

21,170 SF AVAILABLE

1450 VICTORIA STREET E

WHITBY, ON



UNIT 4 & 5 AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

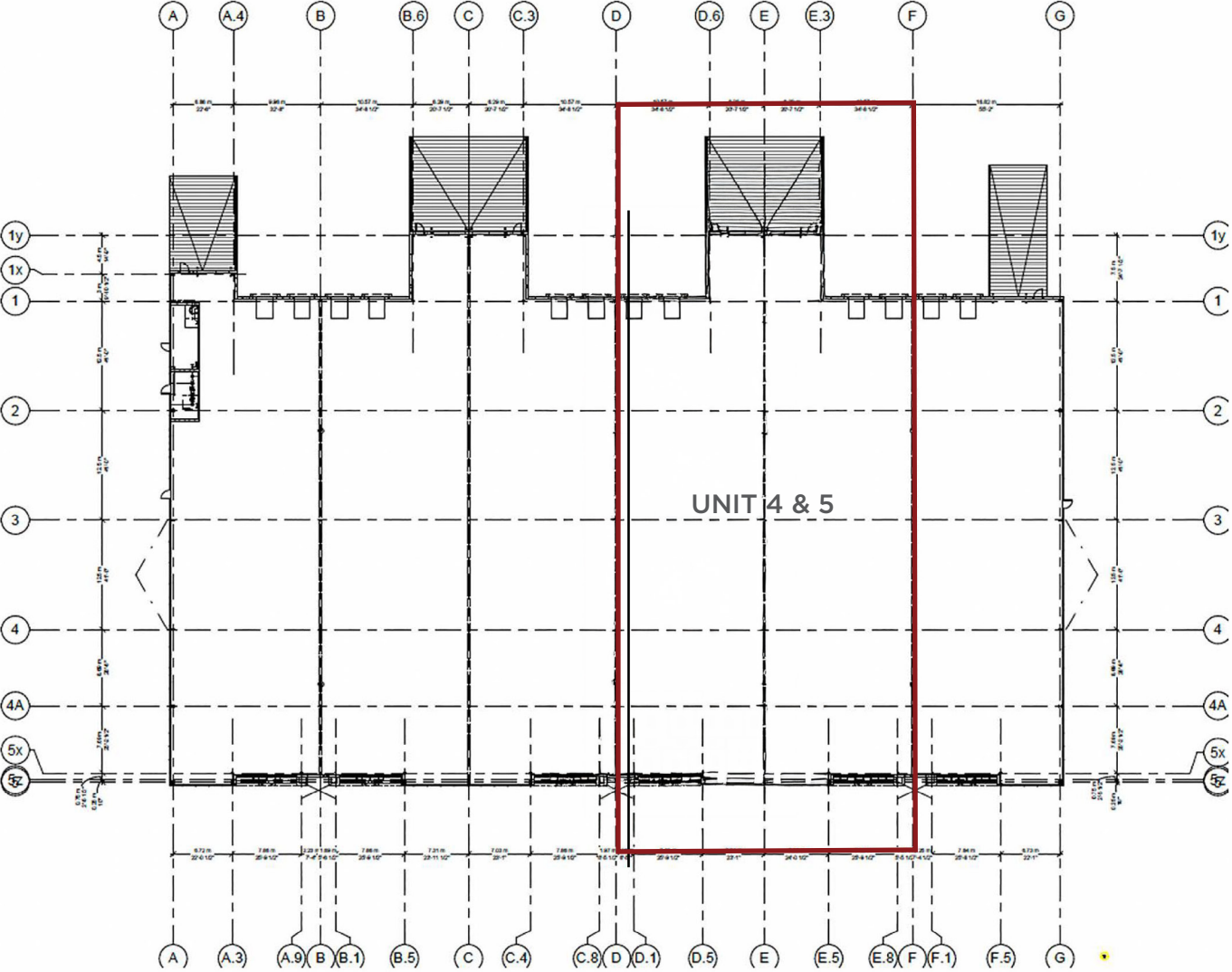
Total Area:	21,170 sf
Office Area:	2,000 sf (unit 4)
Clear Height:	28'
Shipping:	4 TL, 2 DI
Sale Price:	\$9,526,500
Taxes (2024):	\$54,465.24
Condo Maintenance Fee	\$2,187.14 (monthly)
Possession:	Immediate
Zoning:	C2-S-RW-7

Comments:

- Two brand new industrial units in Victoria Crossing, Whitby
- Modern precast construction with glazed frontage
- ~2,000 sf office is being built out in unit 4
- A large punch-out near the shipping bay provides internal access between both units
- Situated in a prime industrial area with access to transit, labour and surrounding high quality developments
- Excellent location with quick access to Hwy 401 & 412
- Units can be purchased separately



FLOOR PLANS

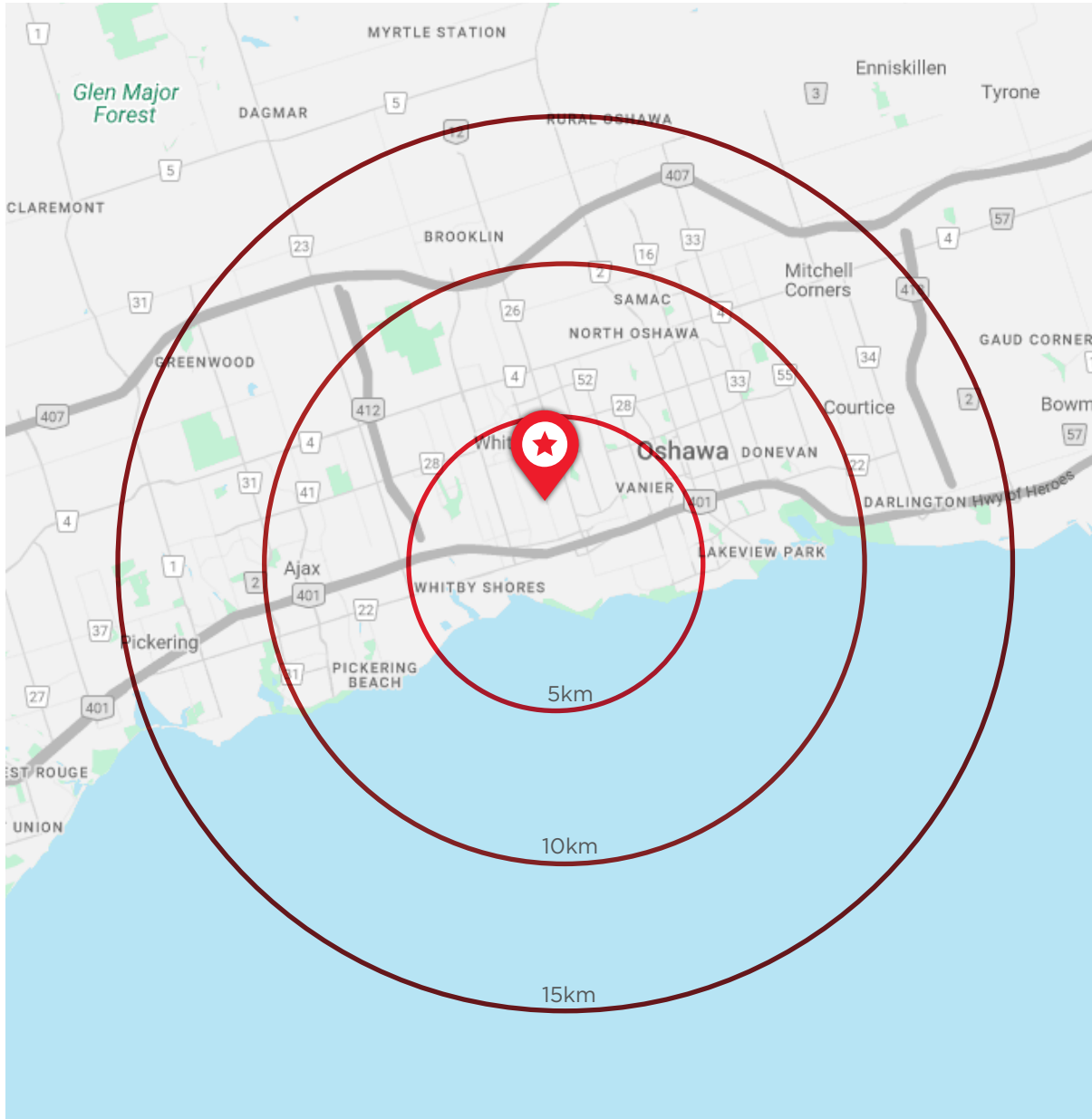


STRATEGIC LOCATION



- Amenities
- Corporate Tenants
- Subject Property
- Oshawa GO
- Durham Region Transit #403 @ Wentworth St
- - - #917 @ Stellar Dr

DEMOGRAPHICS



97,725
343,548
502,660

POPULATION



42
40
40

AVERAGE AGE



\$91,694
\$101,474
\$107,794

MEDIAN HOUSEHOLD INCOME



53%
55%
56%

EMPLOYMENT RATE

ZONING: C2-S-RW-7

No person shall, within any C2-S-RW Zone, use any lot or erect, alter or use any building or structure for any purpose except one or more of the following uses, namely:

NON RESIDENTIAL USES:

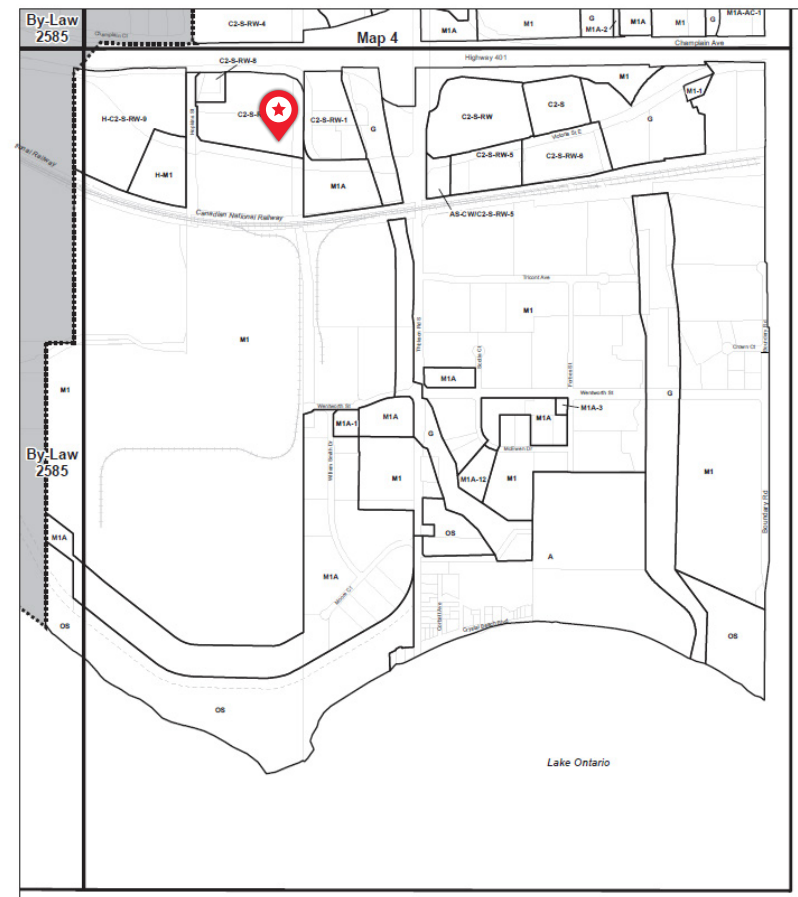
- Restaurant/eating establishment
- Bank/financial institution
- Retail warehouse

Notwithstanding the non-residential uses permitted within a “C2-S-RW” Zone Section 7F (i)(a), the following uses shall be permitted on the lands identified as the “Subject Property” on Schedule “A-1” attached to By-law # 5498-04, namely:

(i) retail warehouse facility’, subject to the zone provisions of Section 7F, Subsection (ii) of By-law 1784, as amended, provided that the total gross leasable area devoted to retail warehouse facilities does not exceed 23,700 m²;

(ii) outdoor display of goods provided that any outdoor display of goods is ancillary to the permitted retail warehouse and is not located more than 6.0m from the main wall of the building in which the retail warehouse use is located; and,

(iii) any uses permitted in the “M1A” Prestige Industrial Zone, subject to the zone provisions of Section 8A, Subsection (ii) of By-law 1784, as amended.



FOR MORE INFORMATION, PLEASE CONTACT:

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