

# 20 TOWNS ROAD, TORONTO

## INDUSTRIAL BUILDING

# FOR SALE



Located on Towns Road, west of Kipling Avenue

### INQUIRIES

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## INDUSTRIAL BUILDING

### DETAILS

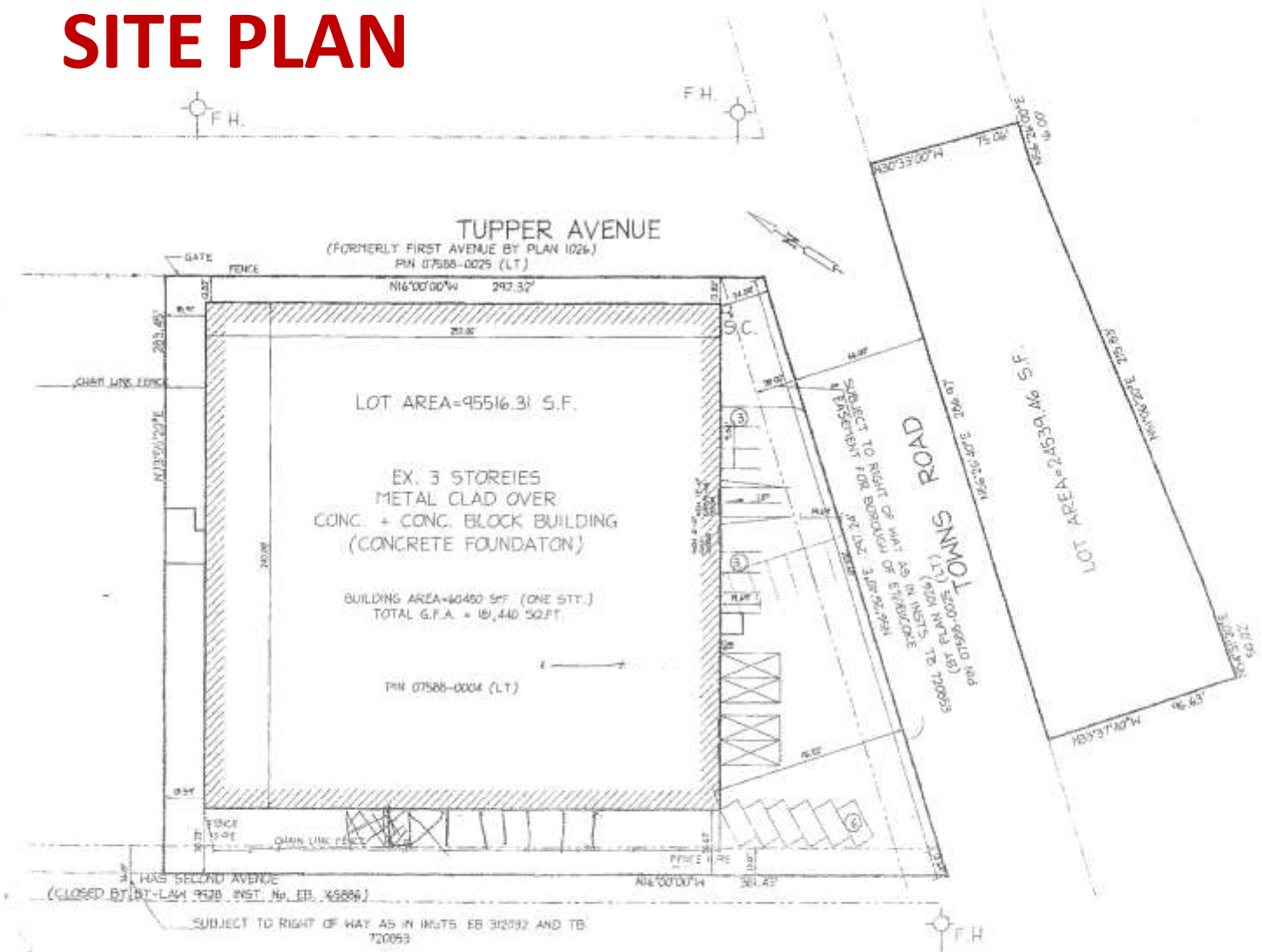
- Located on Towns Road, west of Kipling Avenue
- Zoning: E1.0 (Employment Industrial)
- Lot Size: Approx. 2.2 acres
- Building Size: 180,000 square feet
- Freestanding updated concrete building, built with metal clad over concrete
- Ideal for self-storage facility, file storage facility, showroom, warehouse
- Building consists of 3 floors, each being approximately 60,000 square feet
- Easy access to HWY 427 and the QEW
- Potential to add another floor
- High density wet sprinkler system throughout
- Freight elevator
- 20 ft. ceilings
- Electrical service: 800 amps, 600 volt
- 4 truck-level shipping doors
- Staff parking in front
- **Taxes:** \$82,842.17 annually (2016)
- **Price:** \$13,300,000.00

**MLS #: W3711859**

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### SITE PLAN

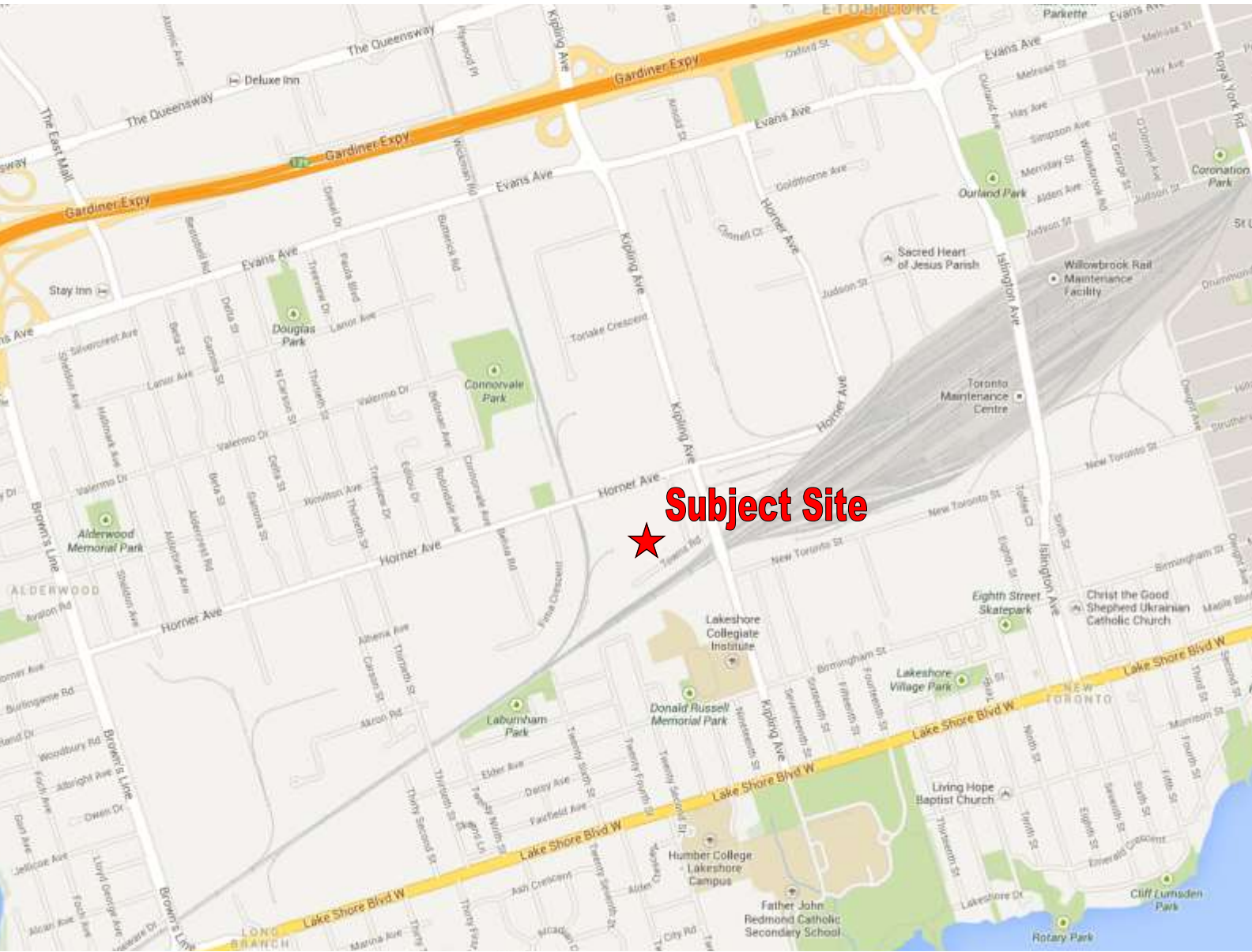


### LEGAL DESCRIPTION

LTS 118, 119, 120, 121, 122, 123, 133, 134, 135, 136 & 137, PL 1026; PT LOTS 124 & 138, PL 1026; PT SECOND AV, PL 1026, (CLOSED BY BYLAW EB165886); BEING PTS 2, 3, 5 & 6, RS86; S/T & T/W TB720853; S/T EB202824 ETOBICOKE. S/T EASEMENT AS IN EB171075 EXCEPT AS PARTIALLY RELEASED BY EB204670; S/T EASEMENT AS SET OUT IN AT725353, S/T EASEMENT AS SET OUT IN AT725354, S/T EASEMENT AS SET OUT IN AT725355, T/W EASEMENT AS SET OUT IN AT725356; T/W EASEMENT AS SET OUT IN AT725357; TORONTO

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