



**Total Area:** 2,549 sq. ft.  
**Office Area:** 1,700 sq. ft. (Retail)  
**Industrial Area:** 849 sq. ft.  
**Shipping:** 1 Drive In  
**Clear Height:** 16'  
**Sprinklers:** Yes

**Zoning:** EM1  
**Heating:** Gas Forced Air Closed  
**Power:** 600 Volts  
**Asking:** \$725,000.00  
**Taxes 2015:** \$7,966.00  
**Condo Fees:** \$450.00

Prestige Industrial Unit, with exposure to Pine Valley and Steeles Ave West with 2 unit fronts. Enjoy great exposure in a busy plaza in Vaughan. 1,700 sq. ft of Office/Showroom Area is finished with Hardwood Flooring, 2 Bathrooms, 1 Kitchenette, 1 Office and a 350 Mezzanine (Not included in the square footage).

For more information please contact:

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