



**Total Area:** 25,500 sq. ft.  
**Office Area:** 1,500 sq.ft.  
**Industrial Area:** 5,000 sq.ft.  
**Retail Area:** 19,000 sq.ft.  
**Clear Height:** 18'  
**Sprinklers:** Yes

**Zoning:** EM1 – Banquet Hall  
**Heating:** HVAC  
**Power:** 600 Amps, 600 Volts  
**Asking:** \$3,995,000  
**Taxes 2013:** \$41,028.63  
**Possession:** Tbn

Land & Building for Sale. Great Location. Corner Lot. Easy and Quick Access to Hwy 7, Hwy 407, Hwy 400 and Hwy 404. Minutes to New Subway. Freestanding Building on 1.22 acres. 100% Air Conditioned. Upgraded steel structure for clear spans, with no columns. Upgraded Electrical & Light Fixtures. Commercial Kitchen with Exhaust Hood, Fire Suppression System and Equipment . Includes all fixtures and chattels too many too list. Kosher Kitchen Opportunities.

Established Banquet Hall. Consists of 3 separate banquet rooms and a restaurant. Licensed for 1,100 people. Ideal for Offices, Banquet Hall, Retail Showroom, Community Centre, Social Club, Health Centre and Event Venue to name a few.

For more information please contact:

**Joseph Sciabbarrasi**  
 Broker  
 416.987.7500 ext 230  
 joseph@icibroker.com

8555 Jane Street, Suite 200,  
 Vaughan, ON L4K 5N9

[www.icibroker.com](http://www.icibroker.com)

