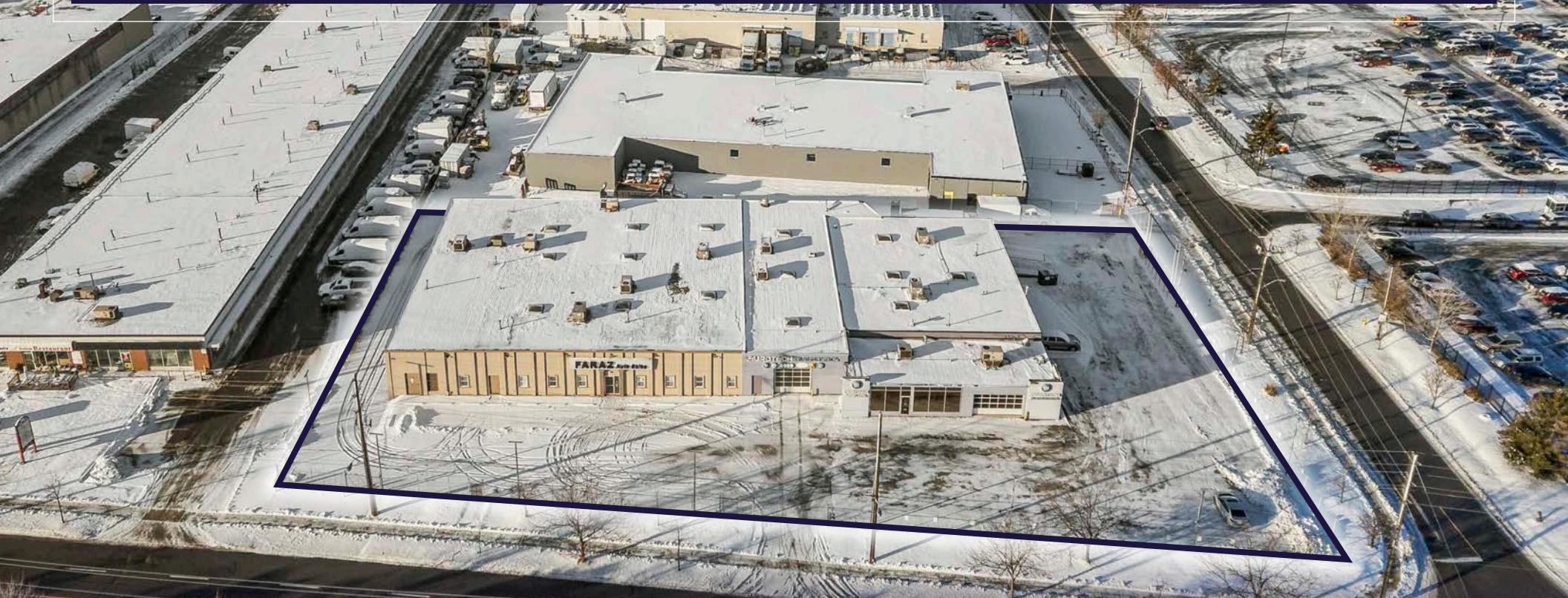




# For Sale

Turn-Key Automotive Showroom & Automotive Service Centre

100 Signet Drive, North York



22,529 sf. Building / 1.30 Acre lot with Secure Fenced in Yard

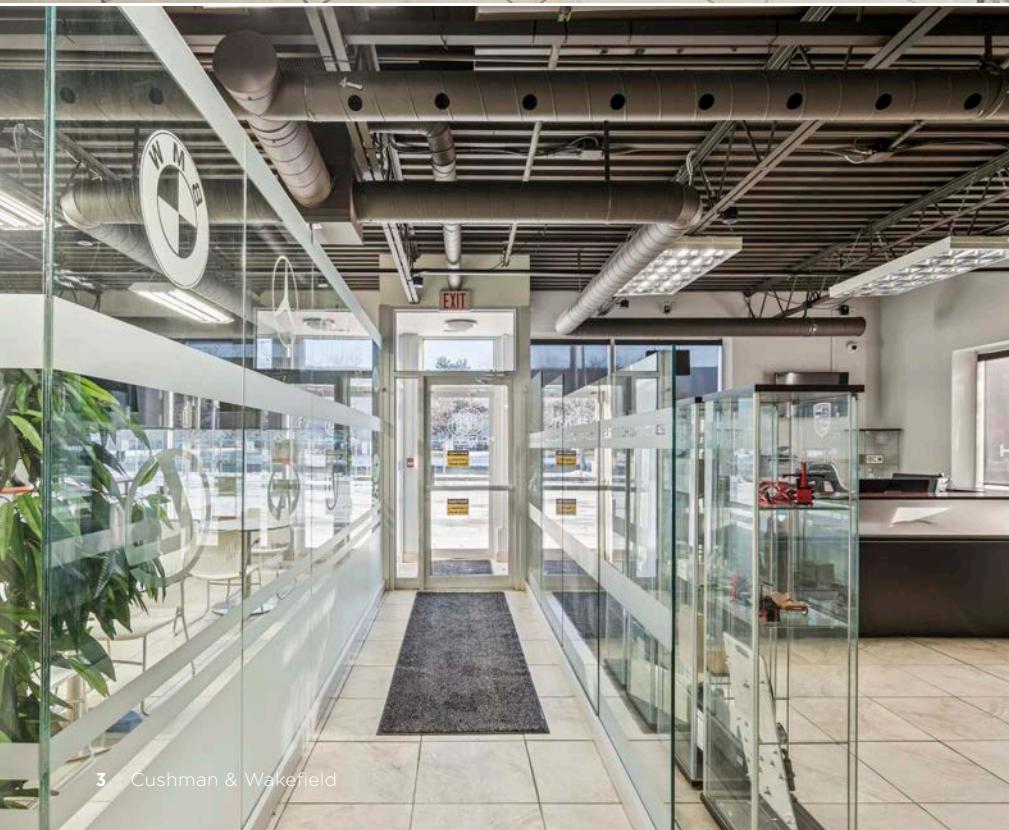


## Location & Building Overview

Strategically located in North York's most desirable industrial hub, minutes from Highway 400. 100 Signet offers a rare opportunity to acquire a turn-key automotive showroom and service centre with vacant possession.

The Property has exceptional access to Highways 400, 401 and 407, with direct TTC access and immediate connectivity to Steeles Avenue West & Weston Road. This prime positioning provides excellent visibility and seamless access for customers, deliveries and service, for both retail and industrial operations.

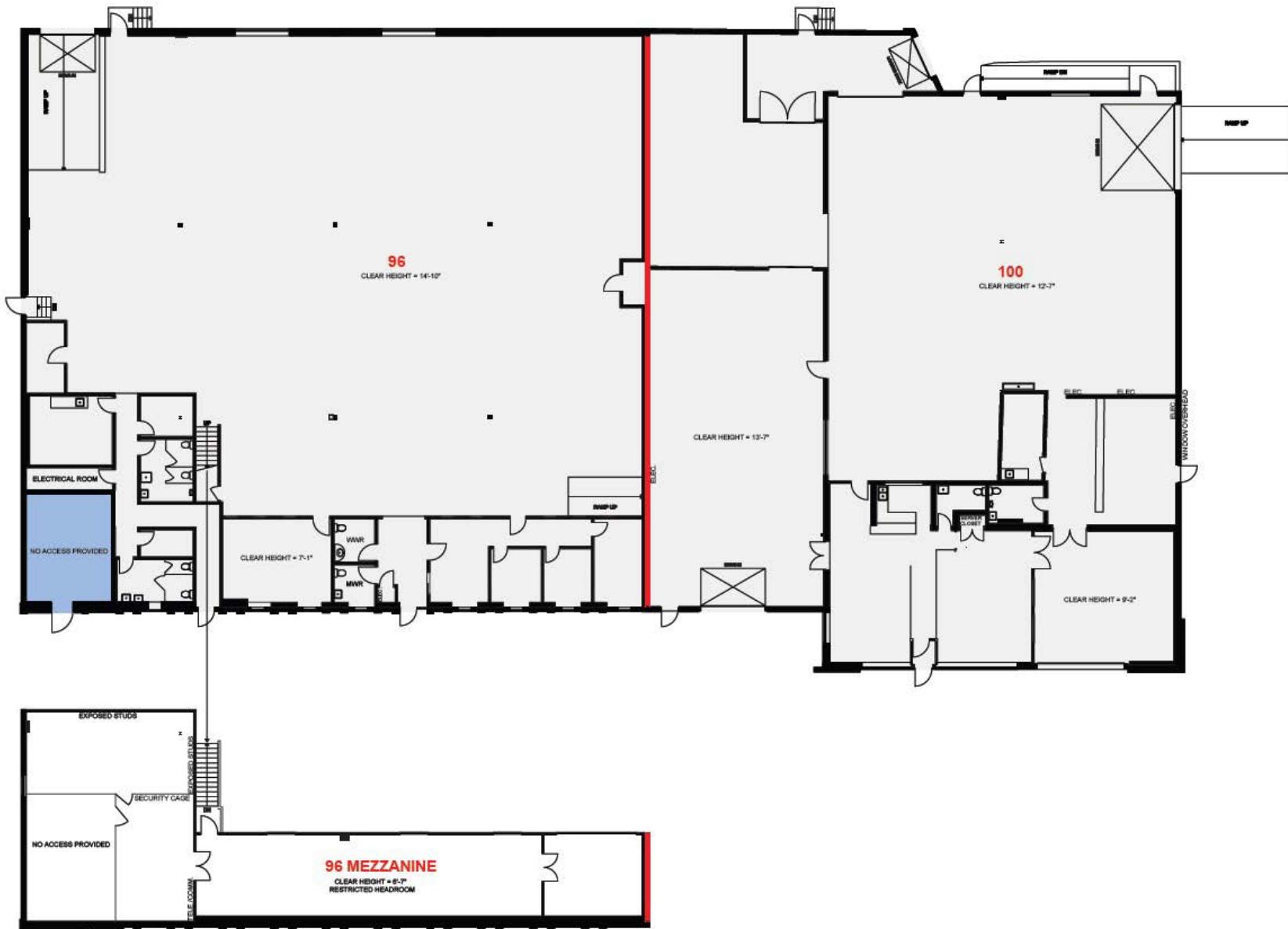
The Property is being offered 100 % vacant, offering both end users, investors and user-investors the opportunity to occupy or tenant the building, in whole or in part. The property is currently demised into two units, with a high-end automotive showroom to the South and automotive service centre to the North. A fully fenced and secure site is ideal for vehicle inventory and operations, with abundant parking and outdoor yard space. Flexible employment zoning supports a wide range of automotive, industrial, showroom and service uses.



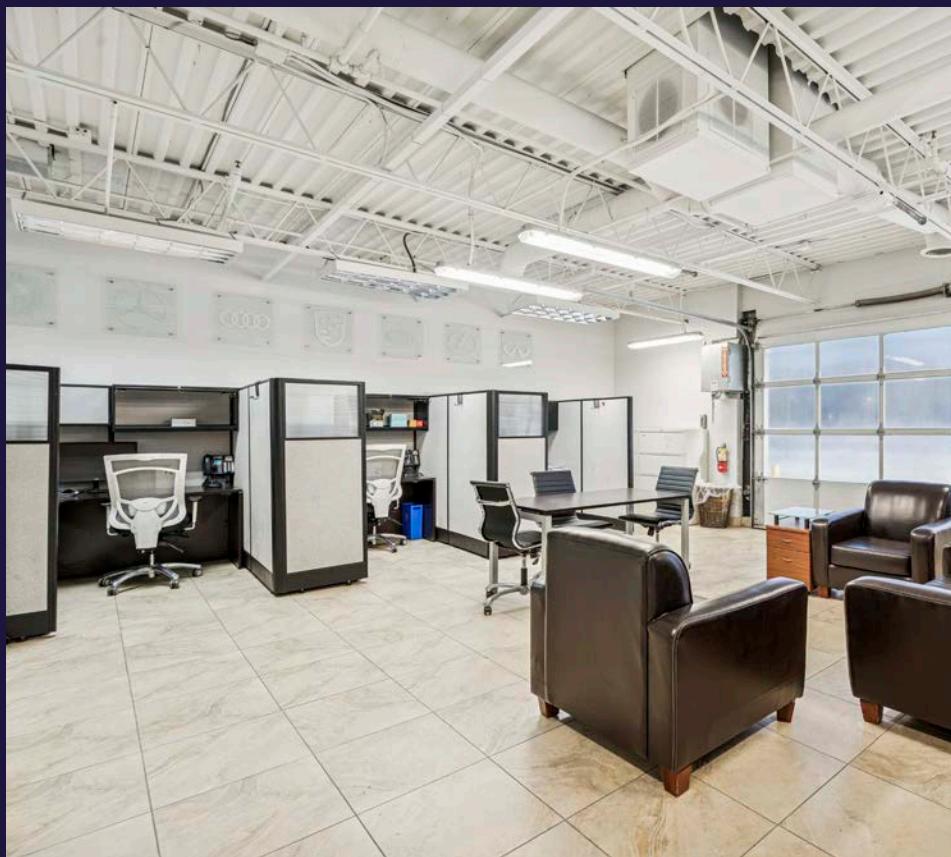
# Property Details

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Building Size</b>     | Automotive / Industrial :<br>Mezzanine:<br>Total:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|                          | 22,539 SF<br>2,696 SF<br>25,235 SF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Land</b>              | 1.297 Acres                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Shipping</b>          | 2 Drive-In, 2 Truck Level Doors (1 ramped)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Clear Height</b>      | Ranges from 12 ft. 7" to 14 ft. 10"                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>PINs</b>              | 102960090, 102960091                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Legal Description</b> | PT BLK B PL 5965 NORTH YORK AS IN TB828164;<br>TORONTO (N YORK) , CITY OF TORONTO<br><br>PT BLK B PL 5965 NORTH YORK AS IN TR26129;<br>TORONTO (N YORK) , CITY OF TORONTO                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Zoning</b>            | EH1 - Employment Heavy Industrial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>Taxes</b>             | \$69,827.33 (\$3.10 psf.) - 2025                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <b>Asking Price</b>      | \$11,880,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Comments</b>          | <ul style="list-style-type: none"><li>• Rare Opportunity to Secure a Premium Auto Focused Industrial Building</li><li>• Fully Equipped Luxury Auto Showroom and Auto Service Centre</li><li>• Turn-Key Operation with Exceptional Functionality</li><li>• Building Currently Divided into Two Units. Showroom – 96 Signet. Auto Service Centre – 100 Signet</li><li>• Fenced Yard with over 60 Parking Stalls</li><li>• Speak to Listing Salespeople Regarding Chatel &amp; Fixture Exclusions. Some Items Available for Purchaser through Vendor.</li></ul> |

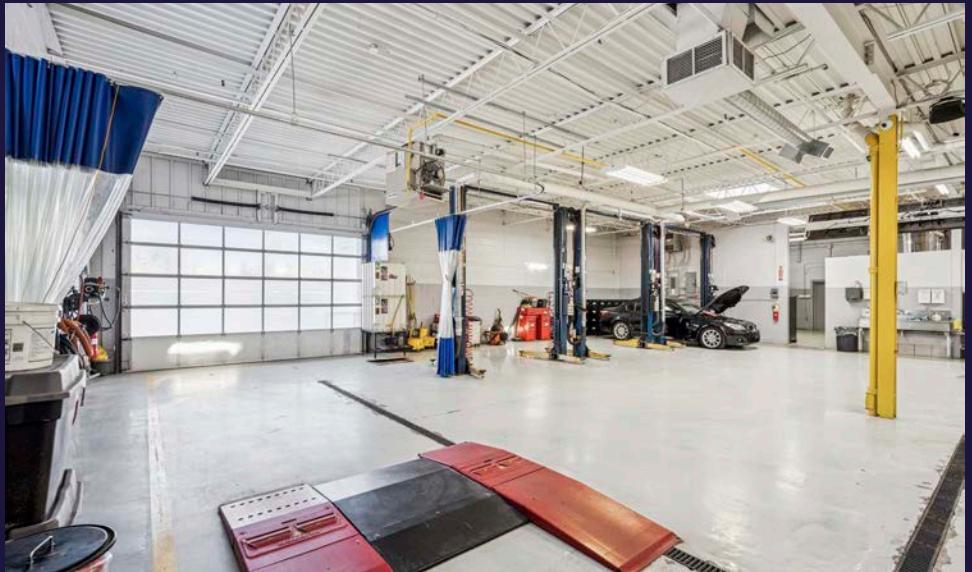
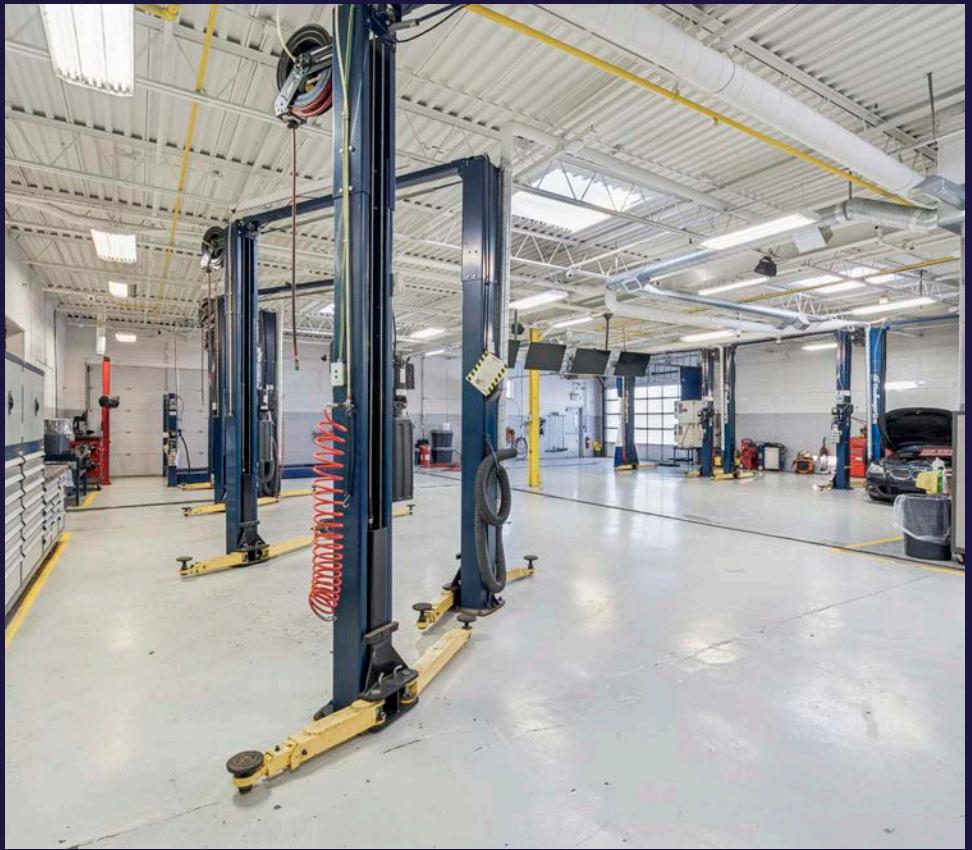
# Floor Plan



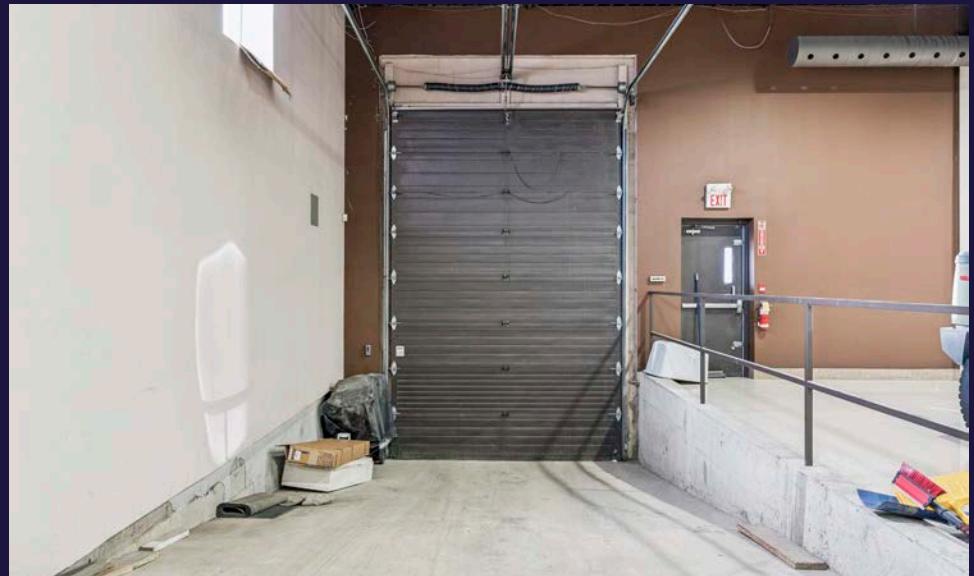
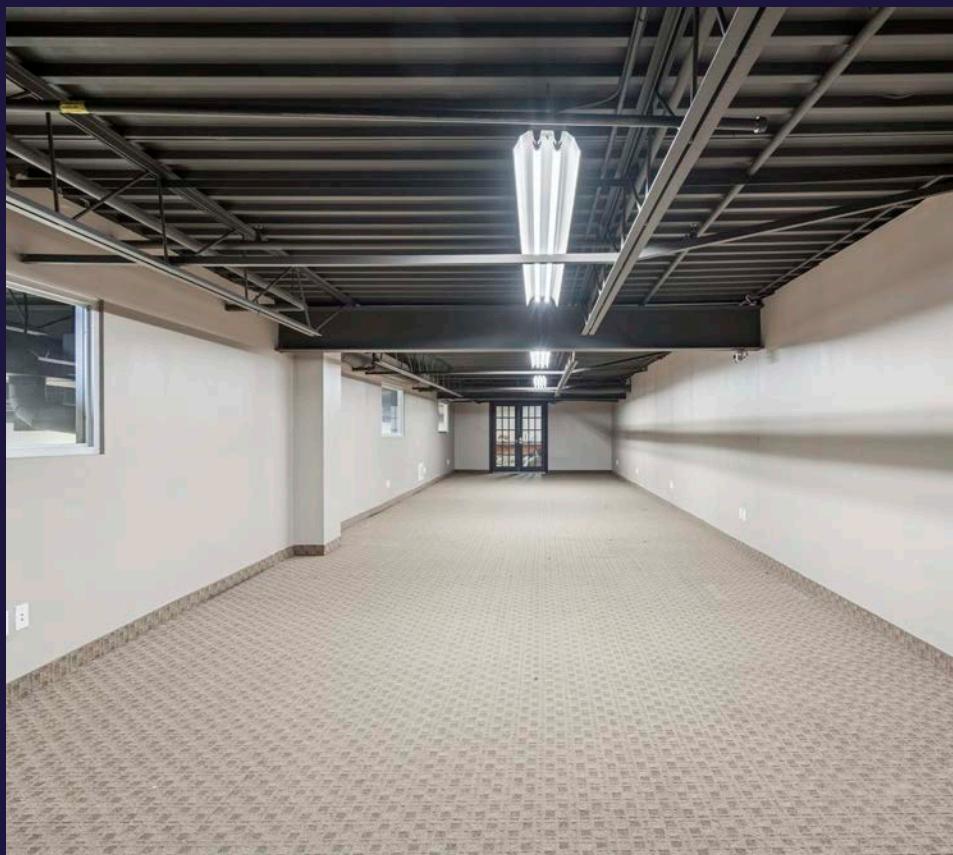
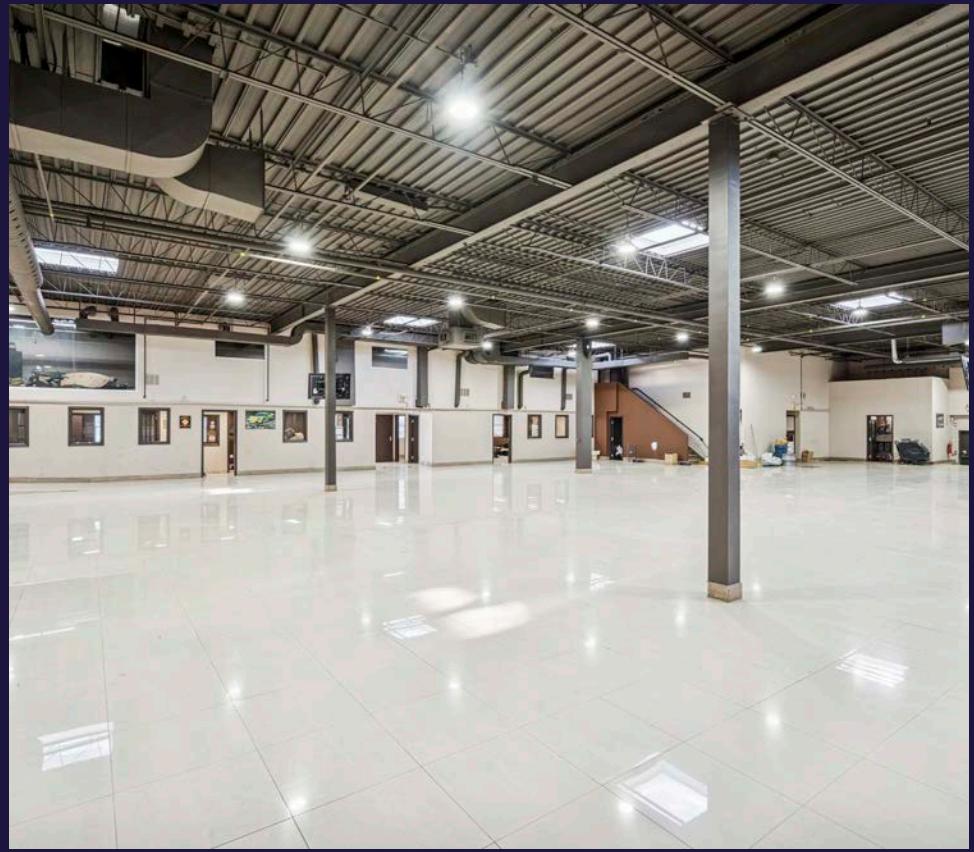
100 Signet Drive | Auto Service Centre



100 Signet Drive | Auto Service Centre

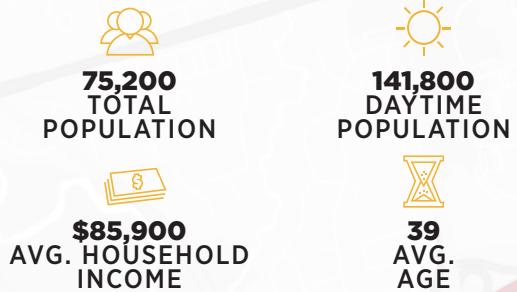


96 Signet Drive | Luxury Auto Showroom



# Location Overview

## DEMOGRAPHICS - 3KM RADIUS



## LOCAL AREA

- 1 Starbucks
- 2 Longo's
- 3 Costco
- 4 Moxies Vaughan
- 5 Cineplex Cinemas Vaughan
- 6 Marshalls
- 7 The Brick
- 8 The Home Depot
- 9 Westridge Power Centre
- 10 Pur & Simple
- 11 Canadian Tire
- 12 IKEA Vaughan
- 13 Yorkgate Mall
- 14 FreshCo



# Contact

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