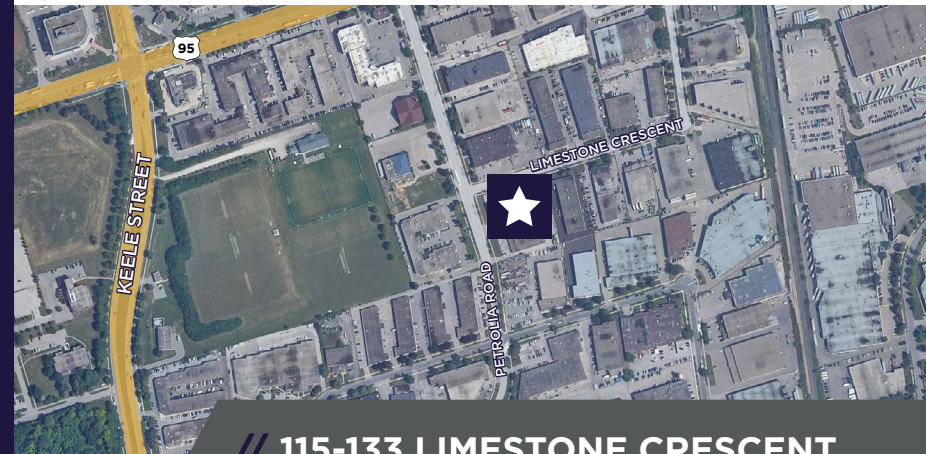
// PROPERTY DETAILS

LOCATION	Keele Street & Steeles Avenue
ZONING	EH 1.0
BUILDING SIZE	20,344 SF
LOT	1.05 Acres
CEILING HEIGHT	18' Clear
SHIPPING	6 Drive-In Doors
REALTY TAX (2025)	\$41,421.36
PRICE	Speak to Listing agent



COMMENTS:

An exceptional opportunity to acquire a fully leased industrial property with seven established tenants, delivering immediate, stable income and future growth potential. This rare offering features modern, professionally finished office space with abundant natural light and ample surface parking to accommodate tenant needs. Positioned on a prominent corner location along TTC bus route 107 and just minutes from Highways 400, 401, and 407, the property offers outstanding visibility, accessibility, and long-term value making it a prime addition to any investment portfolio



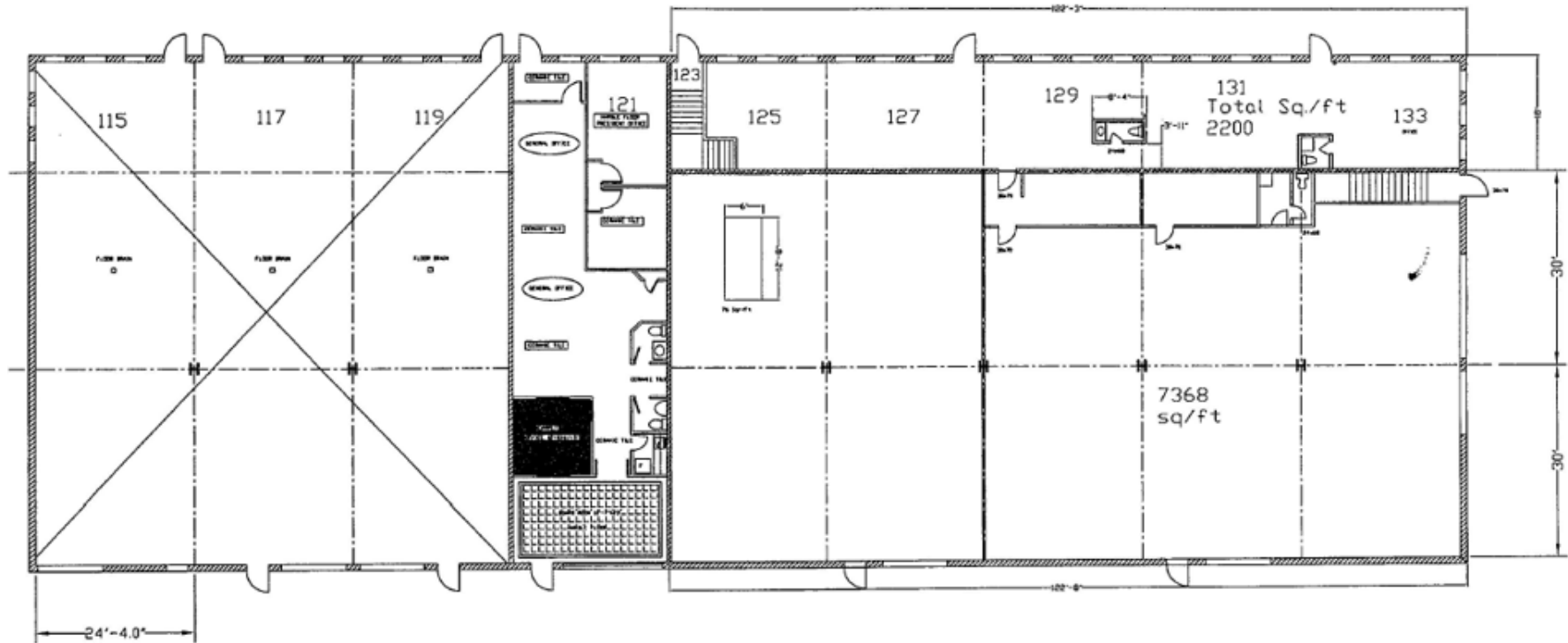
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// PROPERTY PHOTOS



// FLOOR PLAN

GROUND FLOOR UNITS (115, 117,119,121, 125,127, 129, 131,133) SECOND FLOOR UNIT (123)



// RENT ROLL - 2025

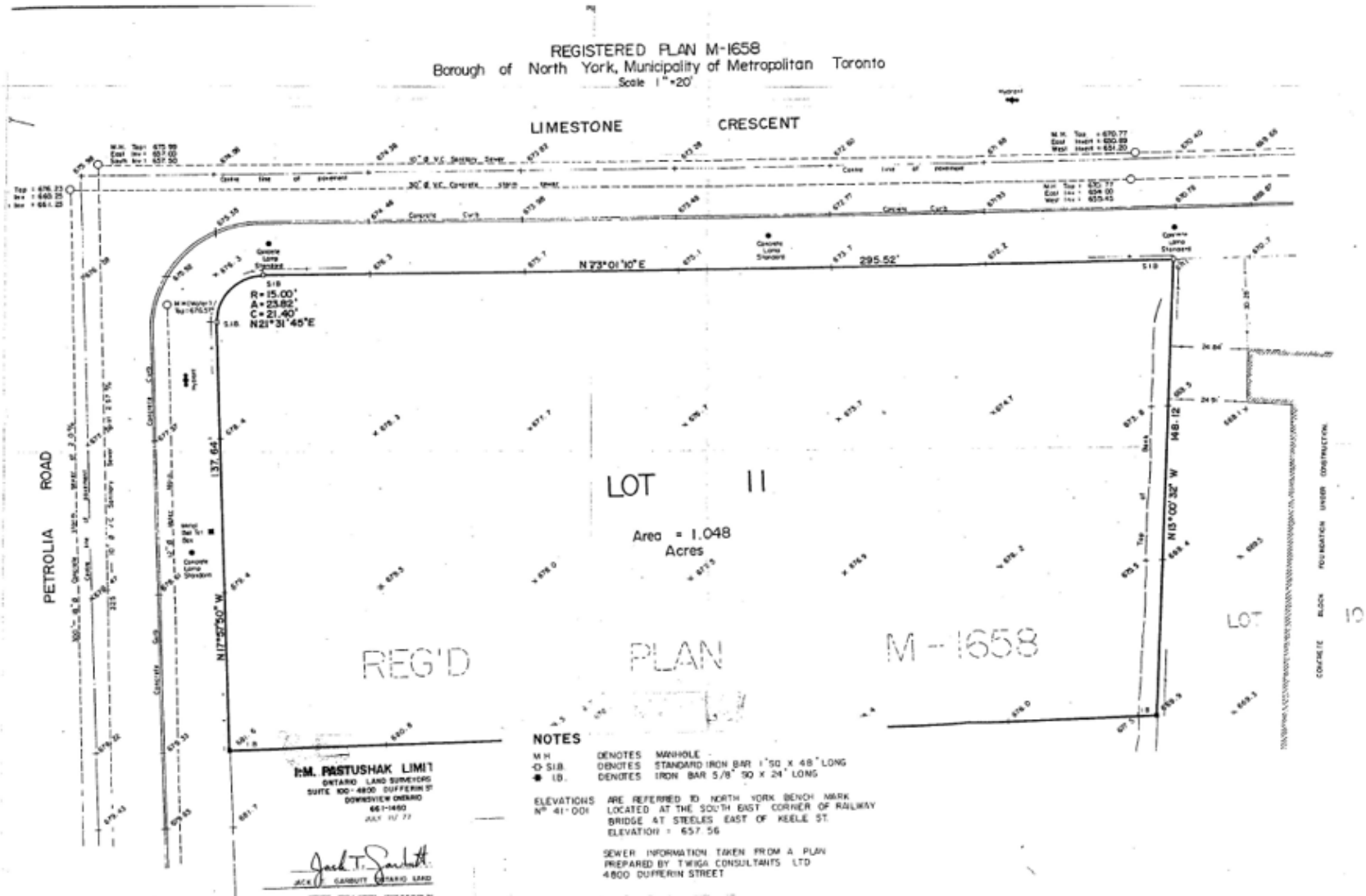
TENANT NAME	UNIT #	UNIT SIZE (SF)	NET RENT PSF	ANNUAL NET INCOME	TMI PSF	LEASE EXPIRY	OPTION TO RENEW
Certified Landscaping Inc.	115-117	4,000	\$19.50	\$78,000.00	\$5.50	31-Mar-30	1 x 5 year
Arthurs Concrete Cutting Ltd.	129-133	5,894	\$13.50	\$79,569.00	\$5.50	31-Jul-27	No
Corescan Ltd.	125-127	4,000	\$13.50	\$54,000.00	\$5.50	30-Sep-27	No
Primary Support & Freedom of Sounds Inc.	123 (2nd Floor)	2,350	\$21.50	\$50,525.00	\$5.50	31-Aug-27	No
Yvonna Conte in Trust	121	2,000	\$18.00	\$36,000.00	\$4.00	31-Jul-26	1 x 5 year
Speedy Credit Solutions	119A	1,000	\$20.00	\$20,000.00	\$4.00	31-Oct-26	1 x 5 year
ICS International	119B	1,100	\$30.00	\$33,000.00	\$5.50	31-Jan-30	No
TOTAL BLDG. SIZE/TOTAL NET INCOME		20,344 SF		\$351,09400			

// ZONING

EH 1.0 PERMITTED USES:

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- Manufacturing Uses
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station



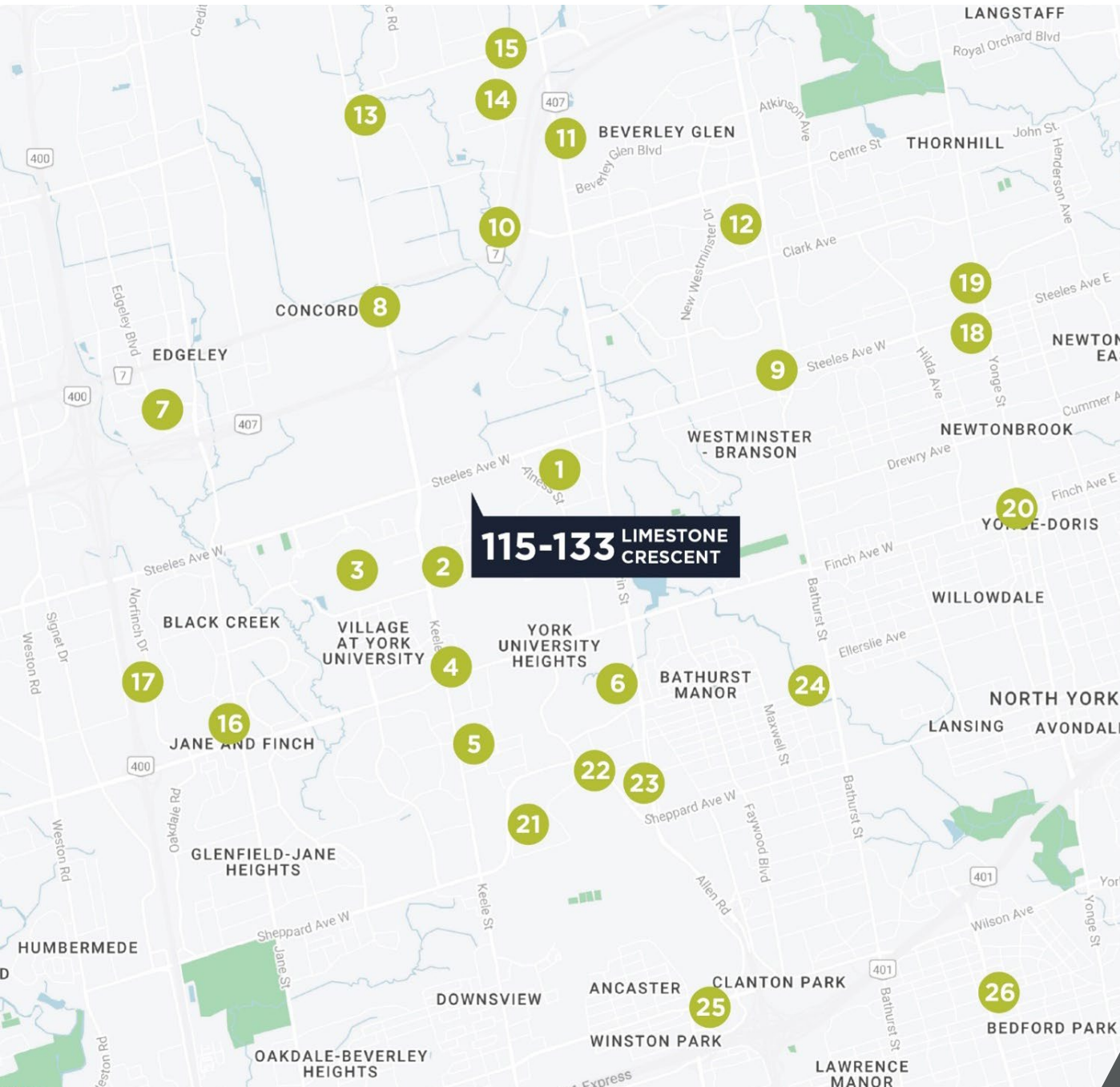


// DRIVE TIMES



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AREA AMENITIES



CORPORATE NEIGHBORS

1. The Home Depot
2. Bosphorus Turkish Cuisine
3. York University
4. Finch West Station
5. Walmart Supercentre
6. Yummy Market
7. IKEA Vaughan
8. 401 Games Vaughan
9. FreshCo Steeles & Bathurst
10. McDonald's
11. Canadian Tire
12. Promenade Shopping Centre
13. Vaughan Sportsplex II
14. Zonergy Table Tennis Club
15. Playtopia
16. Yorkgate Mall
17. Nella Cutlery Toronto
18. Centerpoint Mall
19. Yonge Steeles Ford Lincoln
20. Finch TTC Subway Station
21. Downsview Park Merchants Farm
22. Service Ontario
23. Escape Games
24. Prosserman Jewish Community Ce
25. Costco Wholesale
26. Cafe Landwer

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FOR MORE INFORMATION, PLEASE CONTACT:

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