

573 ALNESS ST. NORTH YORK



FOR SALE
101,909 SF
MULTI-LEVEL/UNIT
INDUSTRIAL & SHOWROOM

 **CUSHMAN &
WAKEFIELD**

// PROPERTY OVERVIEW

Location - Main Intersection	North York - Dufferin & Steeles
Total Building Size	101,909 SF
Upper Level	52,248 SF
Lower Level	49,661 SF
Lot Size	3.04 Acres
Clear Height	15'1" (Upper) 14' (Lower)
Shipping	16 TL Doors
Power Supply	1600 Amp, 347/600 Volt, 3 Phase
Parking	64 / 0.63:1000 (Does not include south or east shipping areas)
Asking Price	\$27,300,000
Taxes (2025)	\$194,883.76

COMMENTS

- Excellent location near North York & Vaughan border
- Nearby access to HWY. 407
- 457 FT. frontage on high-traffic Alness St.
- Upper level previously utilized as customer-facing showroom space
- Lower Level demised into 10 units approx. 5,000 SF each
- Excellent opportunity for an Occupier or Occupier/Investor with beautiful upper-level showroom and lower-level small unit demise
- Multiple municipal addresses at the property (573 Alness utilized for simplicity)



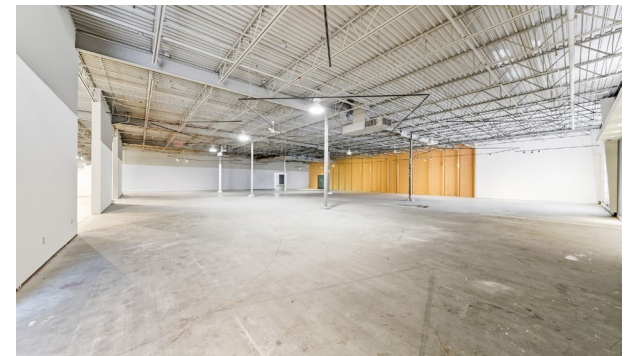
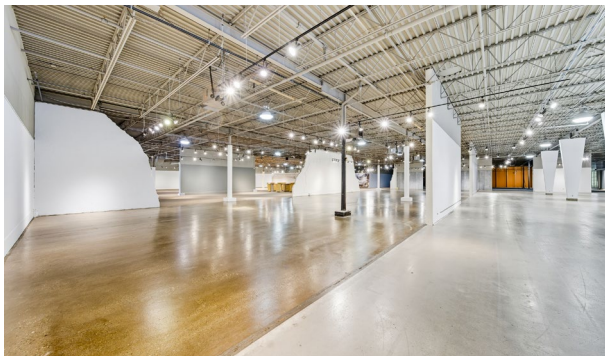
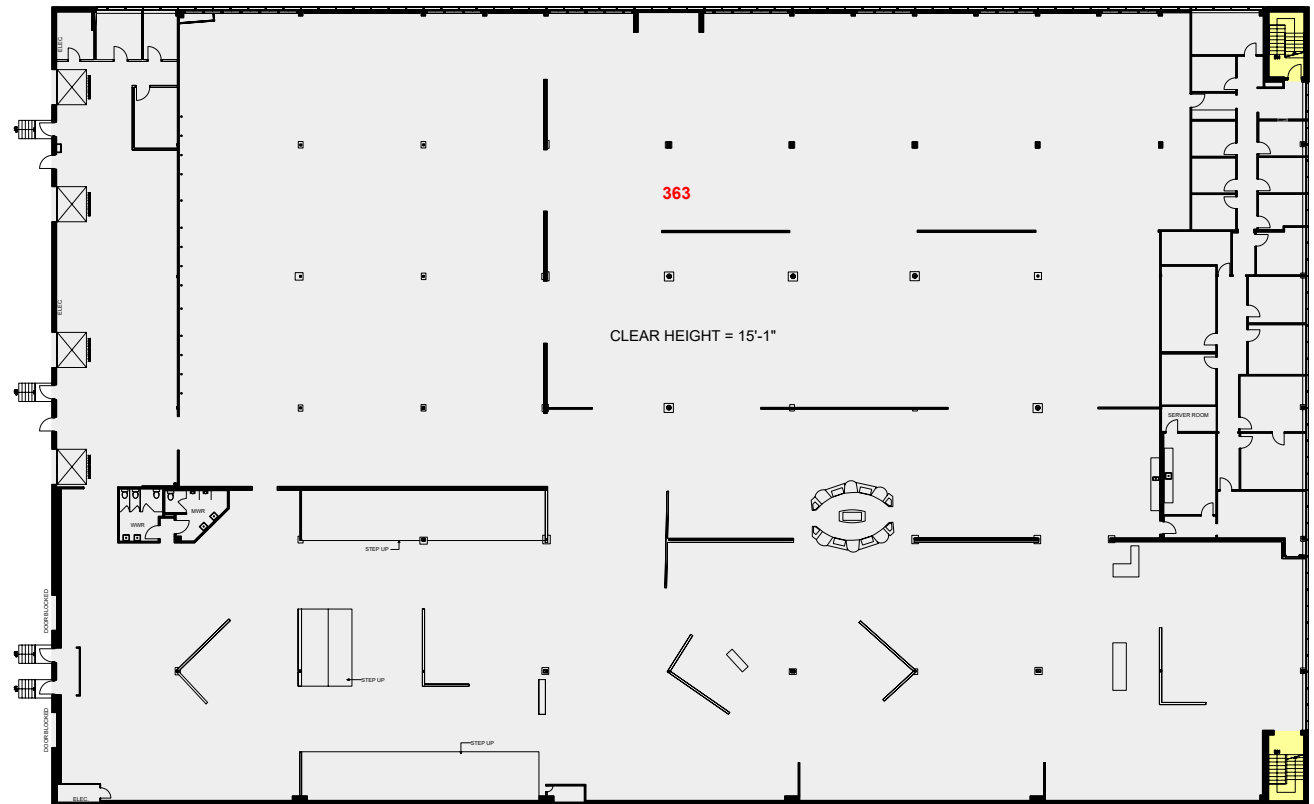
ENVIRONMENTAL & CLOSING

The property has some environmental contamination, and the Vendor is in the process of conducting a risk assessment. The Vendor will deliver the property as a risk-assessed site, and the purchaser shall then be responsible for application and processing of record of site condition (ROSC). The Vendor is experienced in delivering and working through the process of risk assessment and ROSC and can assist the Purchaser in this regard. The Vendor estimates timing for risk assessment to be approximately Q3/Q4 2026 and closing of the transaction can occur in a similar timeframe or as mutually agreed to by both parties.

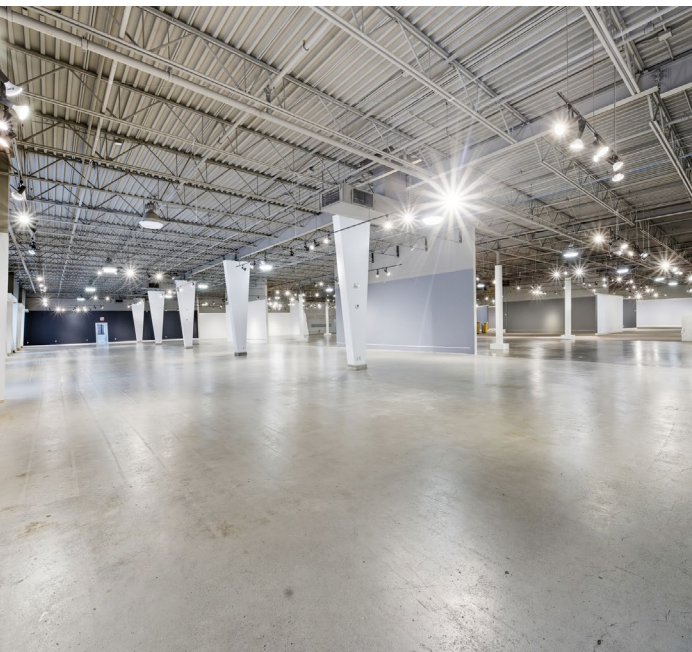
// UPPER LEVEL 52,248 Rentable SF

COMMENTS

- Vacant and ready for occupancy
- Ideal for showroom
- Divisible to 2 Units (with 2 walk-up entrances)
- Excellent curb appeal & visibility on high-traffic Alness
- Fully HVAC & Polished concrete floors
- Well-appointed administrative offices
- Exposure to natural light on two full sides (covered windows along Alness can be opened)



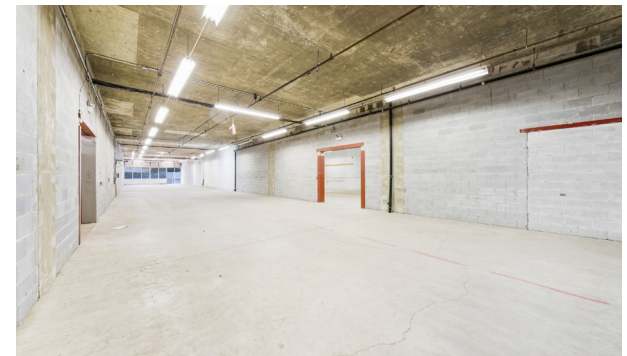
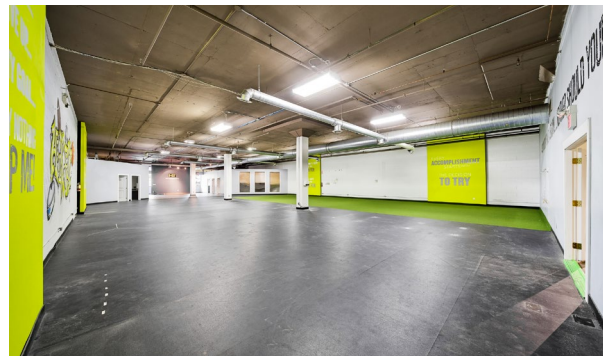
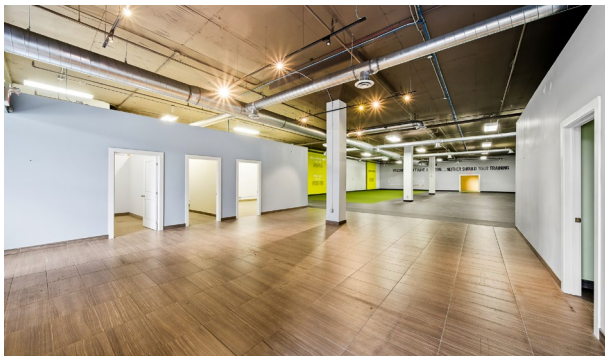
// UPPER LEVEL PHOTOS



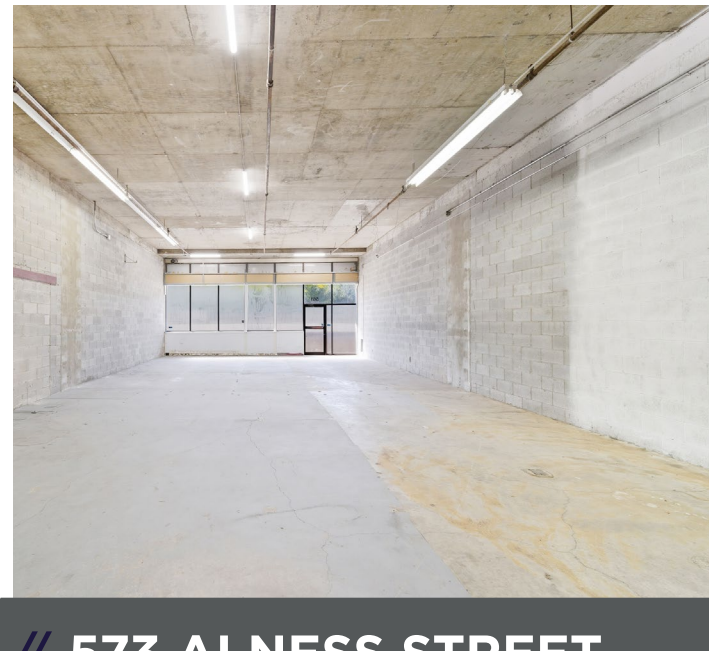
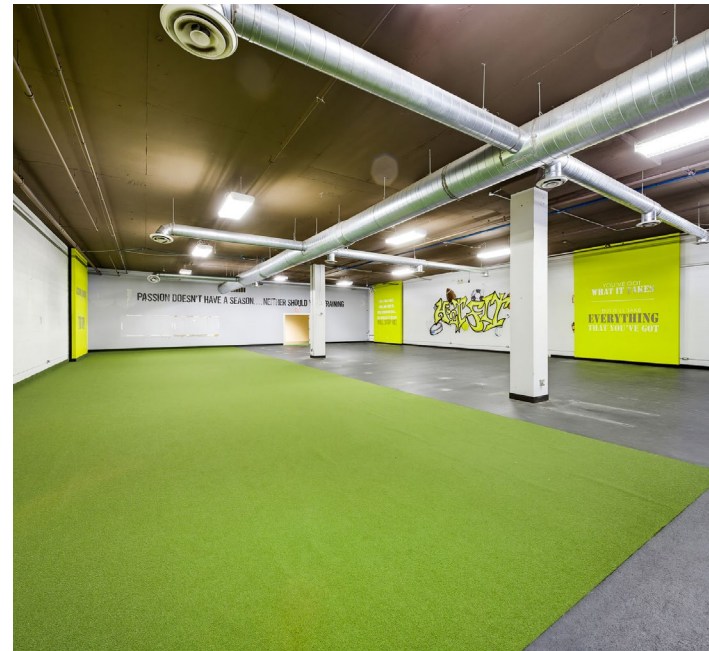
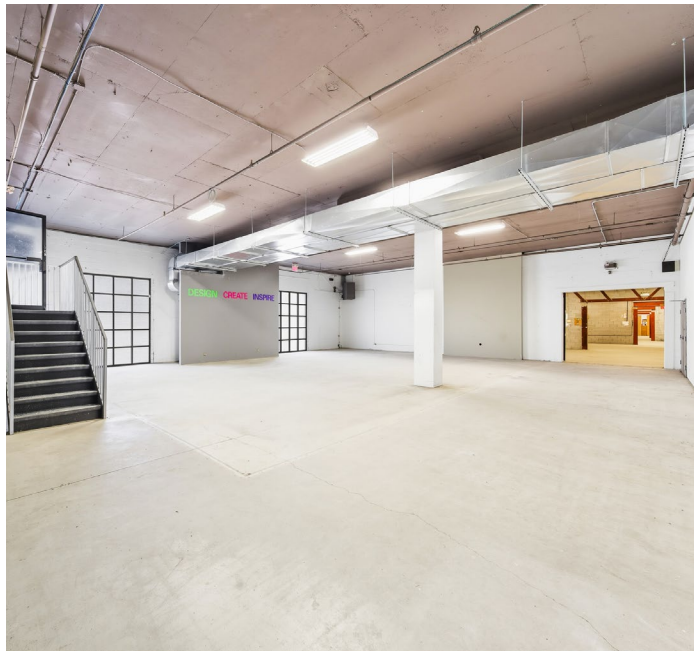
// LOWER LEVEL 49,661 Rentable SF

COMMENTS

- Multi-unit layout
- 10 Unit design
- 3 tenanted, 7 Vacant
- 1 TL Shipping door per unit
- Vacant units primarily in shell condition
- 573 built out for gym/training facility
- 555-557 and 559 are on short term leases
- High demand unit sizes ready to lease



// LOWER LEVEL PHOTOS

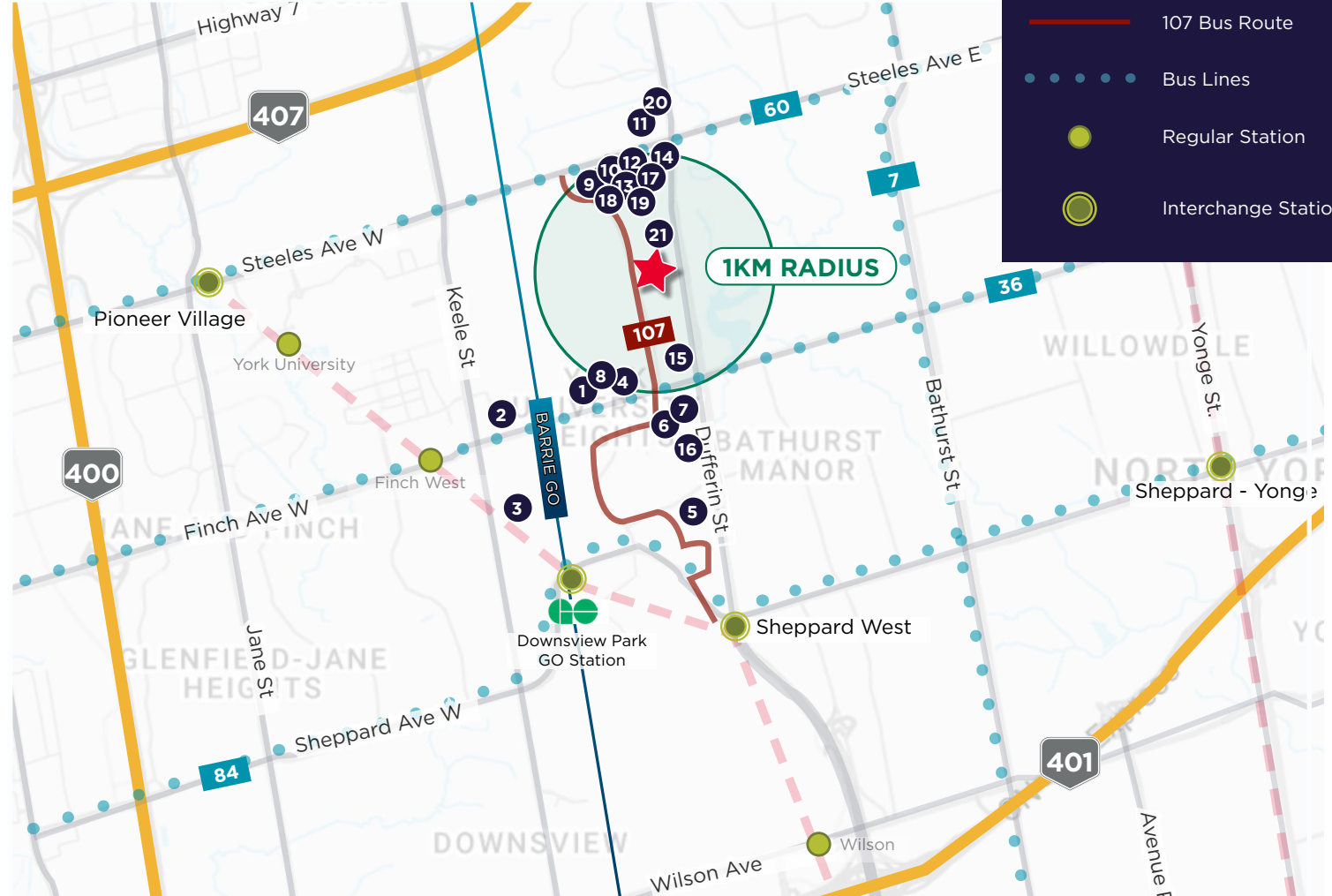
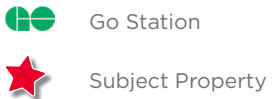


// EXTERIOR PHOTOS



// LOCATION & AMENITIES

1. Starbucks
2. CIBC
3. Walmart
4. Tim Hortons
5. Boston Pizza
6. Mandarin
7. Scotiabank
8. A&W
9. The Home Depot
10. Stacked
11. Eggsmart
12. Esso
13. Winners
14. Montana's BBQ & Bar
15. Enterprise
16. St. Louis Bar & Grill
17. East Side Marios
18. LCBO
19. Bloomex
20. Value Village
21. Coppa's Fresh Market



TRANSIT LEGEND

- Barrie Line Go
- Subway Line
- 107 Bus Route
- Bus Lines
- Regular Station
- Interchange Station



// ZONING & OCCUPANCY DETAILS

OCCUPANCY DETAILS

Upper Level	Vacant
Lower Level (2 Tenants)	4,990 SF - Lou Silver LTD - \$62,316 per annum (Exp. June 2027) 9,760 SF - Deltera Inc. - \$148,620 per annum (Exp. June 2027)
Zoning	EH1

The existing improvements include approximately 52,000 SF upper level previously Tenanted by a furniture company and utilized as a customer-facing showroom. It is serviced by 6 Truck level doors on the south side of the building. The lower level was designed (and is partially demised as) a 10-unit, multi-tenant layout with each unit being approximately 5,000 SF for a total of approximately 50,000 SF. The floor plans provided herein are, for the most part, as-as built. The lower level has two tenants in the three most southernly units. Unit 555+557 was previously occupied by a gym, and is in a turnkey condition for continued use as the same.

THE PROPERTY IS ZONED EH1 AND OFFERS A VARIETY OF PERMITTED USES AS NOTED BELOW:

Ambulance Depot	Contractors Establishment
Animal Shelter	Custom Workshop
Bindery	Dry Cleaning or Laundry Plant
Building Supply Yards	Fire Hall
Carpenter's Shop	Fuel Storage
Chemical Materials Storage	Industrial Sales and Service Use
Cold Storage	Laboratory

ALL MANUFACTURING USES EXCEPT:

1) Ammunition, Firearms or Fireworks Factory;	Service Shop
2) Crude Petroleum Oil or Coal Refinery;	Shipping Terminal
3) Explosives Factory;	Vehicle Depot
4) Tannery	Vehicle Repair Shop
Police Station	Warehouse
Public Utility	Waste Transfer Station
Public Works Yard	[By-law: OMB PL130592]
Recovery Facility	60.30.20.20 Permitted Use - with Conditions



Use with Conditions - EH Zone

The following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.30.20.100.

Cogeneration Energy (10)
Crematorium (14)
Marihuana production facility (3)
Open Storage (1)
Outside Operations (2)
Propane Transfer, Handling and Storage Facility (9)
Renewable Energy (10)
Transportation Use (12)
Vehicle Service Shop (5,13)

Note: buyers are required to conduct their own due diligence to ensure their intended use is permitted.

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CONTACT

PETER MCGOEY*

Vice President
+1 416 756 5436
peter.mcgoey@cushwake.com

ZACK PARENT*, SIOR

Senior Vice President
+1 905 501 6441
zack.parent@cushwake.com

RICHARD BURTON*, SIOR

Associate Vice President
+1 905 501 6415
richard.burton@cushwake.com



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