

90

FENMAR DRIVE

NORTH YORK, ON

SUNRISE EXHAUST LTD.
416-741-6661

10,000 SF
FOR SALE



CUSHMAN &
WAKEFIELD

// FOR SALE

BUILDING SPECIFICATIONS

BUILDING SIZE	10,000 SF
LOT SIZE	0.70 AC (±0.24 acres surplus)
OFFICE AREA	1,000 SF
SHIPPING	2 DI
CEILING HEIGHT	18' 0"
ZONING	EH 1.0
PRICE	\$5,295,000.00
TAXES	\$37,980.90

BUILDING FEATURES

- Freestanding building with excess land
- Zoning permits outside storage
- Located within minutes to major Highways 400, 401, & 407



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// PROPERTY PHOTOS



// ZONING

EH 1.0 ZONING PERMITTED USES

PERMITTED USES

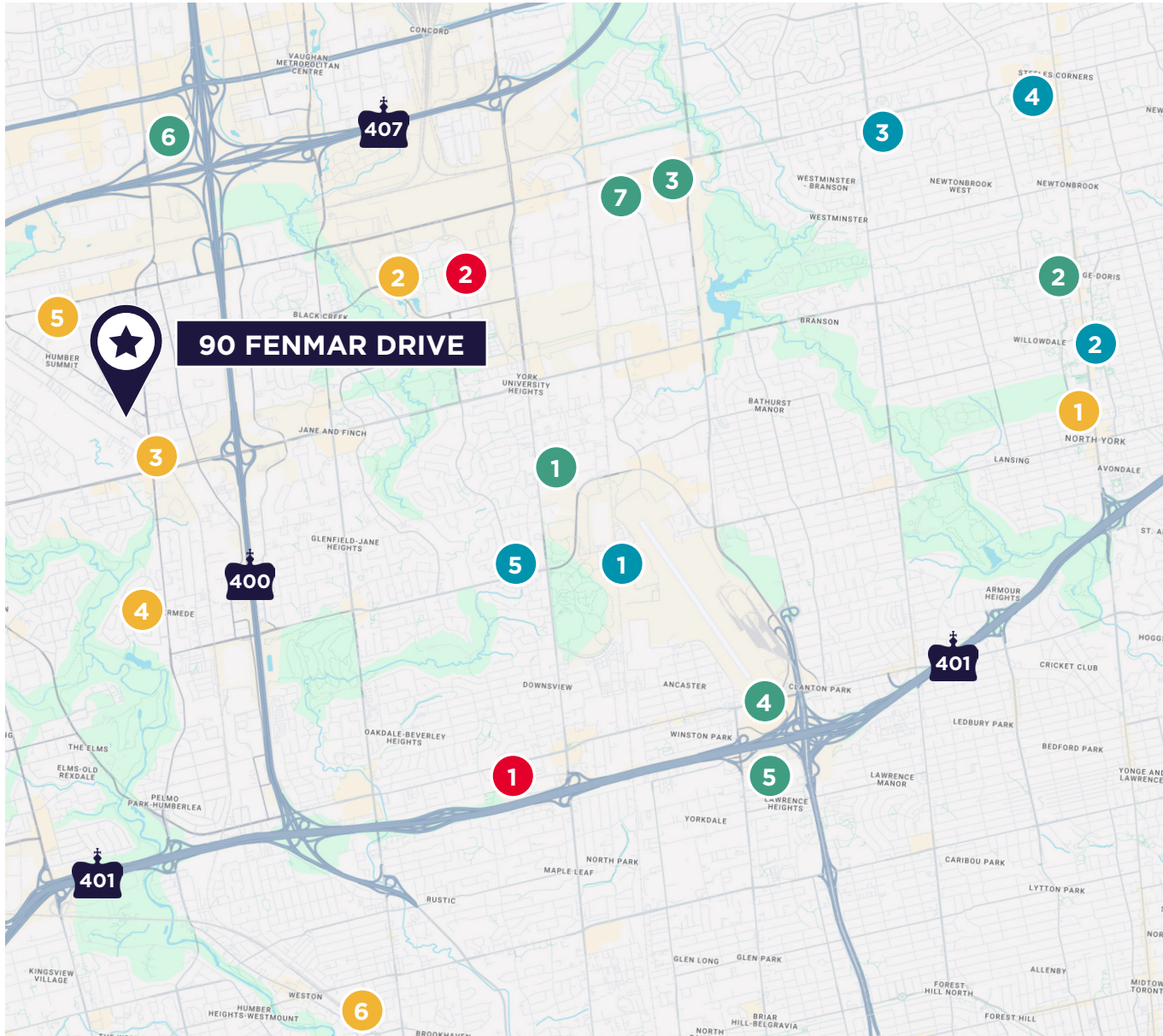
- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station

PERMITTED USE - WITH CONDITIONS

- Cogeneration Energy
- Crematorium
- Marihuana Production Facility
- Open Storage
- Outside Operations
- Propane Transfer, Handling and Storage Facility
- Renewable Energy
- Transportation Use
- Vehicle Service Shop



// AMENITIES MAP



GROCERY & RETAIL

1. No Frills
2. Shoppers Drug Mart
3. RioCan Marketplace
4. SmartCentres Downsview
5. Yorkdale Shopping Centre
6. Costco
7. Home Depot

DINING & CAFÉS

1. Tim Hortons
2. Starbucks
3. Uptown Churrasqueira
4. Panino Cappuccino
5. Kulcha Bites
6. The Suya Spot

BANKING

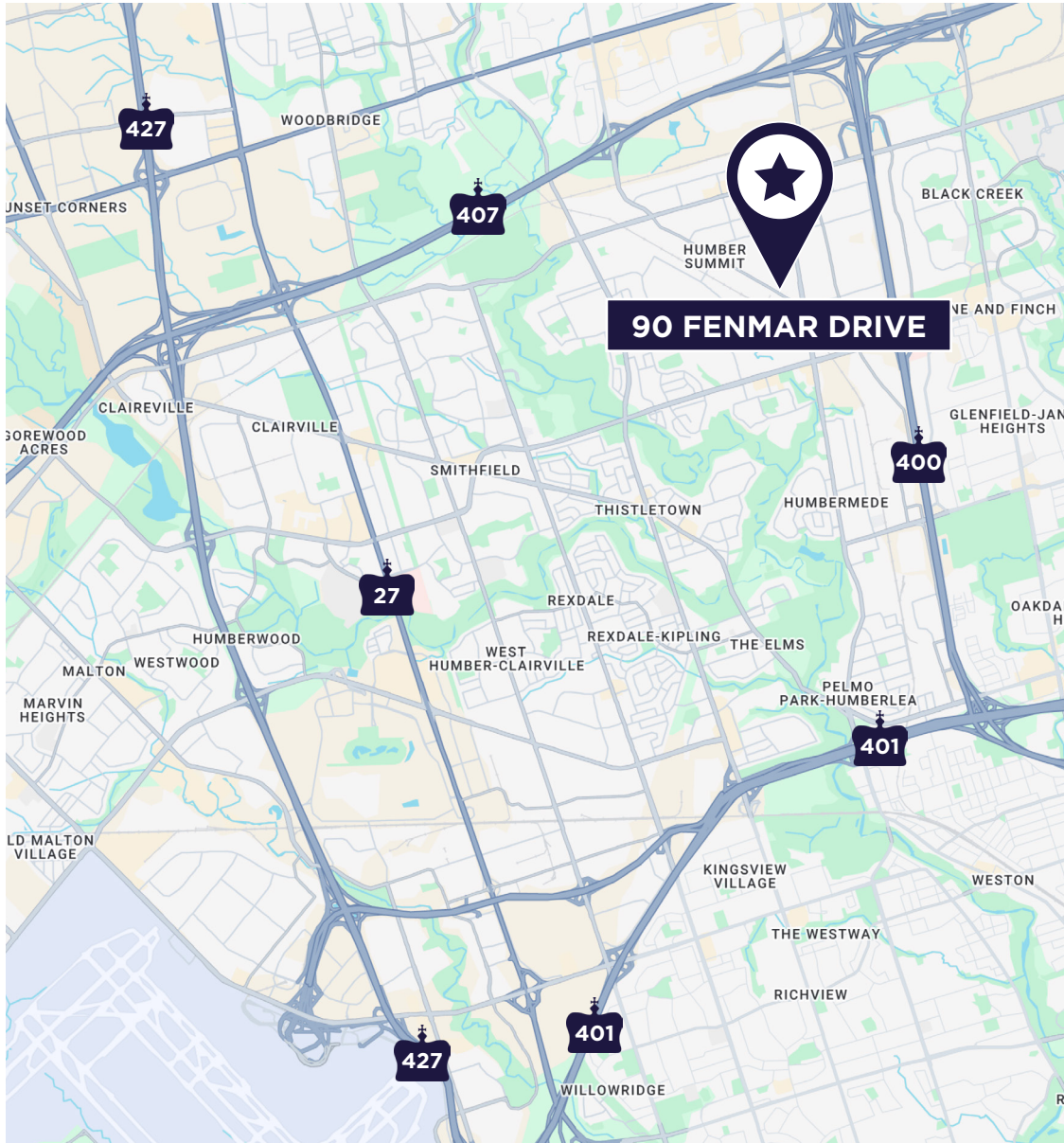
1. Scotiabank
2. CIBC
3. TD Canada Trust
4. BMO
5. RBC

OTHER KEY AMENITIES

1. Humber River Health
2. York University

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// ACCESSIBILITY MAP



Exceptional GTA connectivity with immediate access to Highway 400 and Highway 407, and convenient connections to Highways 401, 427 and 409. Major arterial roads including Weston Road, Finch Avenue West, Steeles Avenue West and Jane Street provide efficient access throughout North York, Vaughan and the broader GTA.

TO HIGHWAY 400 3-5 MINUTE DRIVE

TO HIGHWAY 407 ETR 3-5 MINUTE DRIVE

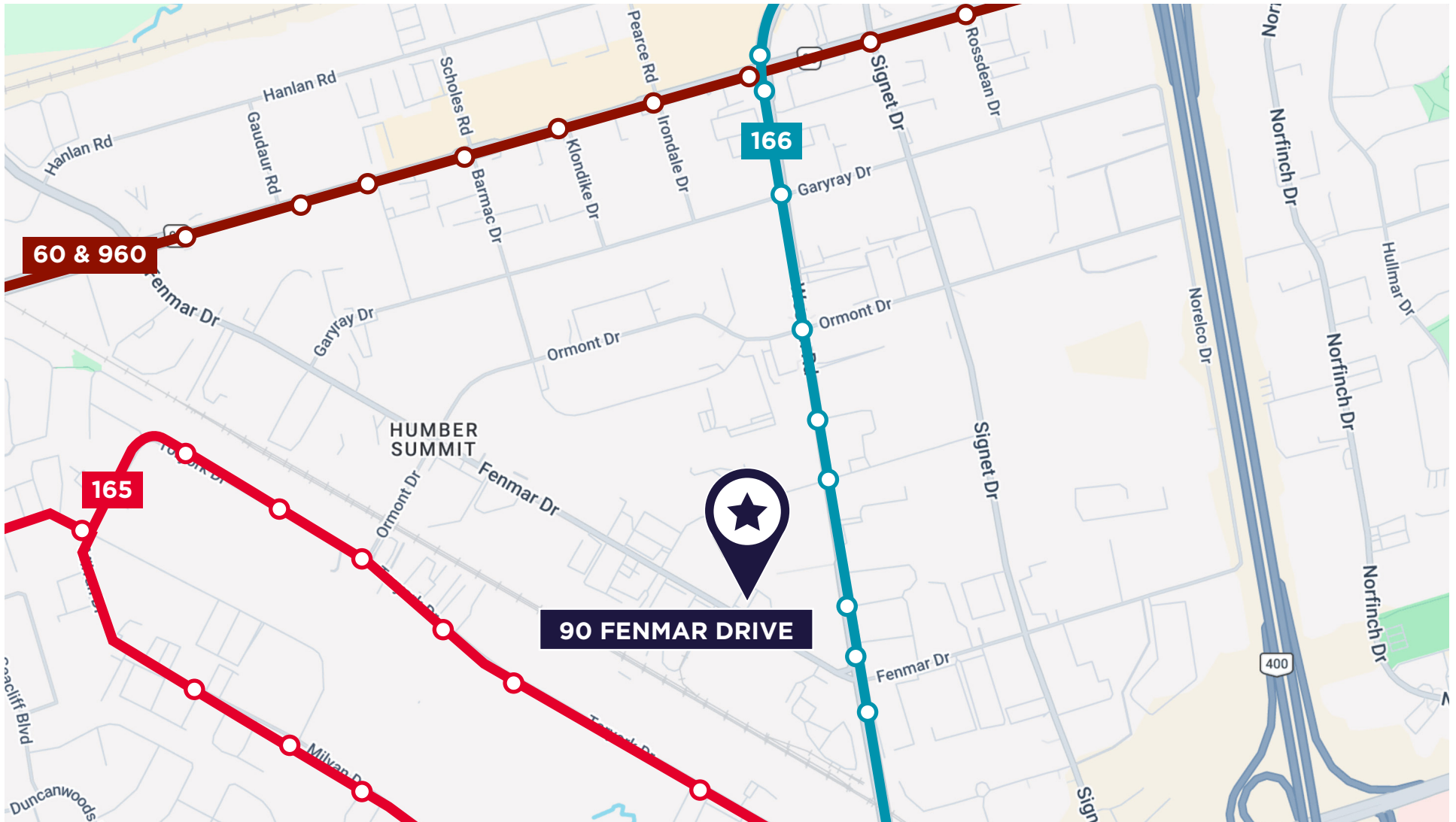
TO HIGHWAY 401 8-10 MINUTE DRIVE

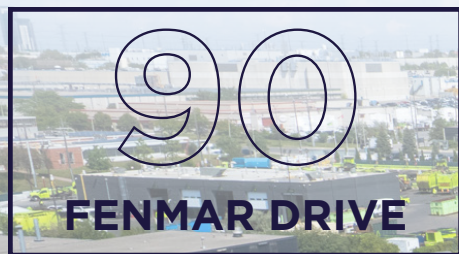
TO HIGHWAY 427 8-10 MINUTE DRIVE

TO HIGHWAY 27 9-10 MINUTE DRIVE

// TRANSIT MAP

Excellent public transit connectivity with TTC bus service immediately accessible along Weston Road, Fenmar Drive and Steeles Avenue West. Pioneer Village Station on Line 1 is approximately 5 minutes away by car, providing direct subway access to downtown Toronto and Vaughan Metropolitan Centre, with additional connections to York University, GO Transit and York Region Transit. Pioneer Village Stations is the closest subway station and is on Line 1 (Yonge University).





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