

121 Commander Boulevard, Scarborough, Ontario**Approximately 3.17 Acres Improved Land**

Land Details:

- 3.17 Acres for sale or lease
- **Prestige business park**
- Immediate possession
- Can build up to approximately 96,660 sq. ft.
- Graded and hard surfaced

Public Transit:

- TTC at door, 2 bus lines direct to subway and Scarborough Town Centre

Location & Surrounding Area:

- Hwy 401 / McCowan / Sheppard / Finch
- Backs on to the Brimley Road Park
- Well established prestigious area – south of Huntingwood Drive and Brimley Road Plazas
- Across from Commander Park / Arena

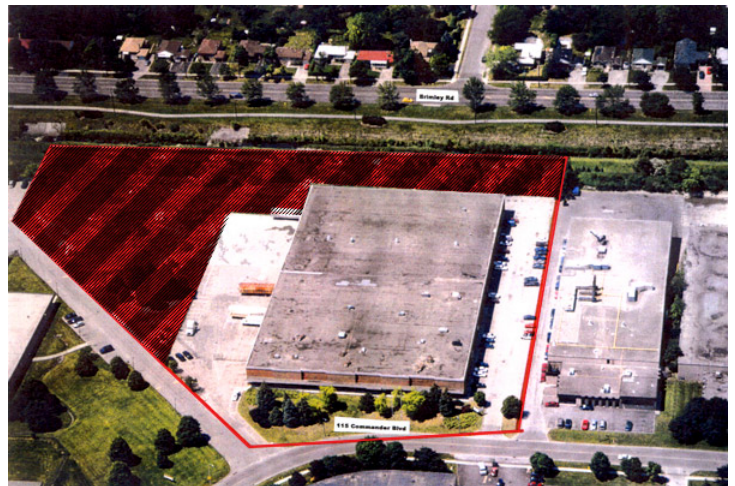
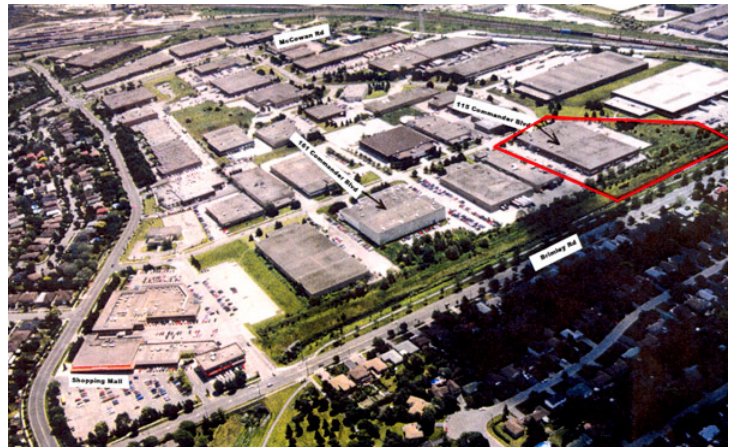
Comments:

Land Specs:

- All municipal services connected on land
- Zoning: E industrial / commercial / flex space
- Retailing uses of 5% x the gross floor area of all buildings permitted
- *Zoning permits: industrial, manufacturing, warehousing, storage, repair, food processing, recycling, offices, **vehicle depot, open storage**, day nurseries
- See attached Zoning By-law

Location Specs:

- Prestige industrial / commercial / community
- Visible from Brimley Road – Access to 401 / Sheppard / Finch
- All amenities are nearby
- *Zoning By-law attached
- Sewers & water main on site
- Draft net land lease available

Lease: **\$138,800**. Net/Year

Sale: \$2,400,000. – 20% down, V.T.B. first mortgage for 3 years at 7%

Estimated 2017 Property Tax: **\$28,621**