

INVESTMENT FOR SALE

65 SKYWAY AVENUE

ETOBICOKE, ON



6.5% CAP RATE!



156,163 SF Industrial-Commercial Complex
Vendor Financing Considered

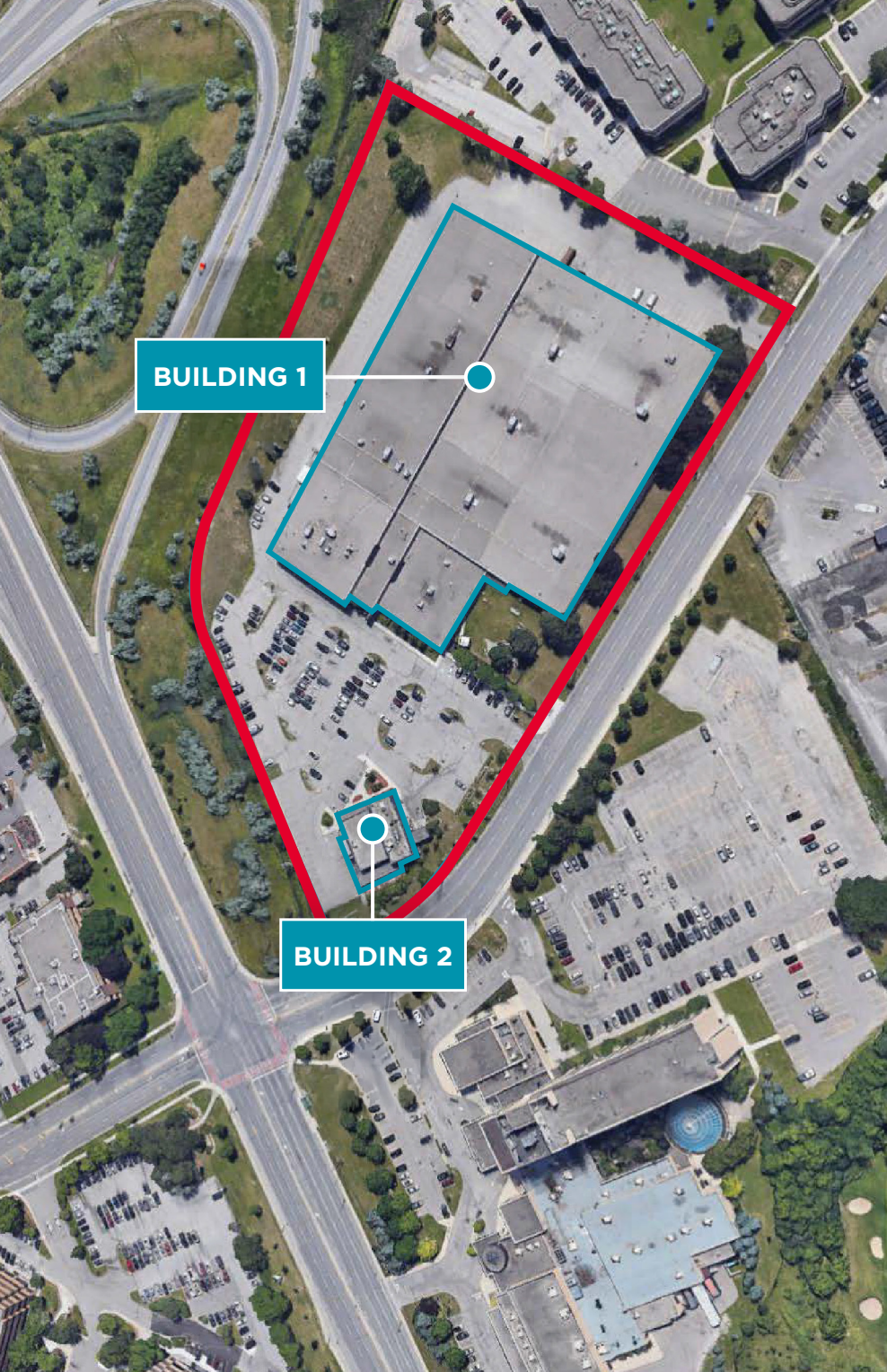
PURCHASE OPPORTUNITY

- Rare opportunity to own a quality complex in central GTA location
- Fully leased with nationally branded tenants in place.
- Vendor would consider financing terms.
- Quick, easy access to Hwy. 401, 409, & 427
- Walking distance to public transportation and nearby amenities
- Heavy power supply of 2,000 Amps
- Buildings are situated on a Land Lease (Speak to Listing Agents)
- Ample employee parking

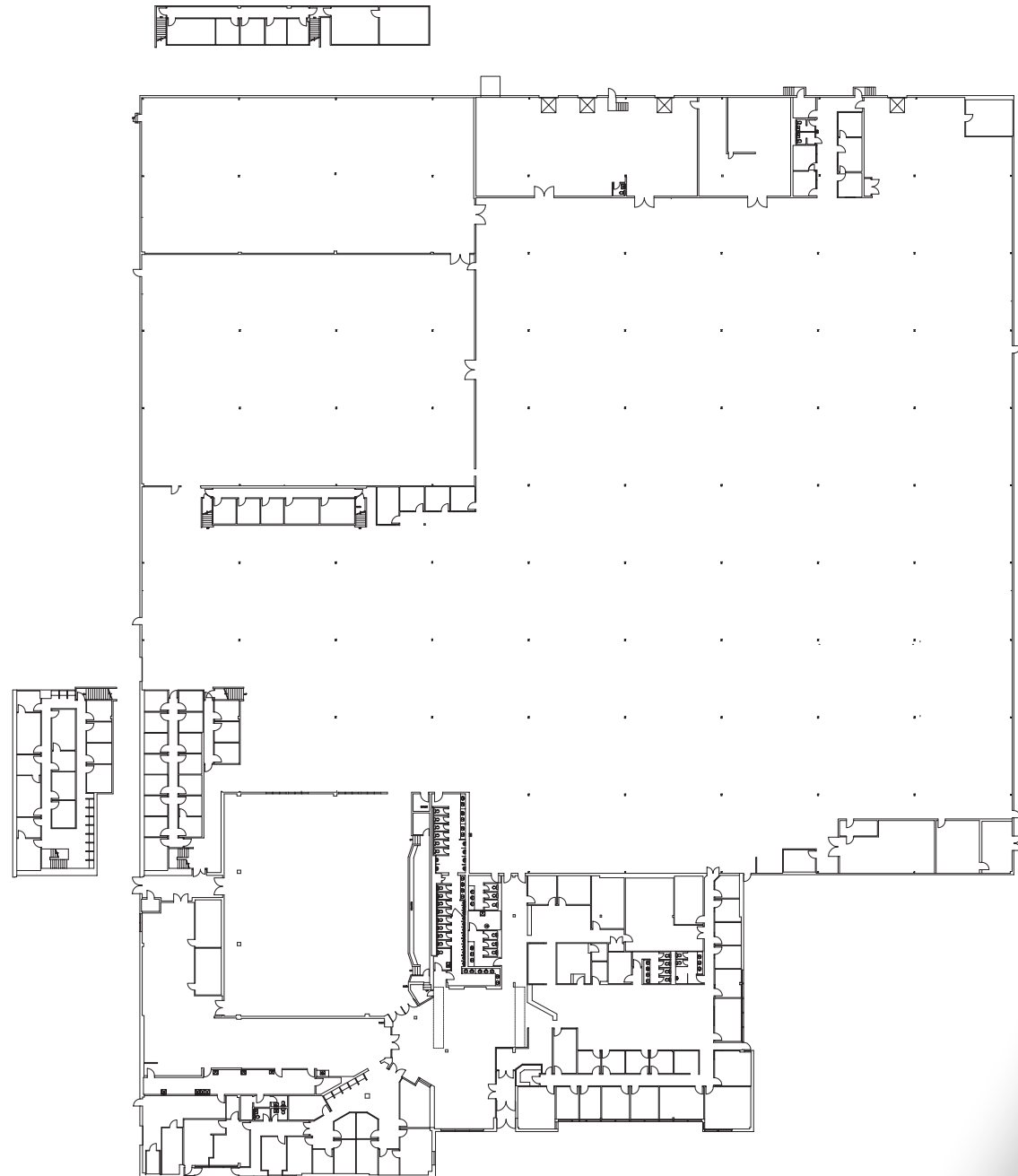
Speak to the listing agents for NDA and more information.

PROPERTY DETAILS

LOCATION	Skyway Avenue & Dixon Road
BUILDING AREA	150,349 SF Building 1 - Industrial/Office 5,814 SF Building 2 - Retail 156,163 SF Total Area
LOT SIZE	9.5 Acres
CLEAR HEIGHT	15'6" - 20'6"
SHIPPING	1 Drive In 4 Truck Level
ZONING	E1.0
SPRINKLERS	ESFR
POWER	600 Volts 2,000 Amps
TAXES	\$238,443.53 (2024)
NOI	±\$1,800,000
SALE PRICE	\$27,500,000
CAP RATE	6.5%



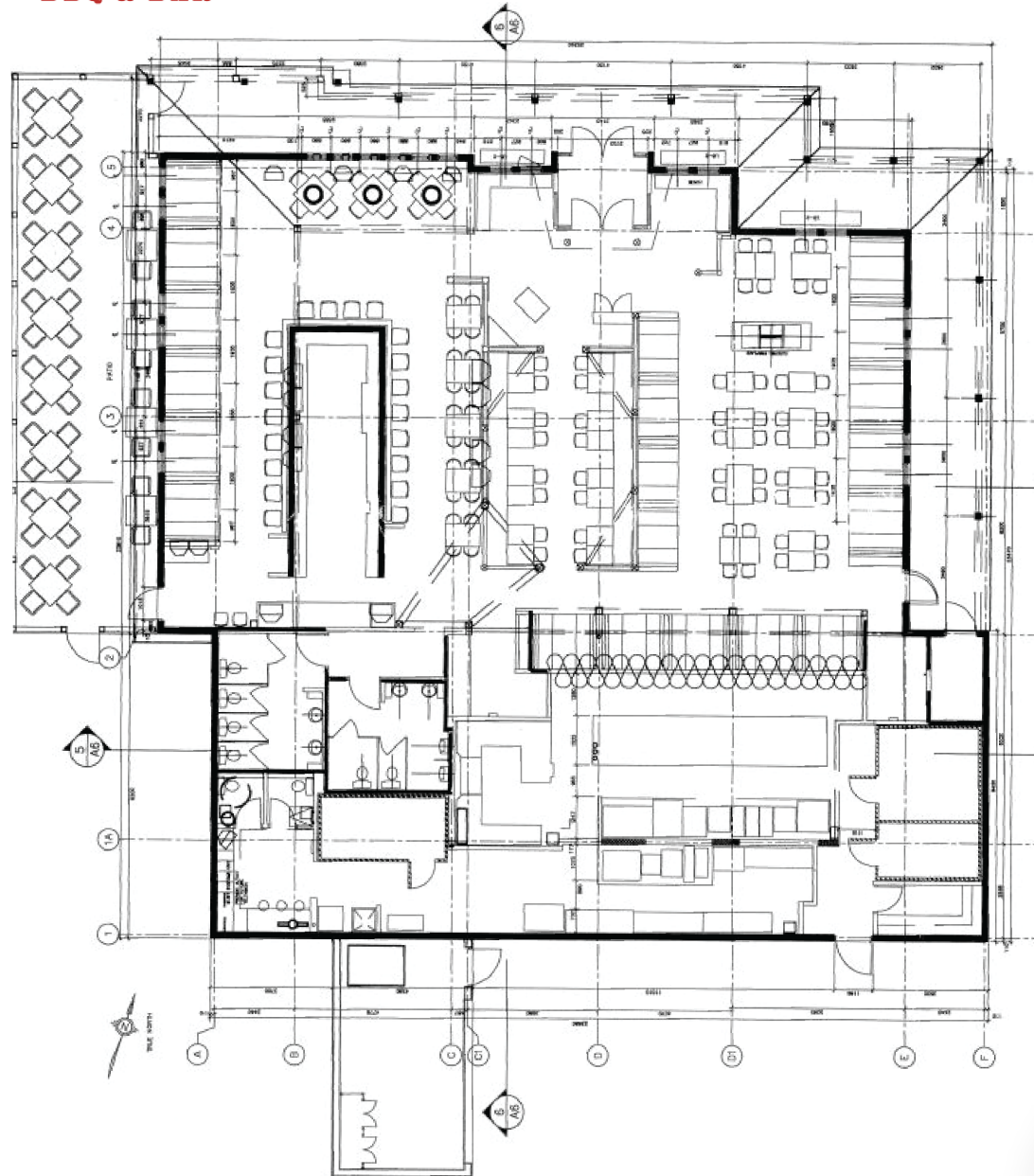
FLOORPLAN - BUILDING 1



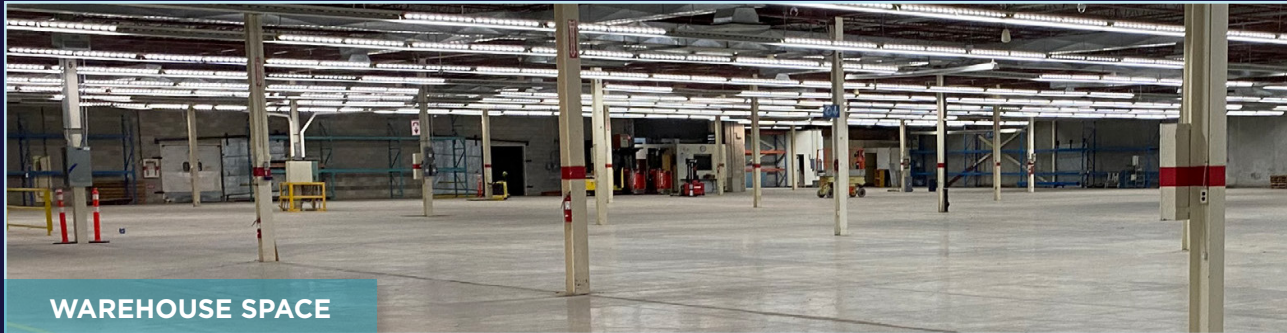
FLOORPLAN - BUILDING 2



MONTANA'S
BBQ & BAR



PROPERTY PHOTOS



WAREHOUSE SPACE



OPEN CONCEPT



LOBBY



PRIVATE OFFICE



SHIPPING

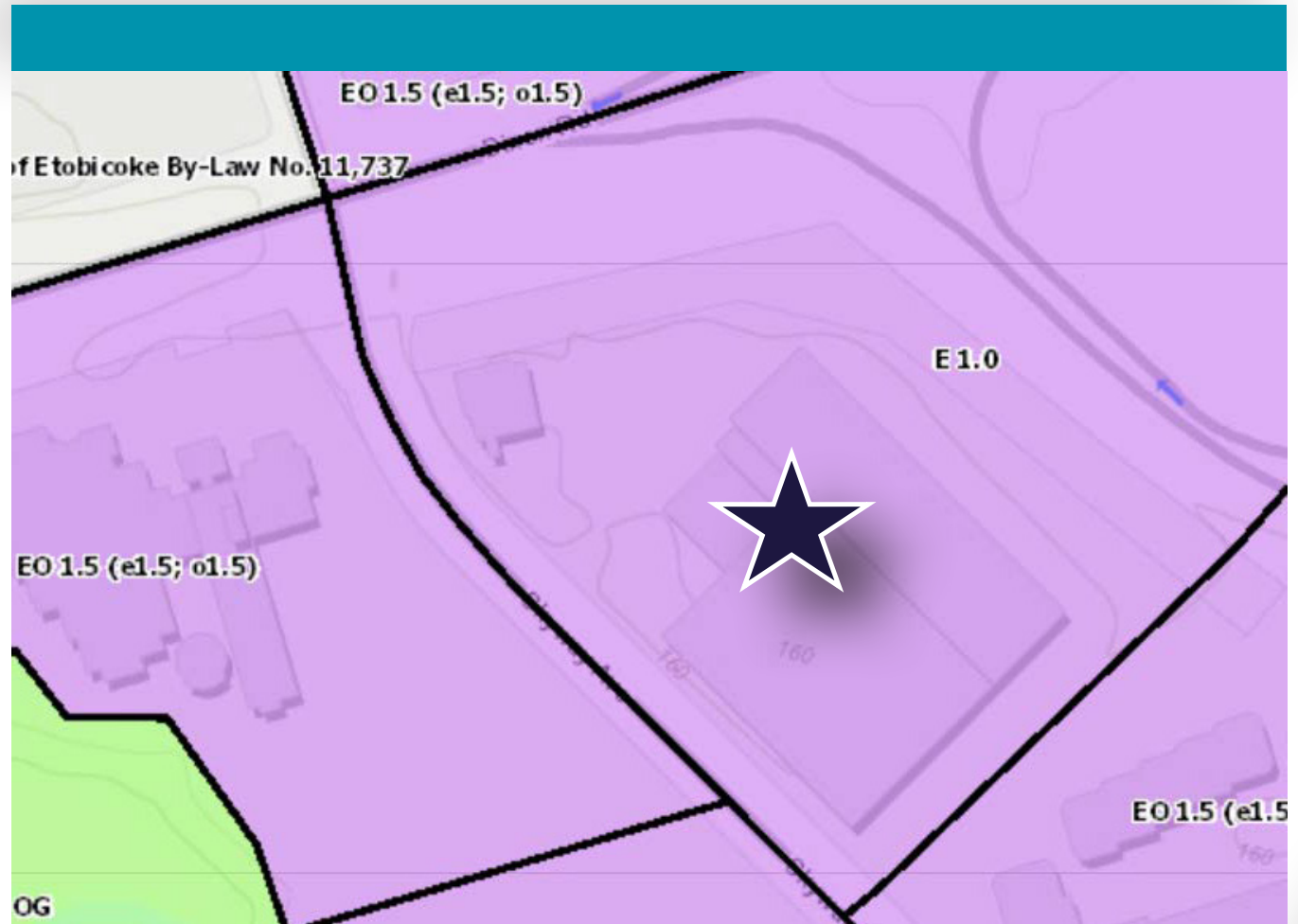


AUDITORIUM

ZONING

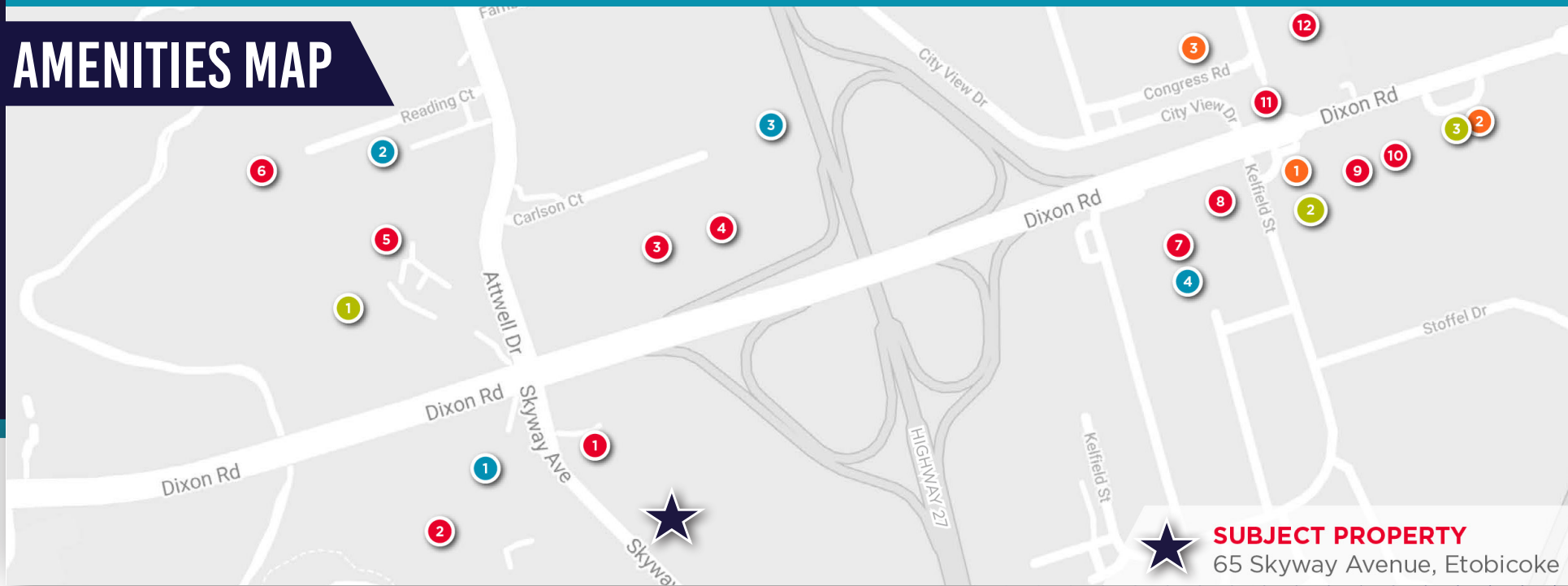
Permitted Uses - Sample permitted used in an E1.0 - Employment zone include, but are not limited to:

- 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
- Laboratory
- Manufacturing
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development
- Processing Warehouse
- Wholesaling Use



[CLICK HERE FOR ZONING](#)

AMENITIES MAP



SUBJECT PROPERTY
65 Skyway Avenue, Etobicoke

Restaurants

- | | |
|----------------------------|-------------------|
| 1 Montana's | 7 Ginko Japanese |
| 2 Chop Steakhouse and Bar | 8 Starbucks |
| 3 Boston Pizza | 9 Freshii |
| 4 Jack Astor's Bar & Grill | 10 Sushi-Ya Japan |
| 5 Cafe One Fifty | 11 Harvey's |
| 6 Moxies | 12 Tim Hortons |

Hotels

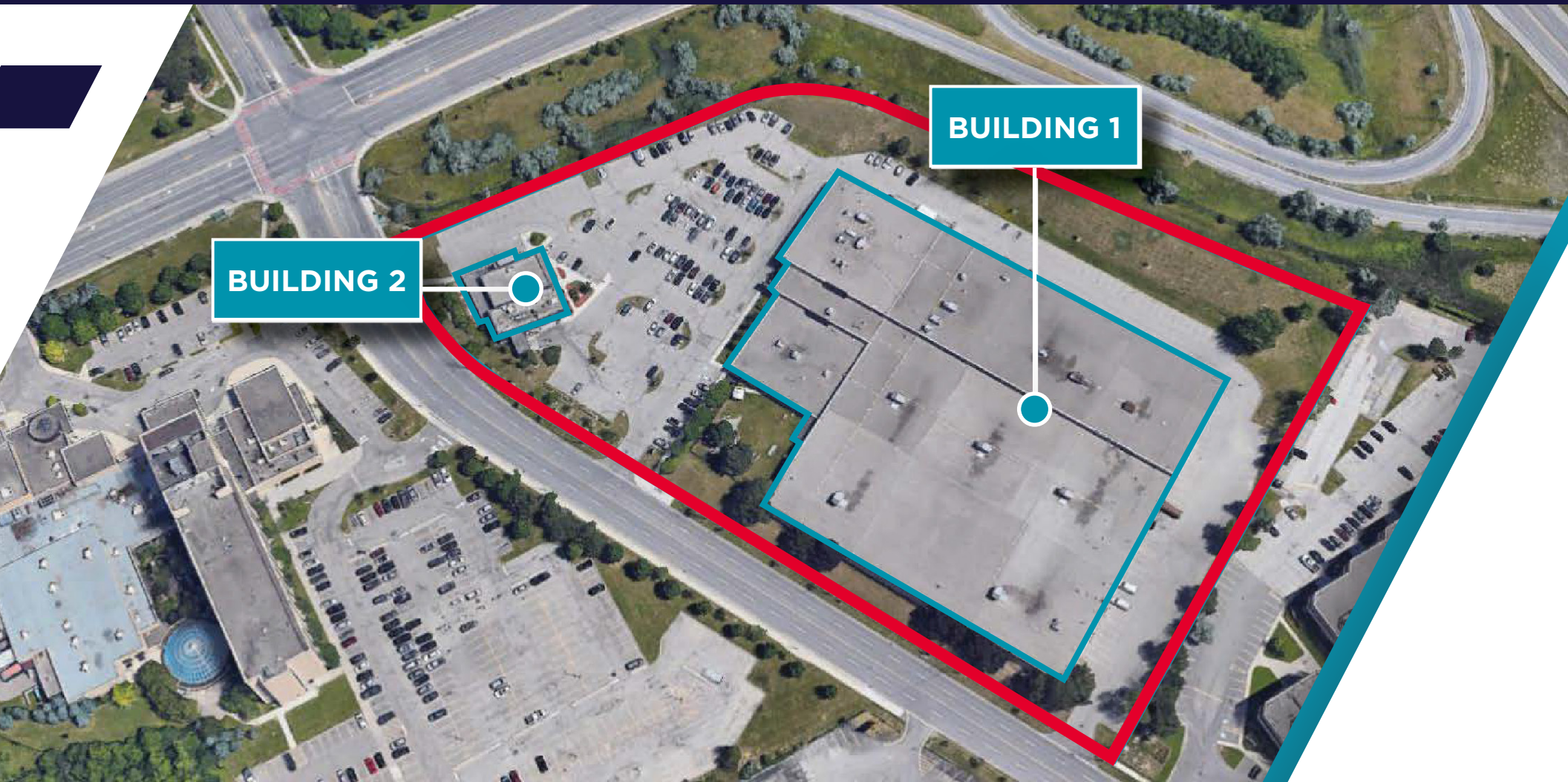
- 1 Sheraton
- 2 Residence Inn by Marriott
- 3 Crowne Plaza
- 4 Delta Hotels

Gas Station

- 1 Shell
- 2 Petro-Canada
- 3 ChargeLab

Bank

- 1 HSBC Banks
- 2 BMO
- 3 RBC



BUILDING 2

BUILDING 1

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