



WARDENCONNECT

FOR SALE

777 WARDEN AVENUE / SCARBOROUGH



Rendering is for visualization purposes only. Actual design may vary.

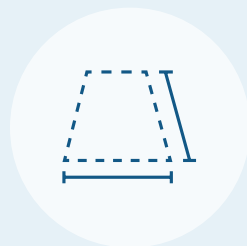
DISCOVER YOUR NEW INDUSTRIAL SPACE

777 Warden Ave is strategically located in Eastern Toronto, less than 25 minutes from the downtown core and steps away from the new Eglinton LRT line, offering unparalleled connectivity to transportation, customers, and a strong labour pool.

The offering includes newly renovated industrial condo units that combine modern design with versatile functionality, suitable for both owner-occupiers and investors.



18
TOTAL UNITS



1,500 SF -
3,300 SF
UNIT RANGE



M4A-225
ZONING



Q2 2025
OCCUPANCY

SPECIFICATIONS

DESIGNED FOR EFFICIENCY

DRIVE-IN
DOORS



AUTOMOTIVE
USES



MODERNIZED
EXTERIOR



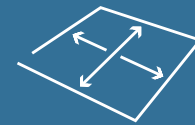
PROFESSIONAL
SIGNAGE



SEAMLESS
CONNECTIVITY
TO EGLINTON LRT



COMBINE
UNITS TO SUIT
YOUR NEEDS



NEW
ASPHALT



AMPLE
PARKING



DEPOSIT STRUCTURE



[VIEW FINANCING INFO](#)



[VIEW ZONING INFO](#)



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UNIT AVAILABILITIES

UNIT	SHIPPING	AREA	PRICE
306	1 Drive-in	2,937 SF	\$1,424,445
307 + 307	2 Drive-in	5,874 SF	\$2,848,890
305 + 306 + 307	3 Drive-in	8,811 SF	\$4,273,337

All Renovations Complete and Move in Ready. Book Your Tour Today of the Model Suite. See Pages 8 & 9 for updated photos.

LEGEND:
▲ DRIVE-IN
 MODEL SUITE
 UNITS AVAILABLE





FOR SALE 777 WARDEN AVE SCARBOROUGH

DRIVE TIMES



HIGHWAYS

DON VALLEY PARKWAY | 11 MIN | 4.6 KM
HIGHWAY 401 | 13 MIN | 5.2 KM



AIRPORTS

PEARSON | 45 MIN | 34 KM
BILLY BISHOP | 40 MIN | 19.6 KM



GO STATIONS

KENNEDY | 8 MIN | 3 KM
SCARBOROUGH | 8 MIN | 4.5 KM



EGLINTON LRT STATIONS

WARDEN | 5 MIN | 1.7 KM
GOLDEN MILE LRT STOP | 3 MIN | 400 M



NEAREST BUS STOPS

68... **WARDEN AVE AT SHERRY RD** |
 BUS 68 (A&B)
34... **EGLINTON AVE E AT WARDEN AVE** |
 BUS 34 (A&B), 334 (S)

DEMOGRAPHICS

(10KM RADIUS)



1,197,148
 TOTAL POPULATION



\$133,859
 AVERAGE HOUSEHOLD INCOME



656,199
 POPULATION EMPLOYED



89.9%
 EMPLOYMENT RATE



40.4
 MEDIAN AGE

Source: Hydra | 2022

PRIDE OF OWNERSHIP

OWN VS. LEASE

THE BENEFITS OF OWNING VS LEASING

CREATE AND PRESERVE WEALTH

Industrial condominium values have witnessed an annual appreciation of 10.81% [Avg] over the past 10 years making it one of the best performing investment in the GTA.

CONTROL YOUR COSTS

Mitigate risk for your business and avoid the high costs of rent and Landlord fees in today's market. Industrial Rents have increased 169% in the past five years. A fixed mortgage rate avoids these risks while you build equity.

SECURITY IN YOUR BUSINESS FUTURE

Significant leasehold costs are required in preparing your business premises let alone the importance of employee and customer retention. Invest in something you own and pay rent to yourself.

FINANCIAL BENEFITS

Several opportunities exist from mortgage interest and operating cost deductibility, depreciation, and the potential of capital gains. A multitude of options to consider with your tax advisor.



TRUSTED DEVELOPER



Mantella Corporation, is one of the largest Canadian privately held family owned real estate and land development companies. Mantella uses an active in house management team and trusted long term relationships to fulfil its various investments and development projects predominantly in the Greater Toronto area. We are known as market leaders who maintain an entrepreneurial culture and capitalize on our strengths as decisive decision makers.



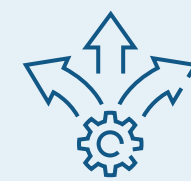
6 MILLION SF

TOTAL
DEVELOPED



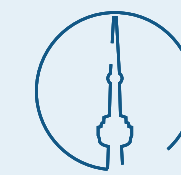
1946

DATE
INCORPORATED



100

TOTAL
PROJECTS

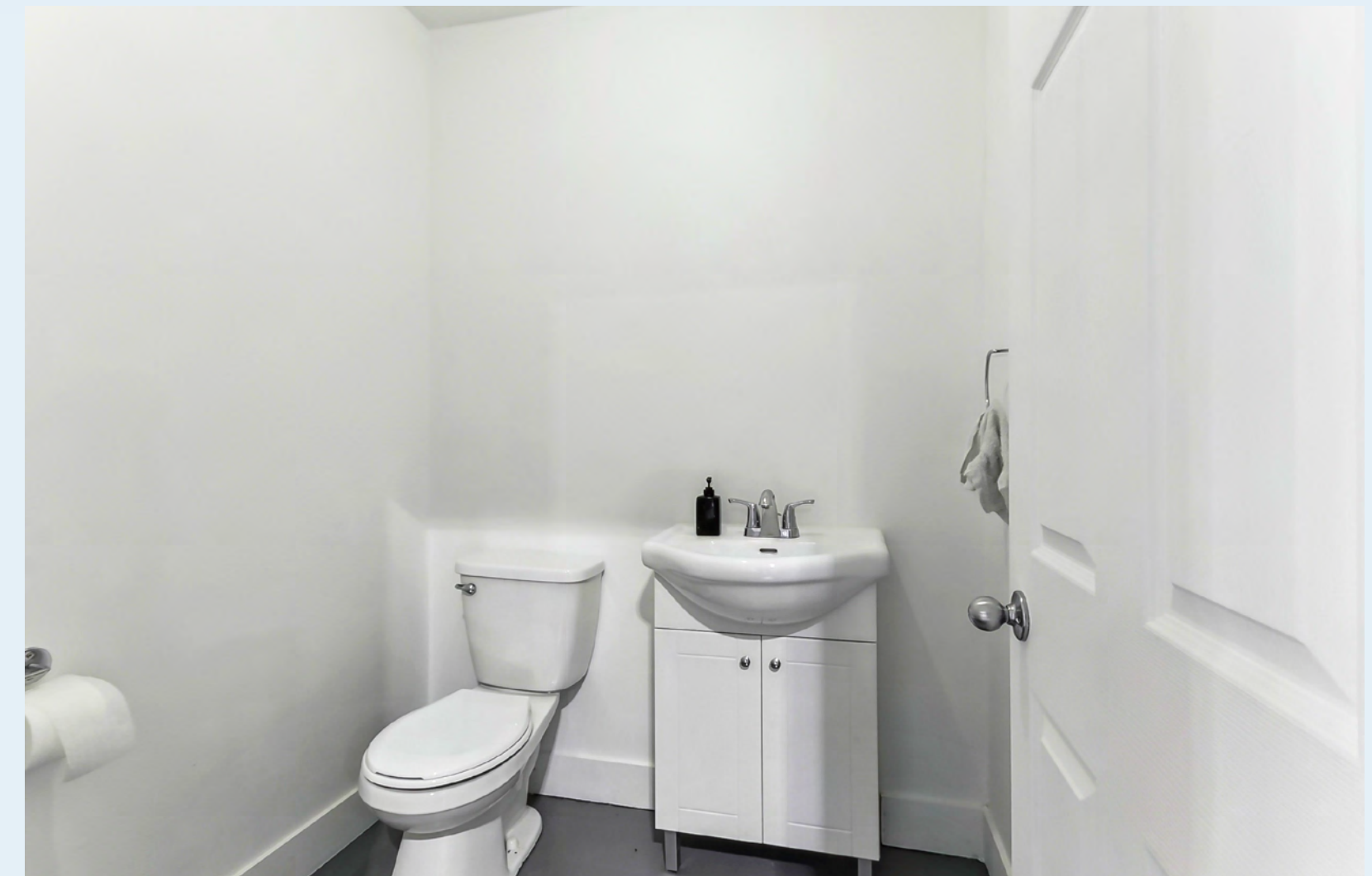
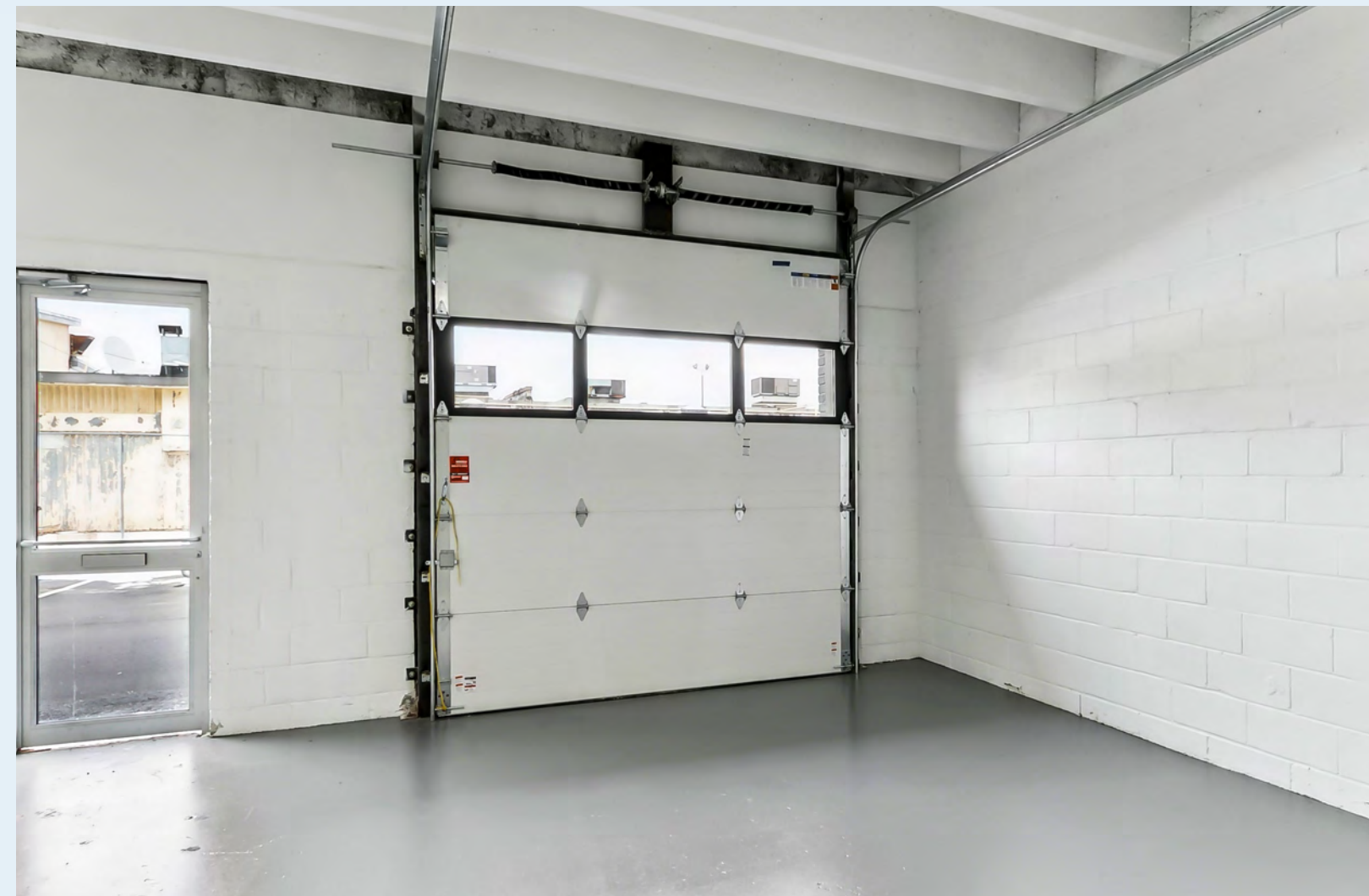
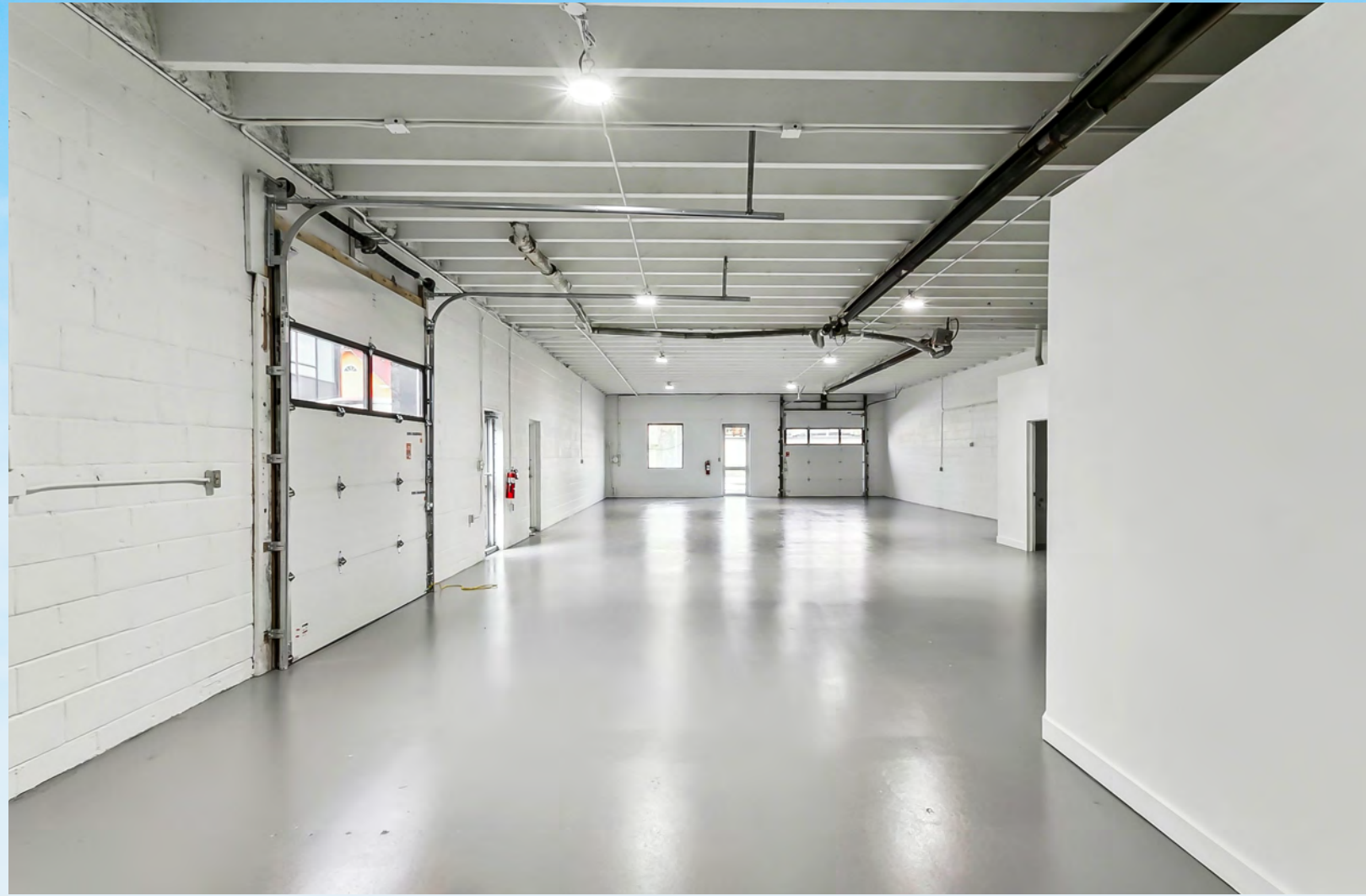


**GREATER
TORONTO AREA
COVERAGE**

777 WARDEN AVENUE

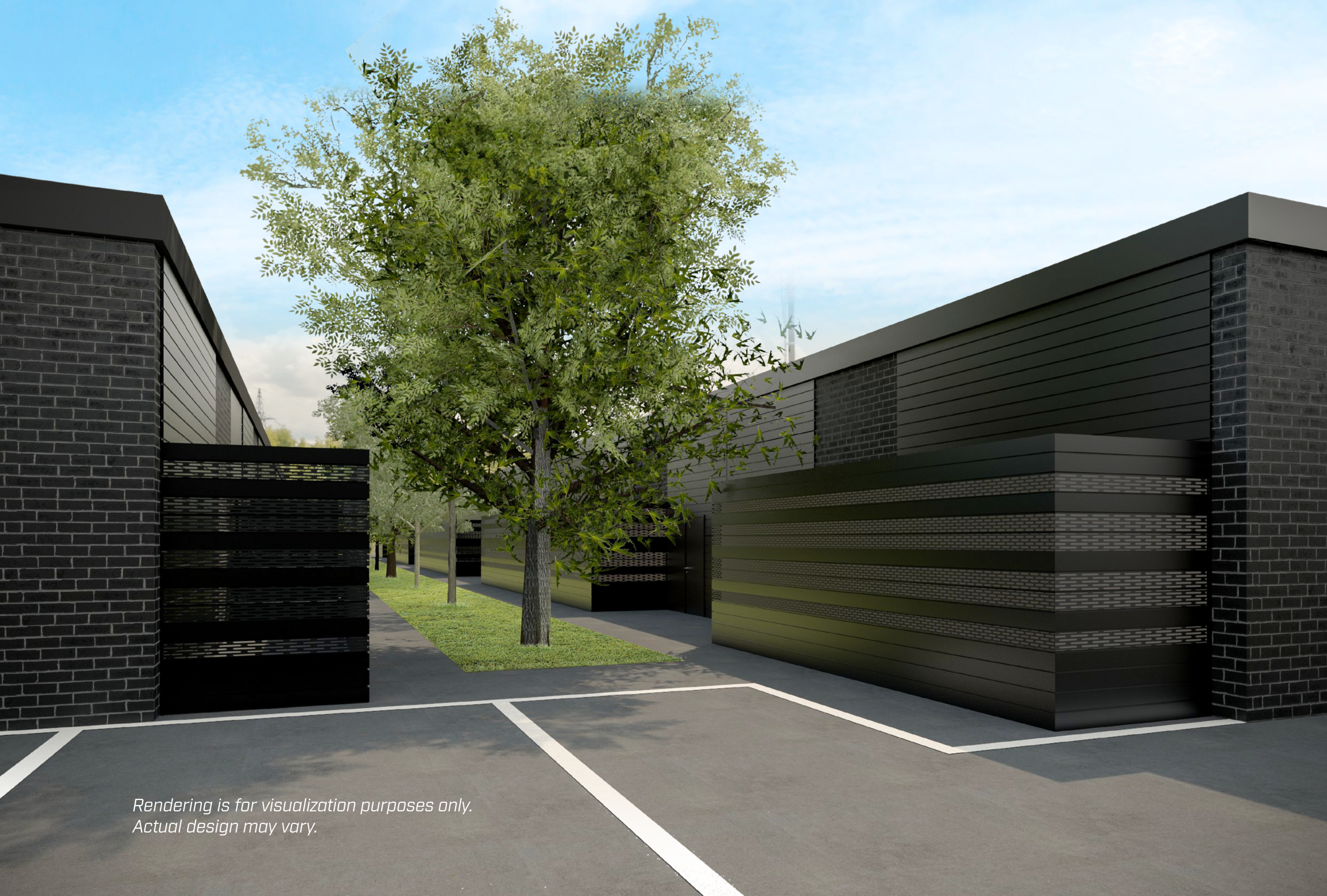


MODEL SUITE





WARDENCONNECT



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TEAM OF EXPERTS



WE ARE ENTERPRISING.

Our expert advice to property occupiers, owners and investors leads the industry into the future. We invest in relationships to create enduring value. What sets us apart is not what we do, but how we do it. Our people are passionate, take personal responsibility and always do what's right for our clients, people and communities. We attract and develop industry leaders, empowering them to think and act differently to drive exceptional results. What's more, our global reach maximizes the power of property, wherever our clients do business.

At Colliers, we accelerate success.

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