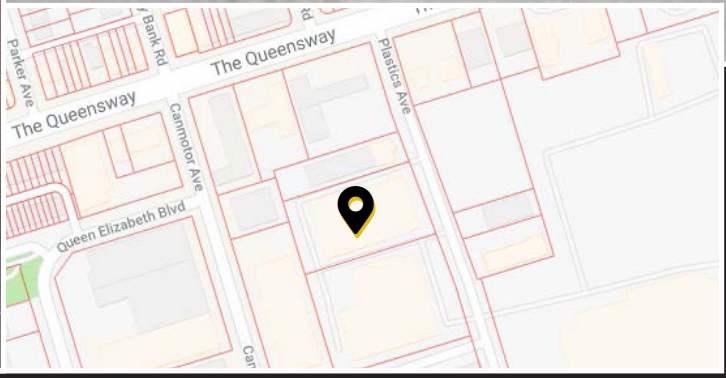
**ETOBICOKE** **25,702 SQ. FT.**

# FOR SALE 14 PLASTICS AVENUE




**FREE STANDING INDUSTRIAL BUILDING NEAR HWY 427 AND QEW WITH 3,000 SQ FT RENOVATED OFFICE SPACE WITH A/C JUST PAINTED INTERIOR AND EXTERIOR. NEWLY PAVED FOR 23 CAR PARKING FABULOUS MOTORIZED LOADING DOCK- TWO TRUCK LEVEL DOORS**

• PROPERTY IS 1.11 ACRE OPPORTUNITY!! • 14 FT. CEILING CLEARANCE •

• FULL SECURITY SYSTEM, WITH ACCESS CONTROL & ACCESS CARDS, GOOD ELECTRICAL DISTRIBUTION •

• PRESENTLY FULLY LEASED UNTIL AUGUST 2027 @ $17.00 / SQ. FT.

NET NET NET WITH ESCALATIONS TO $17.75 •

• PRESENT MONTHLY NET INCOME $436,934.00 plus HST •

## ASKING $10,500,000.00
## VTB POSSIBLE

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED.
**CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.**


## STEPHEN M. MURPHY

**SALESPERSON // PRINCIPAL DIRECTOR**
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CENTURY 21 REGAL REALTY INC. BROKERAGE



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