

435

MACKENZIE AVE
AJAX

**PERMITS OUTSIDE
STORAGE**

3.124 ACRES

**INDUSTRIAL LAND CLOSE TO
HIGHWAY 401 AND AJAX GO**



**CUSHMAN &
WAKEFIELD**



// PROPERTY FEATURES

The subject property is located in the Town of Ajax. The total land area comprises 3.124 acres within an established industrial park, with proximity to Highway 401 and Ajax GO access. Zoning permits a wide range of uses including Automotive & Outside Storage.

LAND SIZE

3.124 ACRES

LOT DIMENSIONS

425.85 FT x 318.83 FT x
425.57 FT x 320.28

SERVICES

MUNICIPAL SEWER & WATER

ZONING

GE -
GENERAL EMPLOYMENT

DESIGNATED

EMPLOYMENT - INDUSTRIAL

ASKING PRICE

\$4,975,000.00

// **435 MACKENZIE AVENUE**
AJAX, ONTARIO

// PROPERTY ZONING



// ZONING BY-LAW

6.4 Employment Zones

No person shall use any land or erect, alter or use any building or structure in any Employment Zone except in accordance with Sections 6.4.1 and 6.4.2 of this By-law.

6.4.1 Permitted Uses

(Amended by By-law 50-2013)

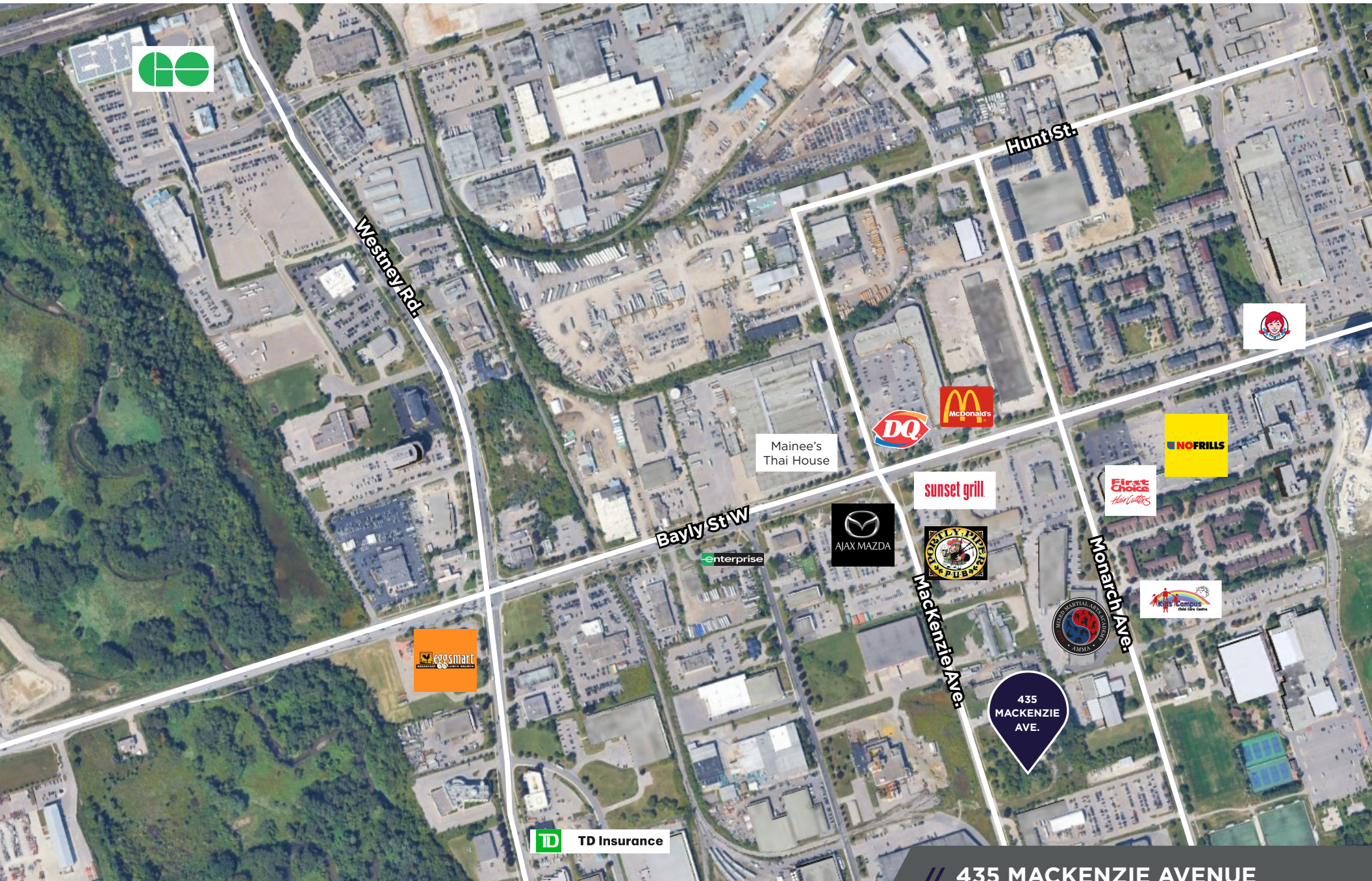
The following table establishes the uses permitted in the Employment Zones.

	PE Prestige Employment	GE General Employment	HE Heavy Employment
Accessory Retail Sales Outlet (1)	*	*	*
Banquet Facilities	*		
Building And Construction Materials Facility		*	*
Commercial Fitness Centre	*		
Commercial School (6)	*		
Community Centre	*		
Contractors Yard		*	*
Day Care Facility	*		
Drive-Thru Facility	*		
Dry Cleaning Establishment	*	*	
Emergency Service Facilities	*	*	*
Financial Institution	*		
Fuel Storage Supply Yard			*
Funeral Home	*		
Hotel	*		
Licensed Accessory Outdoor Patio (4)	*		
Light Manufacturing (2)	*	*	*
Machinery And Equipment Sales And Rental		*	*
Manufacturing		*	*
Medical Clinic	*		
Motel	*		

	PE Prestige Employment	GE General Employment	HE Heavy Employment
Motor Vehicle Repair Facility		*	*
Motor Vehicle Rental Establishment	*	*	
Motor Vehicle Sales Establishment	*	*	
Motor Vehicle Washing Establishment		*	*
Offices	*	*	*
Outdoor Storage (3)		*	*
Personal Service Shop	*		
Place Of Assembly	*		
Place Of Entertainment	*		
Place Of Worship (5)			
Public Storage Facility	*	*	
Recreation Facility	*		
Restaurant	*		
Restaurant, Drive-Thru	*		
Service or repair shop	*	*	*
Sports arena	*		
Transportation Depot			*
Unlicensed Accessory Outdoor Patio	*		
Veterinary clinic	*	*	
Warehouse/ Distribution Centre	*	*	*

- (1) May not exceed 20% of the GFA of the premises in which it is located.
- (2) Manufacturing is permitted only in wholly enclosed buildings.
- (3) Outdoor storage shall not exceed 50% of the site area and shall not be visible from the street.
- (4) A Licensed Accessory Outdoor Patio is permitted provided that the licensed accessory outdoor patio meets the provisions in Section 6.3.1.1.
- (5) A place of worship shall continue to be permitted on lands known as 360 Westney Road South, 877 Westney Road South, and 438 Monarch Avenue.

// AMENITIES MAP



// 435 MACKENZIE AVENUE
AJAX, ONTARIO

435

MACKENZIE AVE
AJAX



CONTACT

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