

201

MILLWAY AVENUE UNIT 22

VAUGHAN, ON



**USER / INVESTOR
OPPORTUNITY
FOR SALE**

 **CUSHMAN &
WAKEFIELD**

// FOR SALE

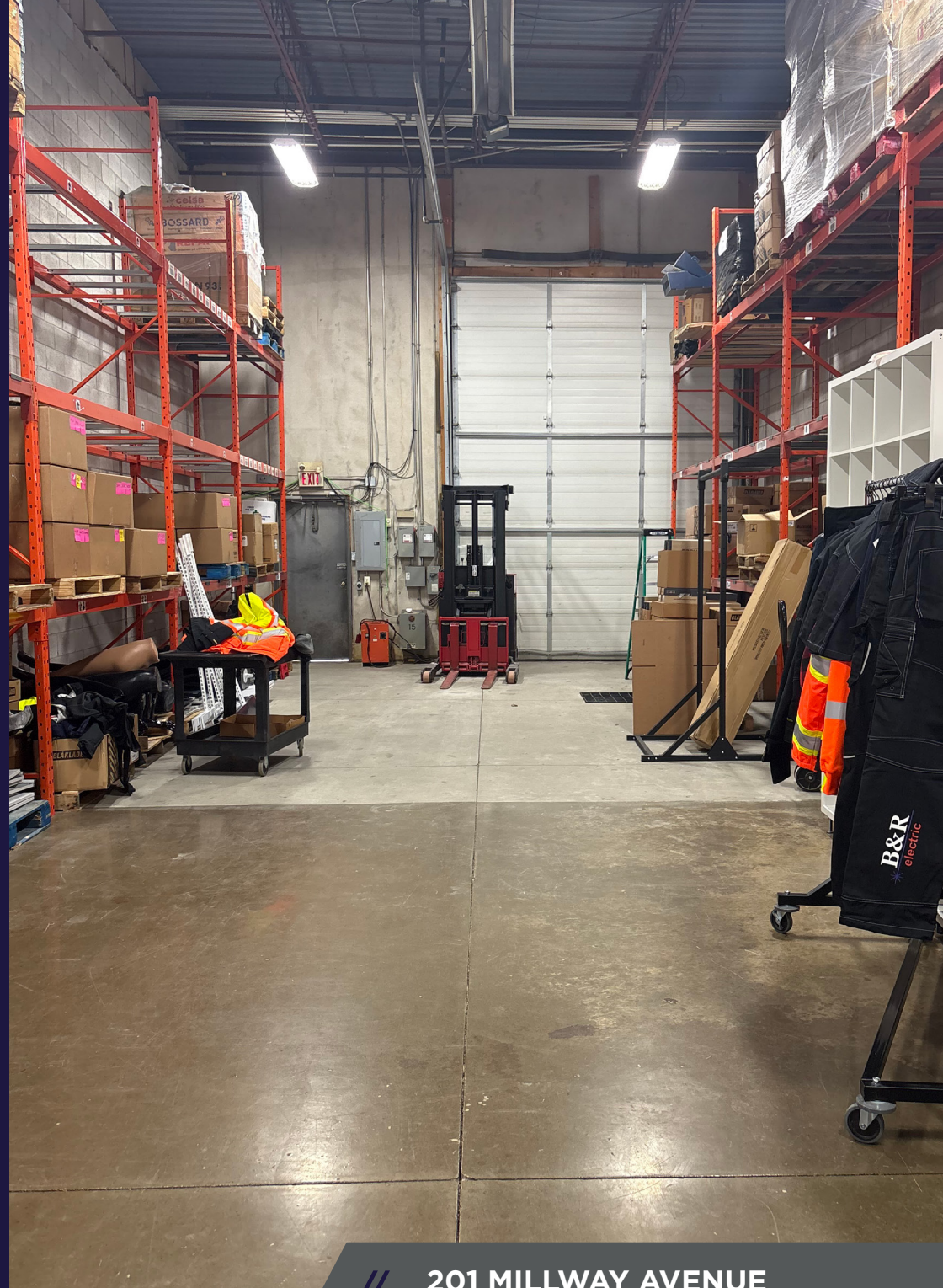
Use the space for your own business or rent it out while waiting for mixed use high density redevelopment to take place.

PROPERTY DETAILS

UNIT SIZE	2,816 SF
OFFICE AREA	727 SF (Over Two Levels)
CEILING HEIGHT	20'
SHIPPING	1 Drive-In Door
PRICE	\$1,595,000
TAXES	\$7,700 (2025)
MONTHLY COMMON ELEMENTS FEE	\$519

PROPERTY HIGHLIGHTS

- Small unit in excellent location off Jane Street
- Easy access to Highway 407, 400 & Hwy 7, walking distance to Vaughan transit station
- Vacant possession can be provided within 90 days

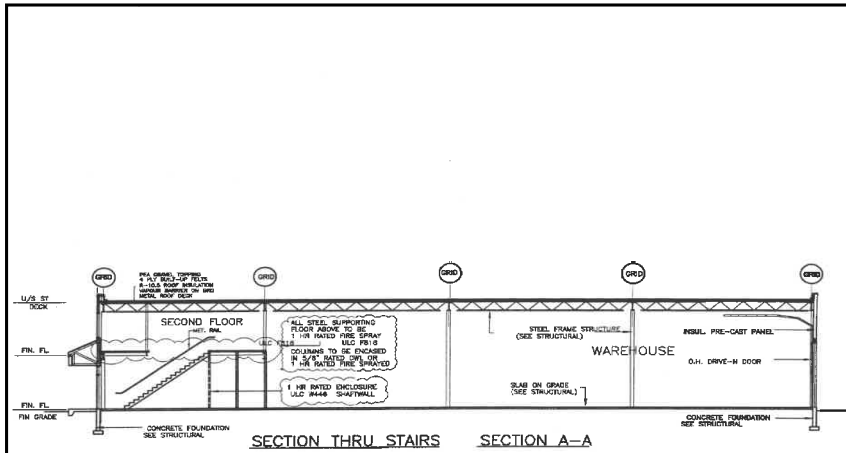


// **201 MILLWAY AVENUE**
VAUGHAN, ON

// PROPERTY PHOTOS

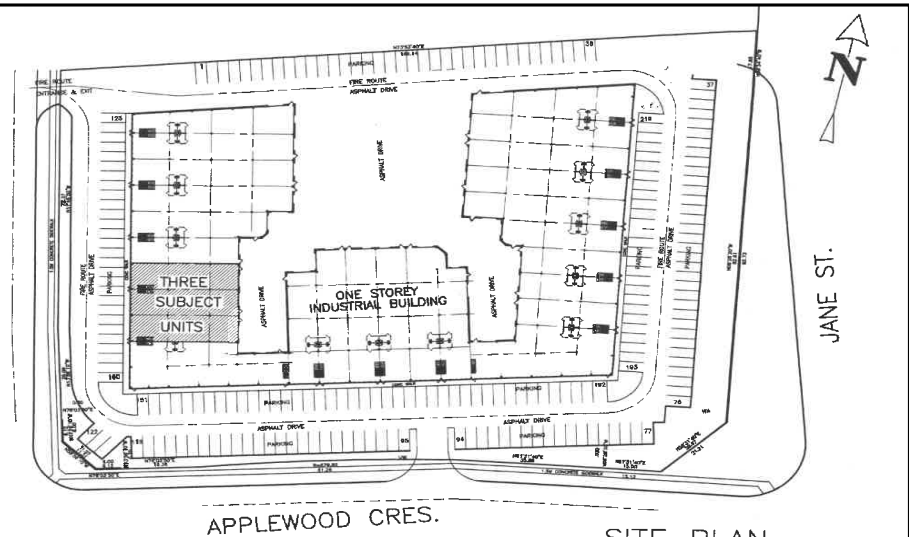


// SITE PLAN

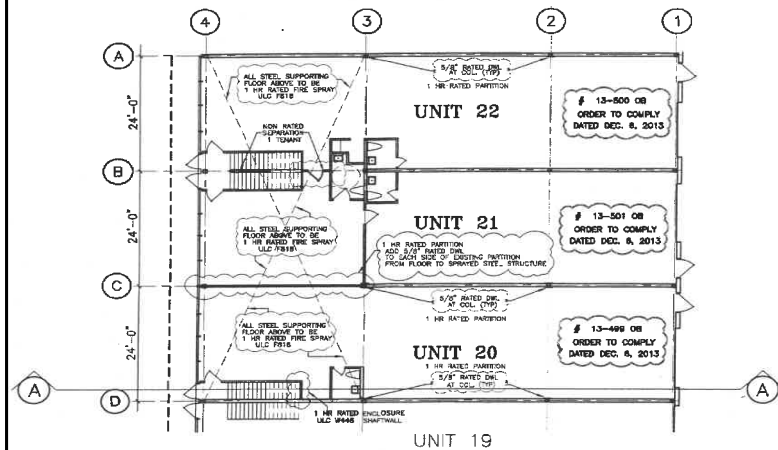


SECTION THRU STAIRS SECTION A-A

MILLWAY AVE.



SITE PLAN

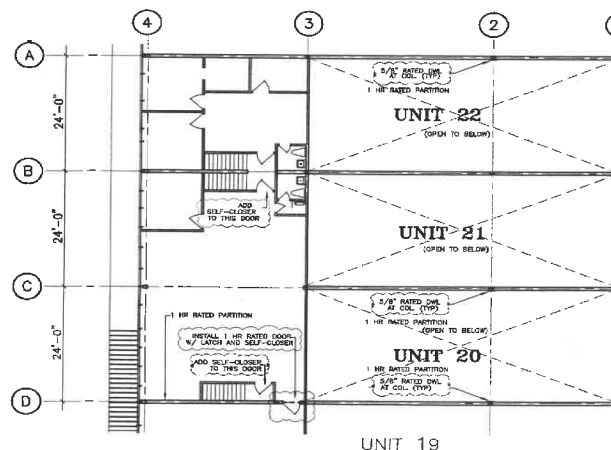


FIRST FLOOR PLAN

6262.87 SF 581.84 SM

TOTAL GEA OF 3 UNITS

6262.87 SF 581.84 SM
2180.94 SF 202.62 SM
8443.81 SF 784.46 SM



SECOND FLOOR PLAN

2180.94 SF 202.62 SM

PERTINENT INFO

BUILDING CLASSIFICATION

O.B.C. - 3.2.2.70

TABLE 3.2.2.70-B

SPRINKLERED

NON-COMBUSTIBLE

SITE INFORMATION

LOT AREA	= 19186.19 SM = 190.0 E (1.82 HA)
SNOW STORAGE AREA	= 18186.19 3.02 = 38 SM
PROVIDED ON ADJACENT LANDSCAPING STRIP	
BUILDING AREA	= 6262.87 SM
UNFURNISHED AREA	= 18186.19 SM
PAVED AREA	= 31.2 E
ROOF PAVD	= 23.47 M
ROOF PAVD	= 13.50 M
BUILDING HEIGHT	= 7.0 M
PARKING SPACES	= 214 TOTAL
REQUIRED	= 214 TOTAL
WANDOCAPAD	= 2 (1st & 2nd)

GARAGE STORAGE TO BE WITHIN INDUSTRIAL UNIT OF EACH TENANT

THIS PLAN IS BASED ON INFORMATION SUPPLIED BY OWNER

LOT 27 BLOCK 1

PART OF LOTS 17 AND 18

CONVEYANCE OF LAND

SURVEY PREPARED BY: EDWARDS AND CLARK CO. LTD.

ALL REVISIONS
AND WORK
IS BUBBLED

REVISION TO PERMIT # 00-4249

PER INSPECTOR'S REVIEW

NOTICE DATED DEC. 6, 2013

// ZONING

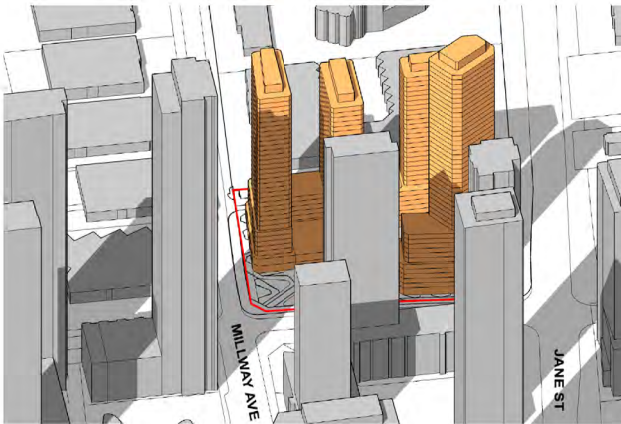


In the EM1 zone, the following uses are permitted:

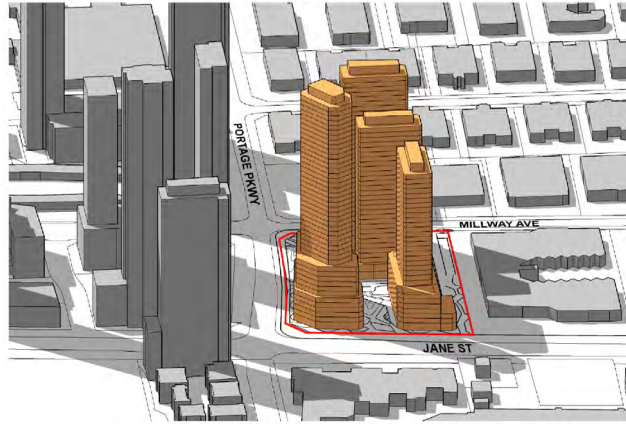
- Accessory office and ancillary retail uses
- Accessory retail uses tied to the main employment use
- Business and professional offices
- Car wash facilities (often accessory only)
- Convention centres, banquet halls, hotels and motels
- Emergency services
- Manufacturing and assembly uses (generally lighter / cleaner industrial uses)
- Office buildings
- Recreational or fitness facilities
- Research and development facilities
- Service and repair shops
- Transportation terminals (in some versions of the by-law)
- Vertical farming
- Warehousing and distribution facilities

// PROPOSED REDEVELOPMENT RENDERINGS

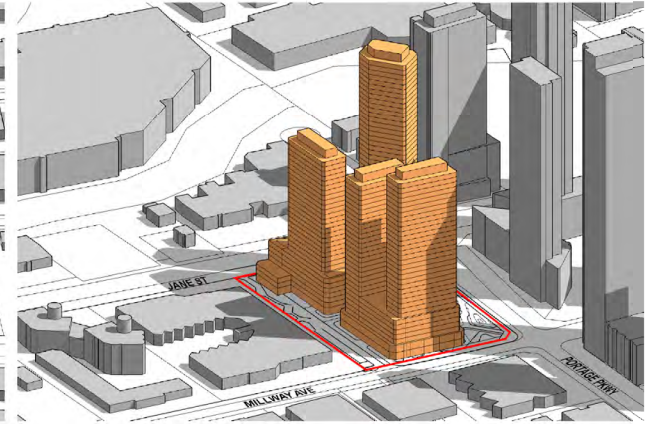
Proposed development consists of four high-rise residential mixed-use towers in three separate buildings. Building height range from 30-storey to 45-storey.



1. View from Southwest



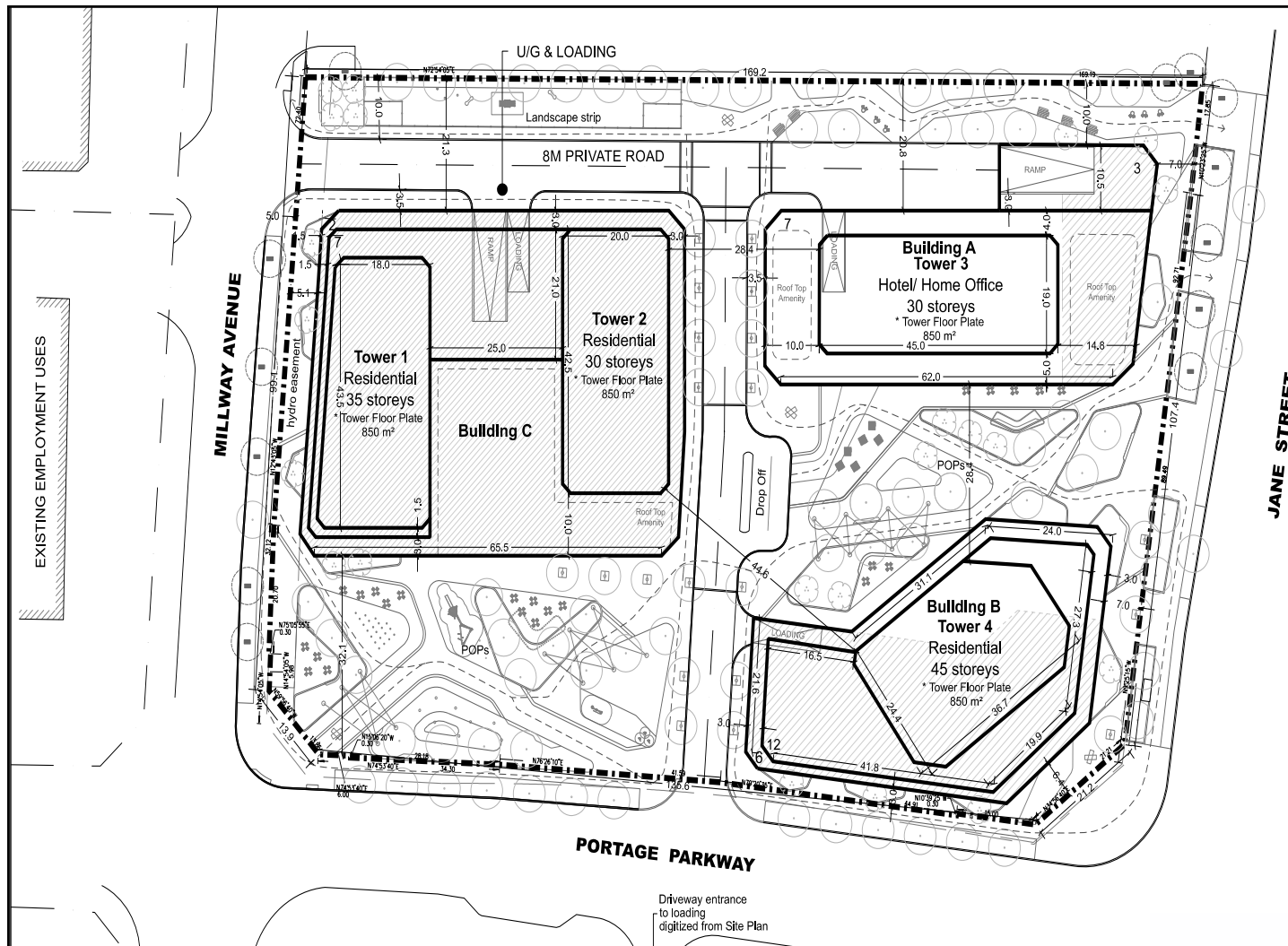
2. View from East



3. View from Northwest



// PROPOSED REDEVELOPMENT



DEVELOPMENT APPLICATION

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VAUGHAN, ON

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VAUGHAN, ON



FOR MORE INFORMATION, PLEASE CONTACT:

GORAN BRELIH, B.Sc.Eng., SIOR*
EXECUTIVE VICE PRESIDENT, BROKER
Direct: +1 416 756 5456
Mobile: +1 416 458 4264
goran.brelih@cushwake.com

DIANA MCKENNON*
SALES REPRESENTATIVE
Direct: +1 416 642 5356
Mobile: +1 647 400 9801
diana.mckennon@cushwake.com

1500 Don Mills Rd., Suite 401
North York, ON M3B 3K4
+1 416 494 9500
cushmanwakefield.ca

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