

58

**MILVAN DRIVE**

TORONTO, ON

**FOR SALE**



**CUSHMAN &  
WAKEFIELD**

## // PROPERTY DETAILS

|               |                    |
|---------------|--------------------|
| LOCATION      | 58 Milvan Drive    |
| BUILDING SIZE | 36,804 sf          |
| LOT SIZE      | 1.19 acres         |
| CEILING       | 12'6"-22'10" clear |
| SHIPPING      | 4 drive doors      |
| ZONING        | E1.0               |
| ASKING PRICE  | \$13,800,000       |
| REALTY TAXES  | \$91,314.56 (2026) |



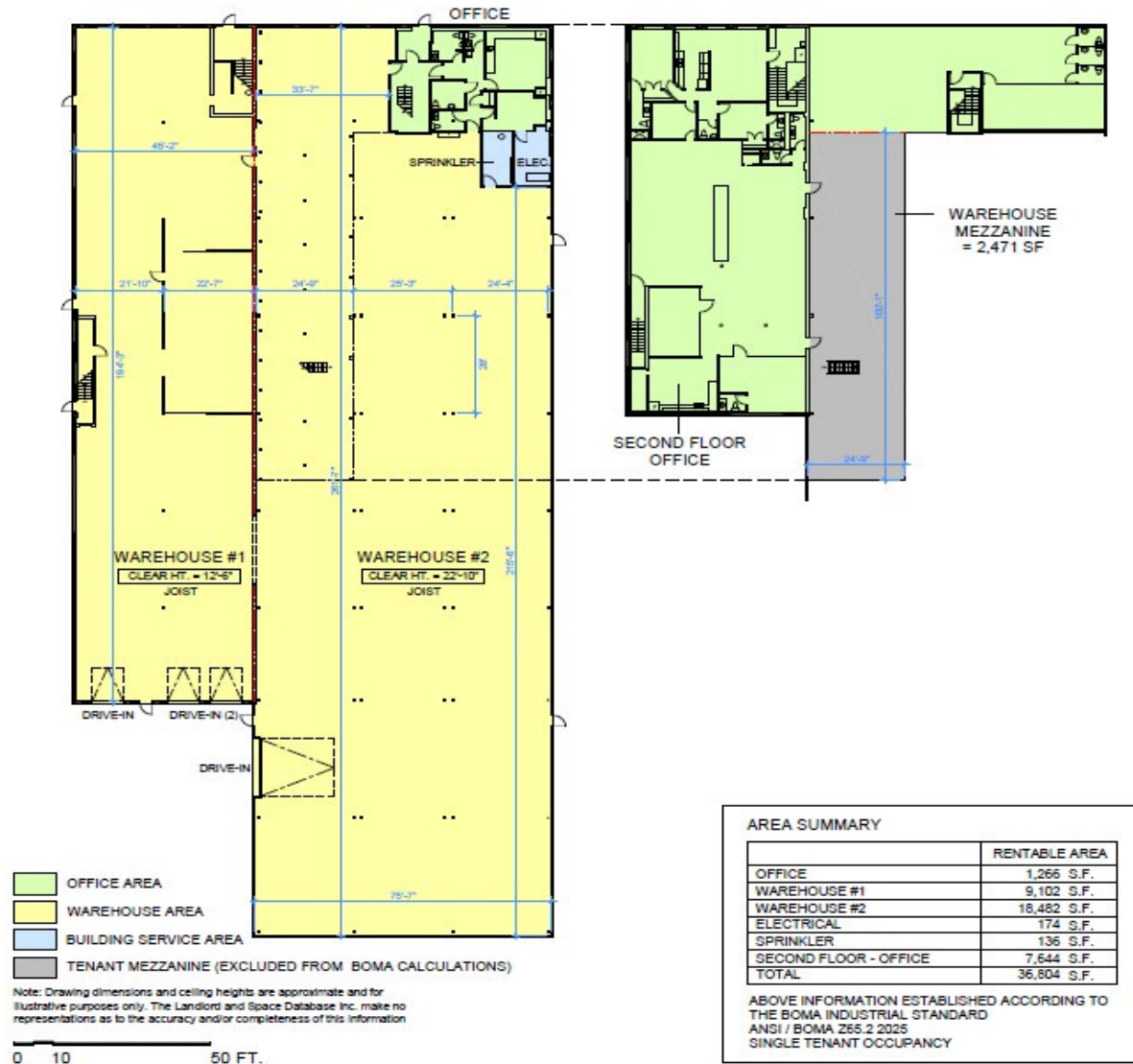
### COMMENTS:

- 36,804 SF with bonus 2,471 SF steel mezzanine
- 1,200 amps electrical service
- 1 x 5 -ton bridge crane
- Addition completed in 2022
- LED lighting throughout warehouse
- 3 HVAC units in warehouse area
- 1 oversized (16' x 10') drive in door



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# // FLOOR PLAN



# // ZONING

## IN THE E ZONE, THE FOLLOWING USES ARE PERMITTED:

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- Manufacturing Uses
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse

## USE WITH CONDITIONS - E ZONE

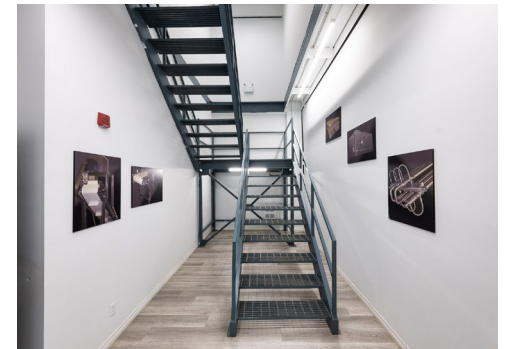
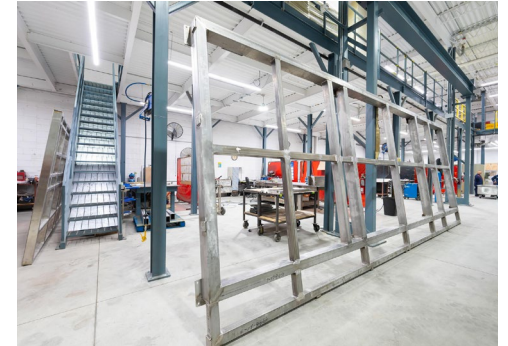
In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)
- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)





# // INTERIOR PHOTOS





# // DRIVE TIMES

 HIGHWAY 407  
6.6 KMS

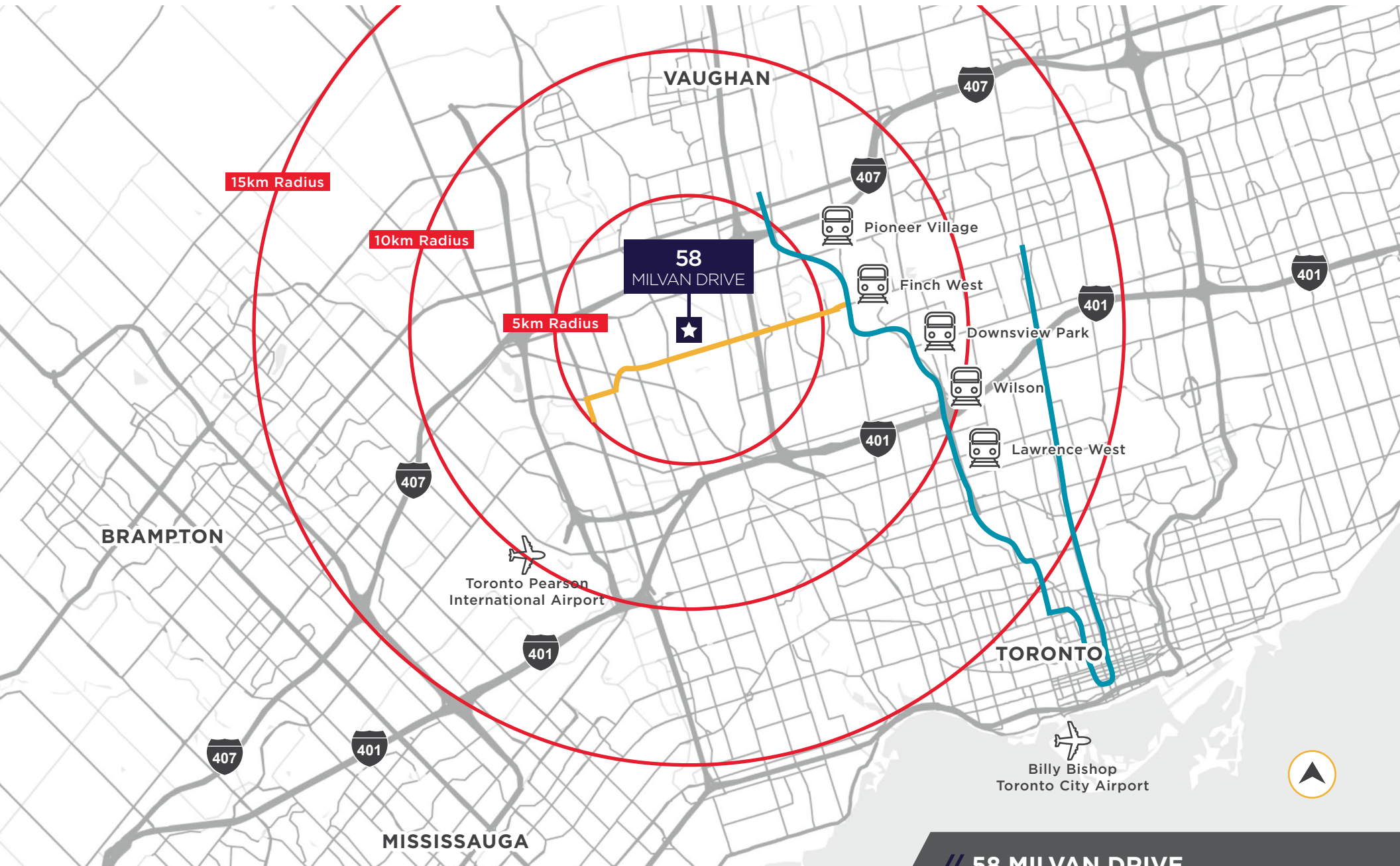
 TORONTO PEARSON  
INTERNATIONAL AIRPORT  
13.0 KMS

  LINE 1 YONGE-UNIVERSITY

 HIGHWAY 401  
8.4 KMS

 BILLY BISHOP  
TORONTO CITY AIRPORT  
32.3 KMS

  LINE 6 FINCH WEST



# // AREA AMENITIES



## RETAIL

1. Anatolian Fine Foods
2. All Kinds Furniture
3. Kids On Wheelz
4. Green Max
5. Sam Electrical Store
6. The Deck Store
7. Yorkgate Mall
8. Globe Meats Fresh Market



## HOTELS

13. Holiday Inn Express Toronto-North York
14. Best Western Plus Toronto North York Hotel & Suites
15. Staybridge Suites Toronto



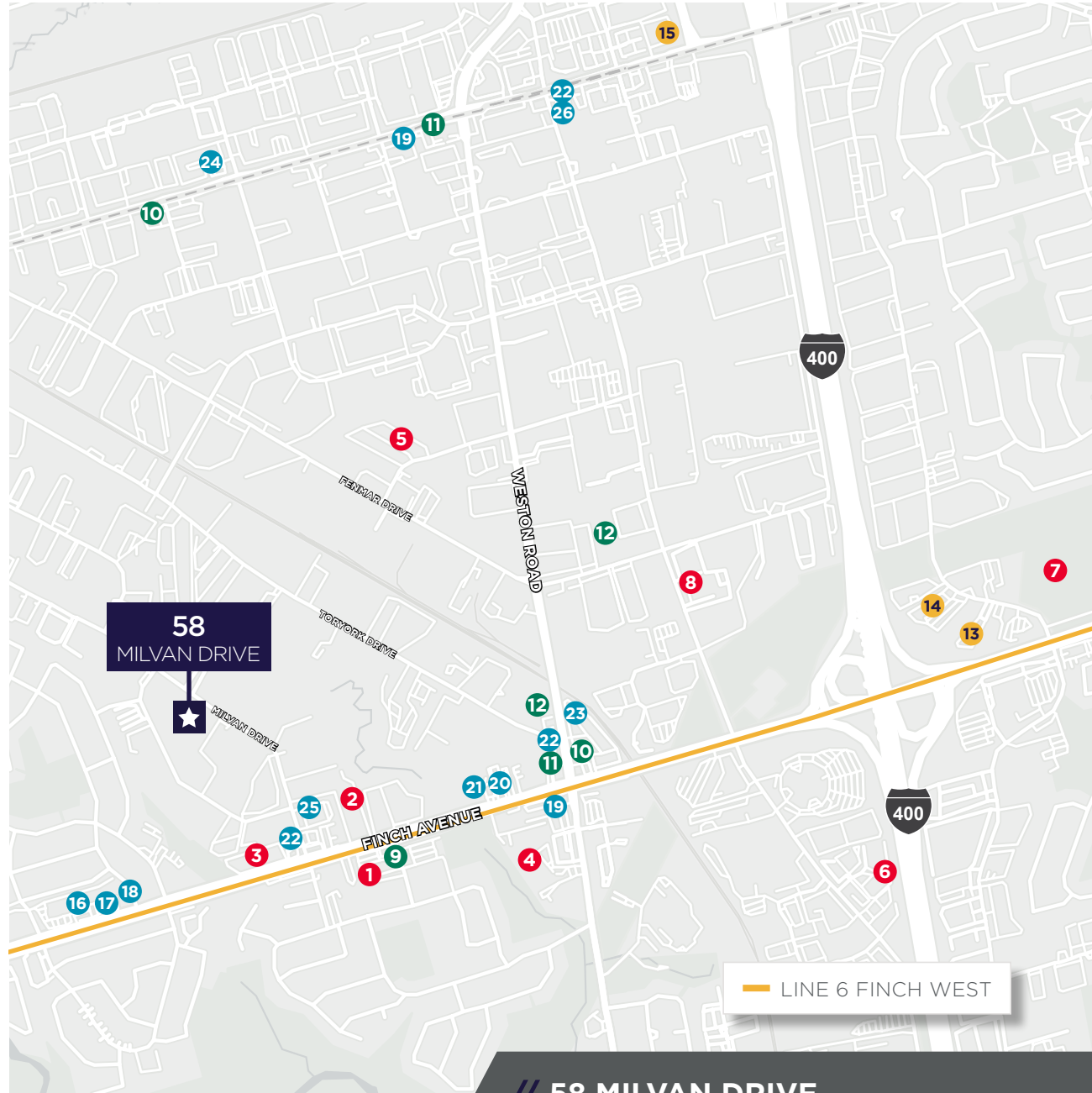
## GAS STATIONS

9. Shell
10. Ultramar
11. Esso
12. On-Run



## FOOD/ RESTAURANTS

16. Fantastic Shawarma
17. Fritou
18. Gino's Pizza & Wing Machine
19. Subway
20. McDonald's
21. Burger King
22. Tim Hortons
23. Las Fronteras Restaurant
24. Wendy's
25. Marisqueria El Camaron Loco
26. Starbucks



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## FOR MORE INFORMATION, PLEASE CONTACT:

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