

59

SKAGWAY AVENUE

TORONTO, ON

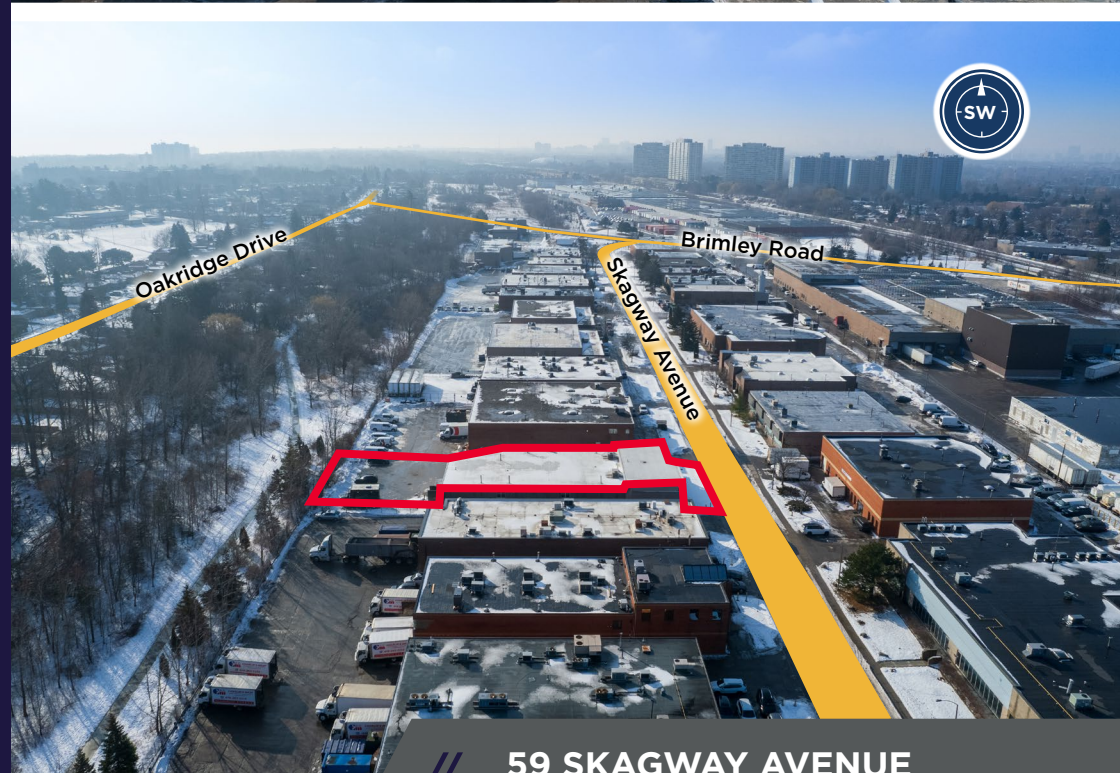


CUSHMAN &  
WAKEFIELD



# // PROPERTY FEATURES

INTERSECTION	Brimley Avenue & St. Clair Avenue
LOT	0.53 Acre
BUILDING SIZE	9,355 SF + 1,945 SF Mezzanine
CEILING	14' Clear
SHIPPING	2 Drive in doors
ZONING	E0.7
SALE PRICE	\$4,200,000.00
REALTY TAX	\$30,924.41 (2025)



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## Use - E Zone

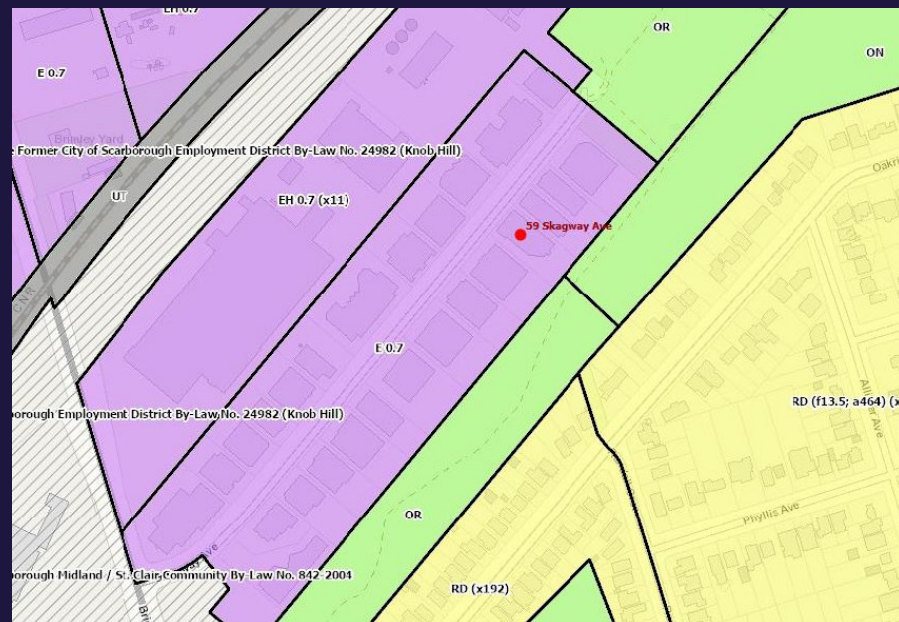
In the E Zone, the following uses are permitted:

- 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
- Wholesaling Use

## Use with Conditions - E Zone

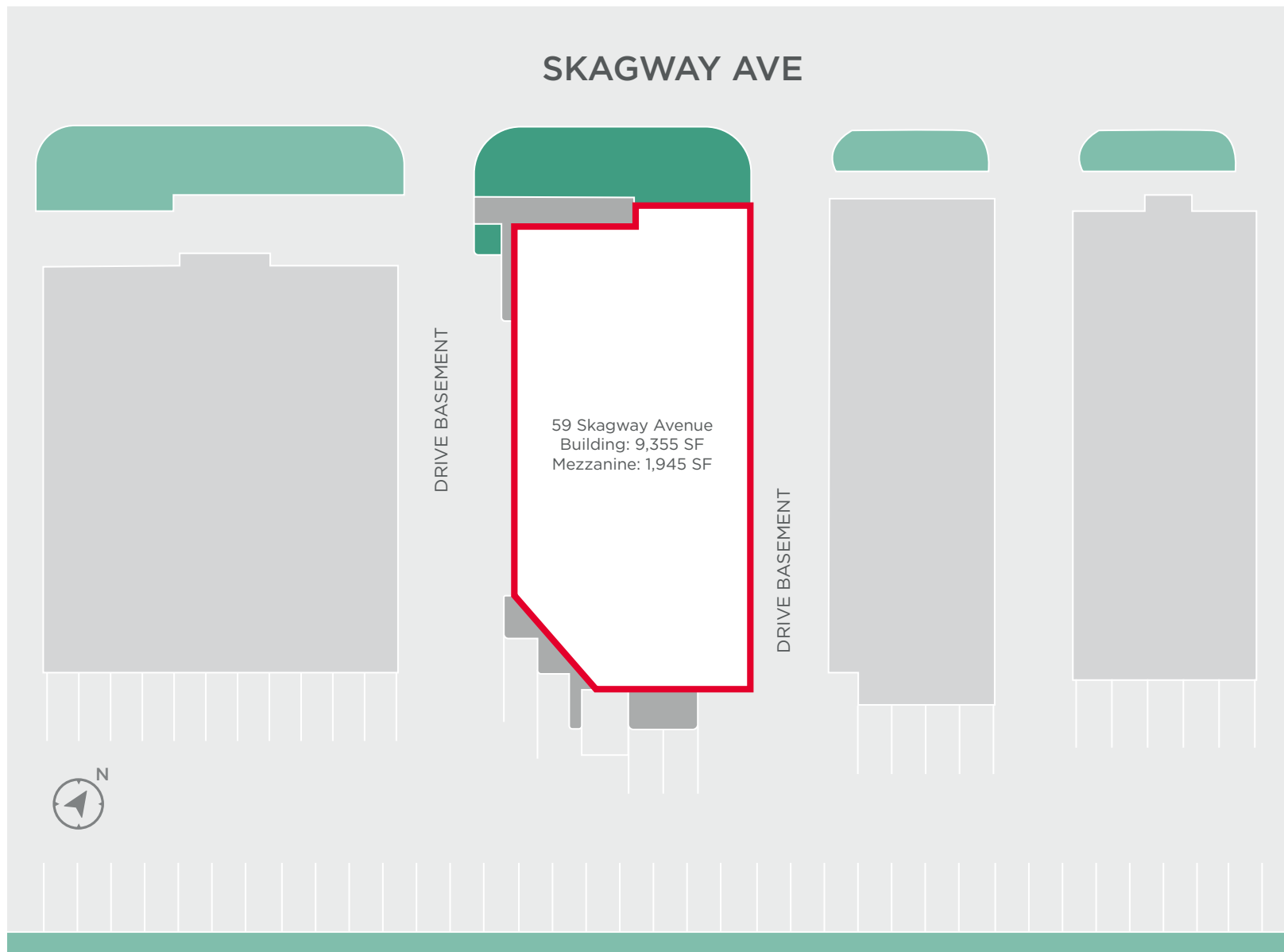
In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- 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)
- Vehicle Washing Establishment (18)

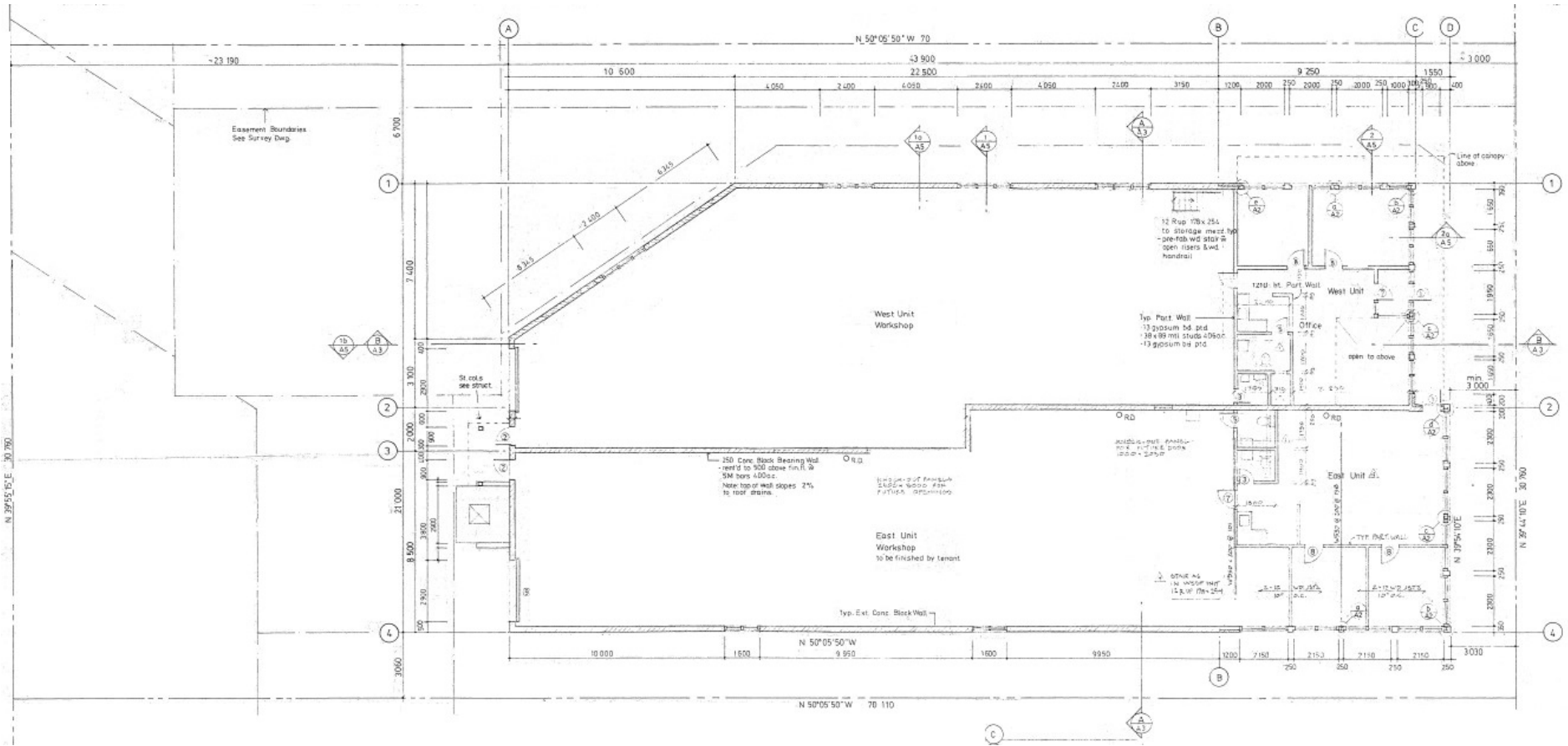


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# // SITE PLAN



# FLOORPLAN



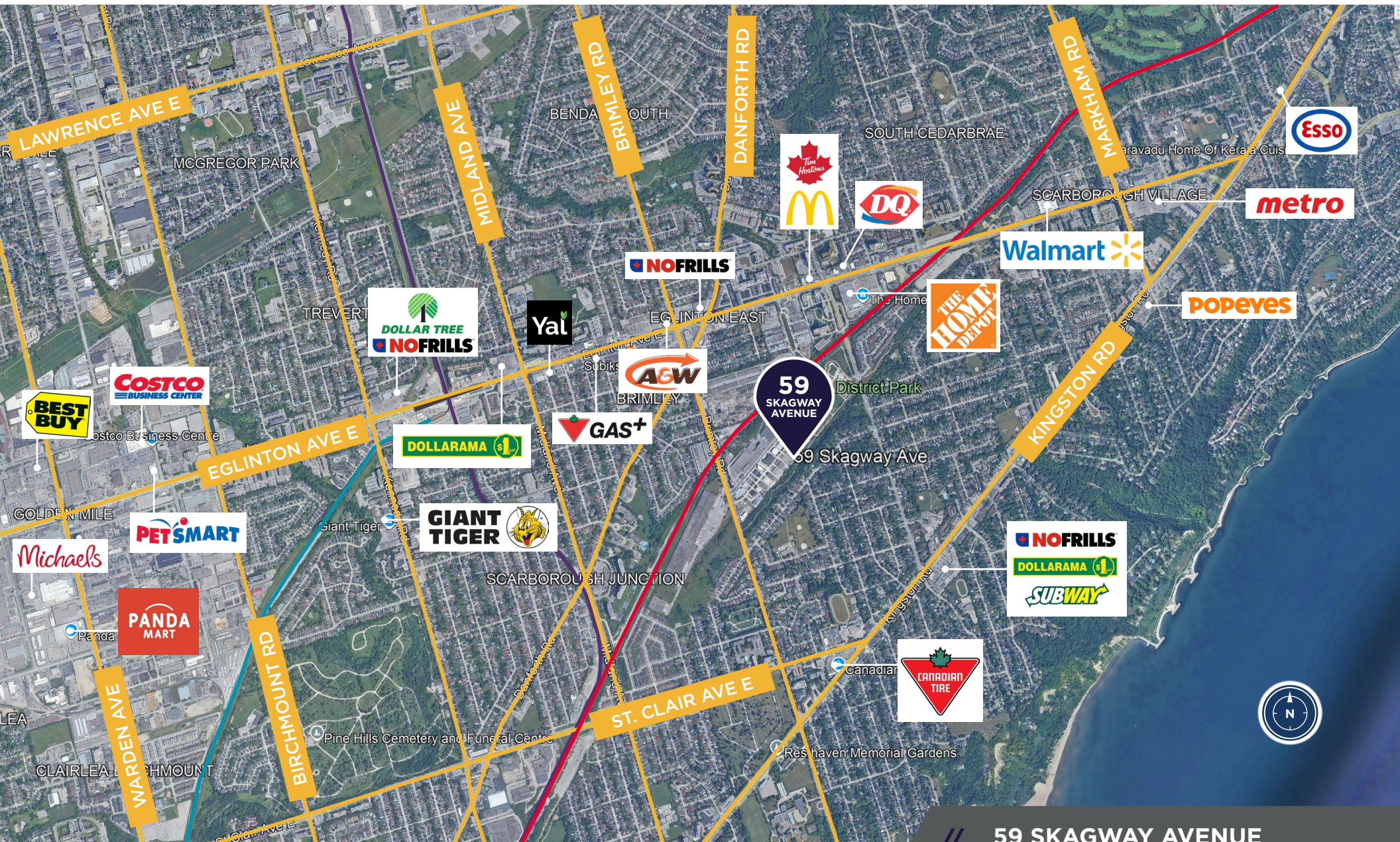


# // PROPERTY PHOTOS





# AMENITIES MAP





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