

FOR SALE



Progress Avenue

Production Drive

Google Streetview



PRIME MULTI-UNIT INDUSTRIAL

(IN PROCESS OF CONDO CONVERSION)

**90-128
PRODUCTION DR.,
SCARBOROUGH,
ONTARIO**



CREILAND CONSULTANTS REALTY INC., BROKERAGE

250 CONSUMERS ROAD, SUITE #1007

TORONTO, ONTARIO, M2J 4V6

www.creiland.com

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*Sales Representative **Broker

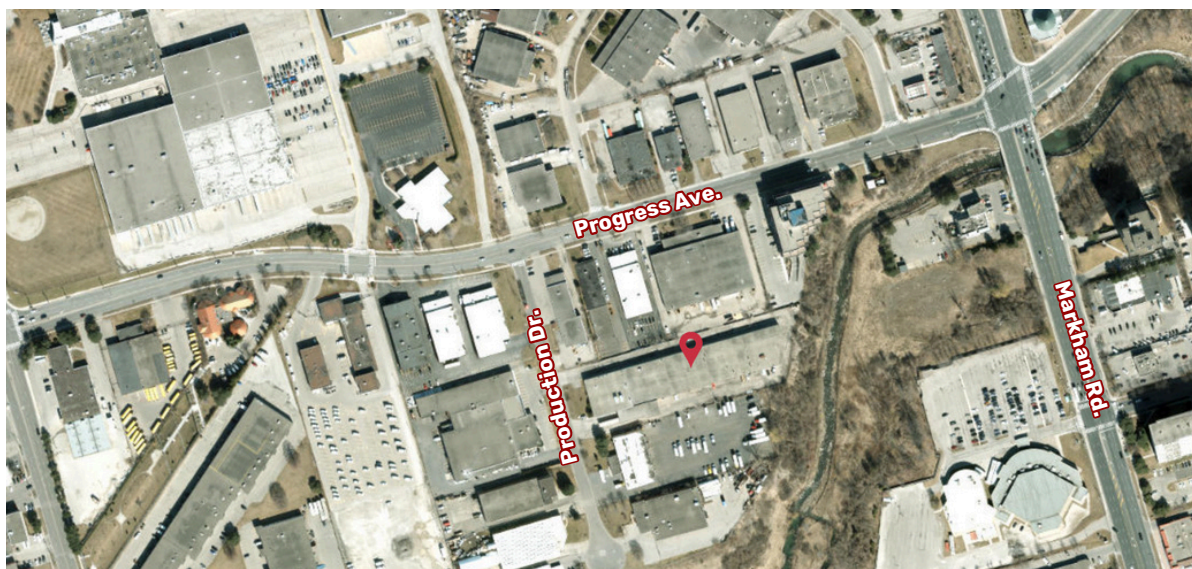


LOCATION

This property is located at 90-128 Production Dr, Toronto, ON, sits at a 2.6 acres lot with industrial and office spaces. This property is strategically positioned minutes from Highway 401 amidst new housing and commercial developments. Currently transitioning to industrial condos, it offers 13 units with individual city mailing addresses, upgraded with fiber optic lines. With potential for increased income post older lease expirations, this investment presents a promising opportunity in Toronto's evolving industrial sector.

PRICE	\$18,950,000
LOT SIZE	2.6 ACRES
BUILDING SIZE	55,673 SQ FT
CEILING HEIGHT	10" TO 16"
SHIPPING	13 TRUCK LEVEL DOCKS, 1 DRIVE IN LEVEL DOCK

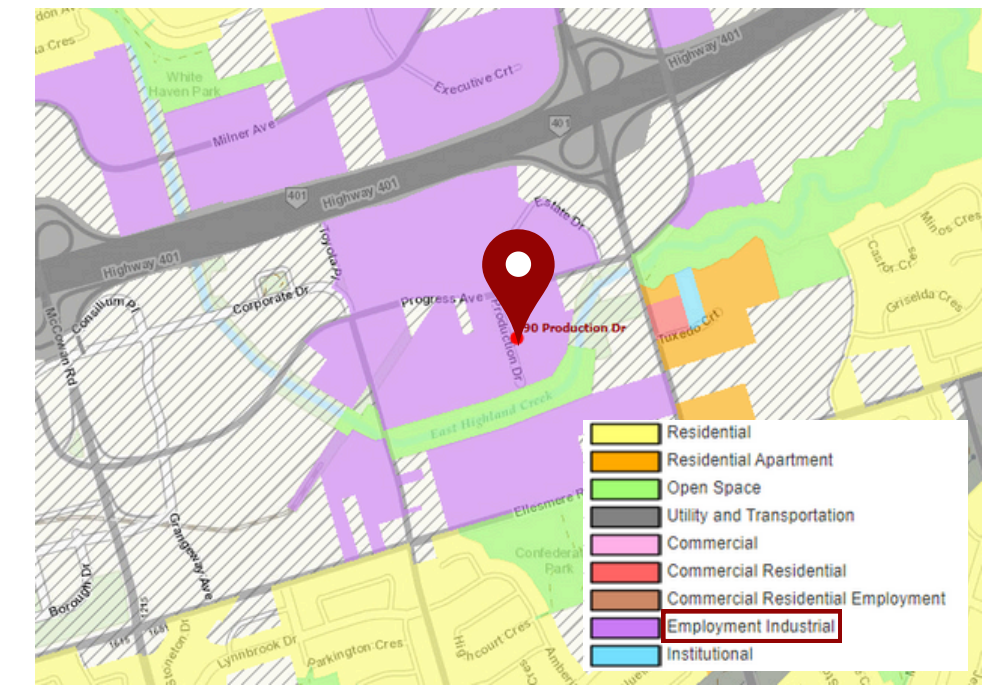
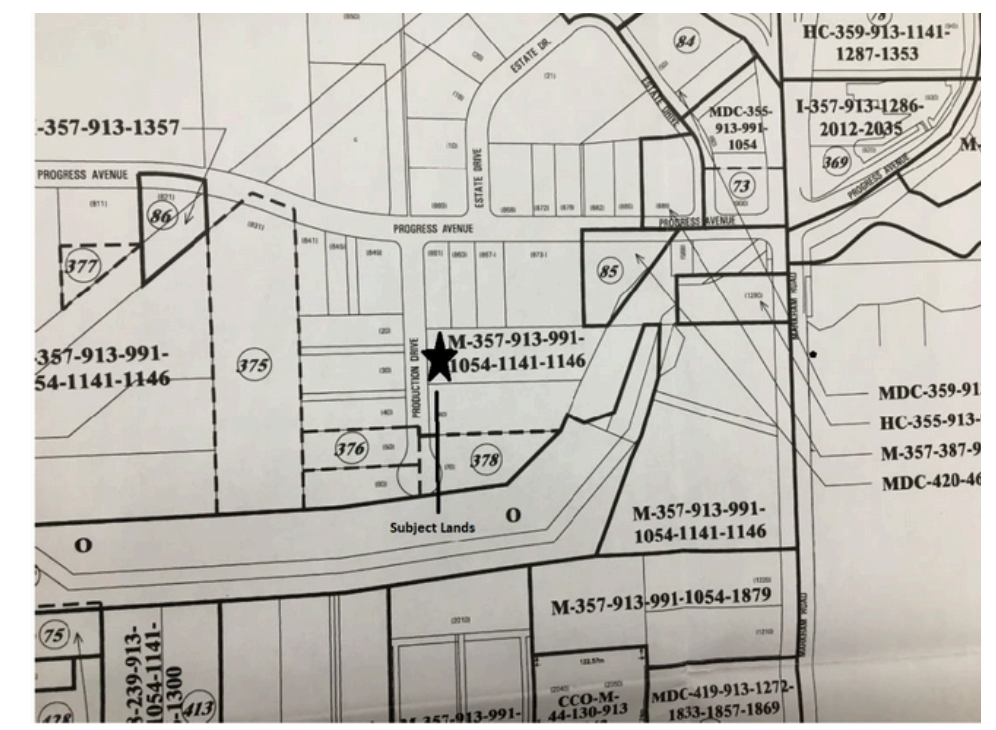
LOCATION



ZONING

The Subject Lands are zoned Industrial - M-357-913-991-1054-1141-1146, pursuant to the Former City of Scarborough Employment District By-law No. 24982 (Progress East). Warehouse and manufacturing uses are permitted.

The Subject Lands are zoned E 0.7 (x165) - Employment, pursuant to the City of Toronto Comprehensive By-law 569-2013. Warehouse and manufacturing uses are permitted.



PROPERTY TYPE

Multi - Industrial



PROPERTY INTERSECTION

Progress Ave. & Production Dr.



ZONING

Employment Industrial

Permitted Uses:

- Ambulance Depot
- Animal Shelter
- 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
- Kennel
- Laboratory
- All Manufacturing Uses except:
 - 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
 - 2) Ammunition, Firearms or Fireworks Factory;
 - 3) Asphalt Plant;
 - 4) Cement Plant, or Concrete Batching Plant;
 - 5) Crude Petroleum Oil or Coal Refinery;
 - 6) Explosives Factory;
 - 7) Industrial Gas Manufacturing;
 - 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
 - 9) Pesticide or Fertilizer Manufacturing;
 - 10) Petrochemical Manufacturing;
 - 11) Primary Processing of Gypsum;
 - 12) Primary Processing of Limestone;
 - 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
 - 14) Pulp Mill, using pulpwood or other vegetable fibres;
 - 15) Resin, Natural or Synthetic Rubber Manufacturing;
 - 16) Tannery
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use

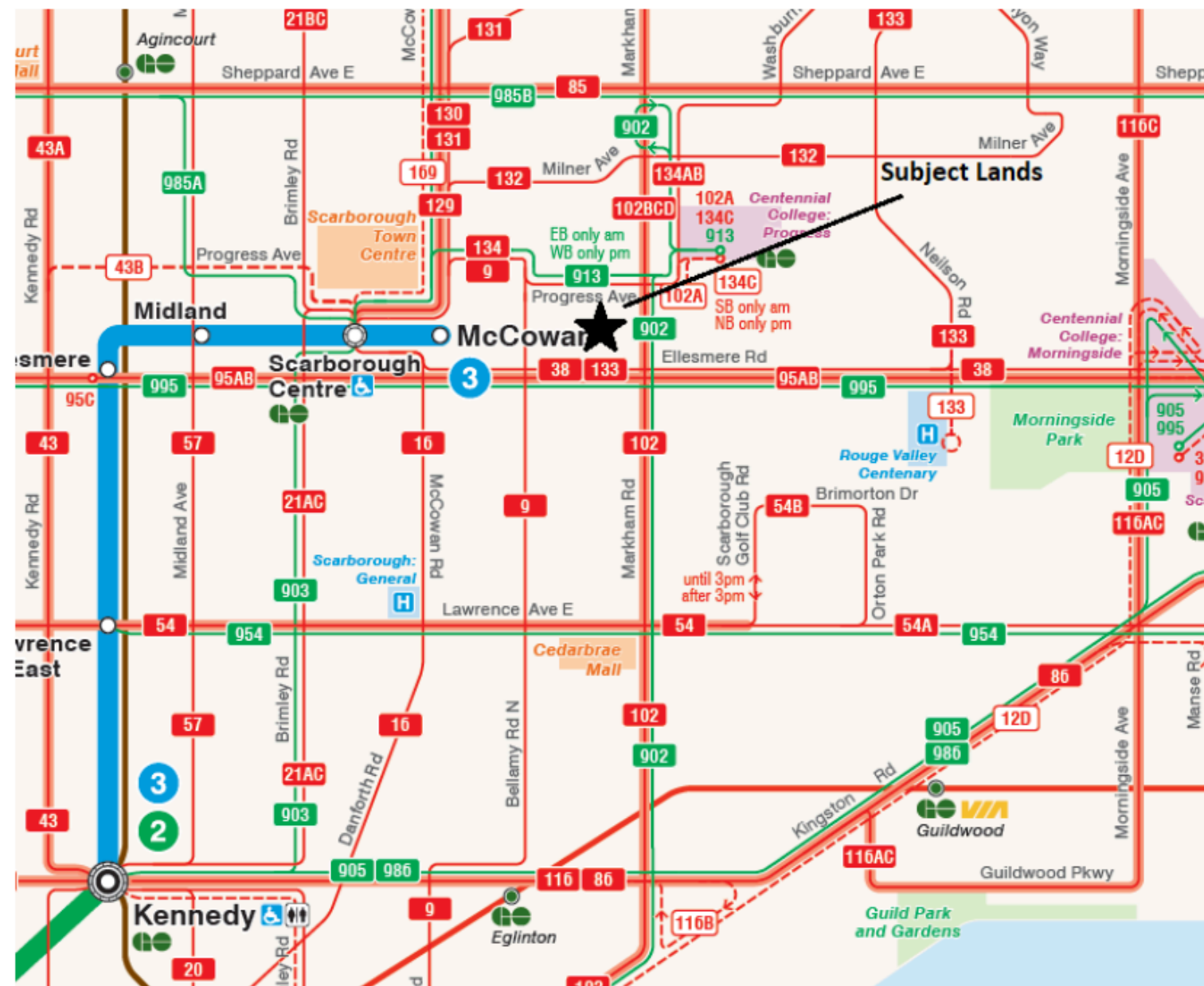
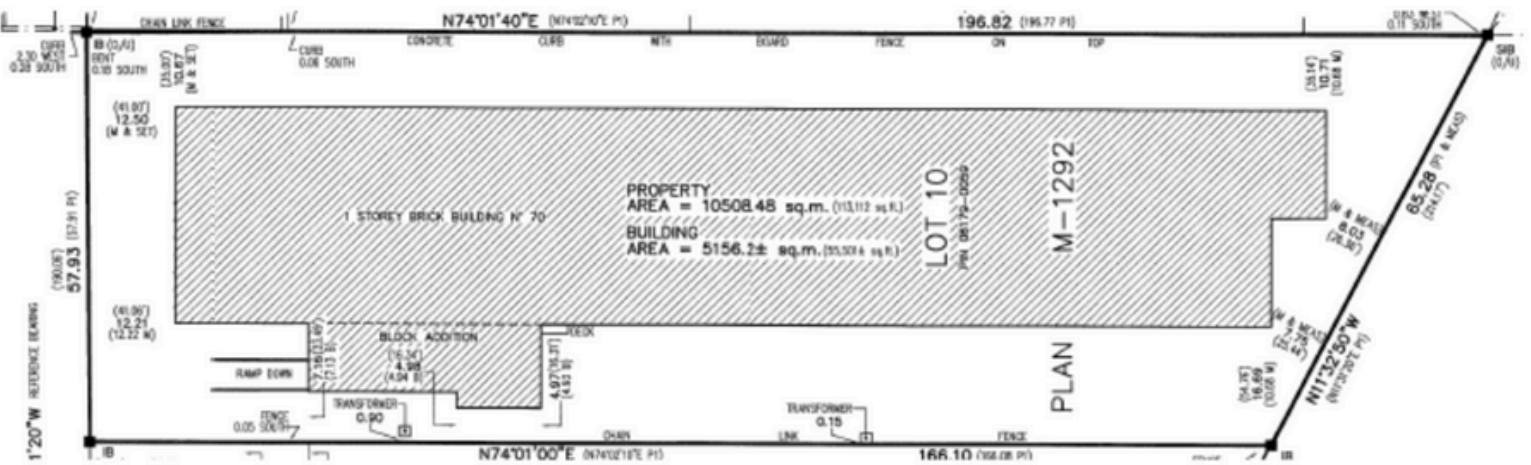
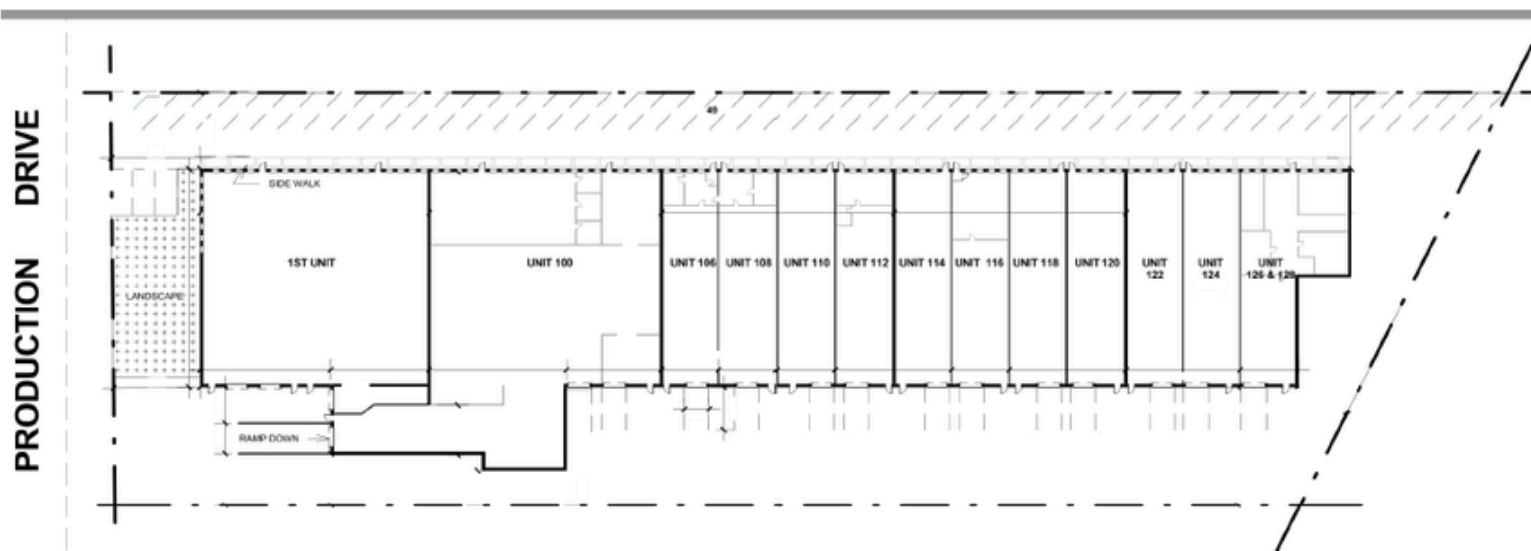
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SITE PLAN

TRANSIT ACCESSIBILITY



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PROPERTY PHOTOS

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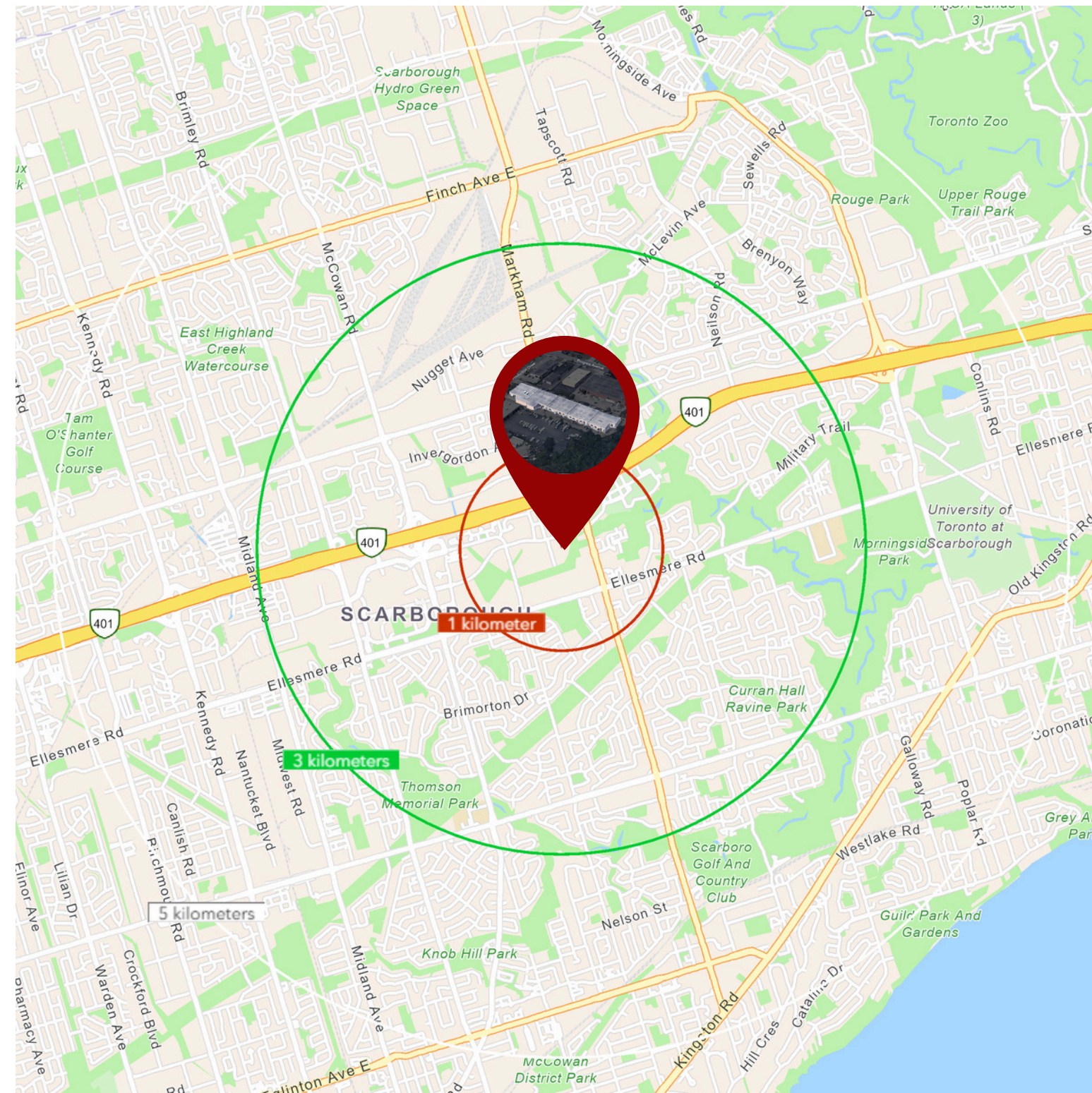


DEMOGRAPHICS

DISTANCE MAP

The population at 90-128 Production Dr. Scarborough, ON within a 5 km radius is 322,591. The median age for this population is 39.8. The number of households in this area is estimated at 112,324 within a 5 km area. The average household income is estimated to be CA\$ 102,551 within a 5 km radius.

Summary	1 Kilometer	3 Kilometers	5 Kilometers
2018 Total Population	12,479	104,063	316,398
2023 Total Population	14,236	105,135	322,591
2028 Total Population	15,425	109,922	340,820
2018-2028 Annual Rate	1.62%	0.89%	1.11%
2018 Households	4,557	35,796	107,699
2018 Average Household Size	2.7	2.9	2.9
2023 Households	5,372	36,746	112,324
2023 Average Household Size	2.6	2.8	2.9
2028 Households	5,802	38,388	119,038
2028 Average Household Size	2.6	2.8	2.8
2023-2028 Annual Rate	1.55%	0.88%	1.17%
2018 Families	3,304	27,935	85,526
2018 Average Family Size	3.1	3.0	3.1
2023 Families	3,841	28,559	88,391
2023 Average Family Size	3.1	3.0	3.1
2028 Families	4,181	29,786	93,089
2028 Average Family Size	3.1	3.0	3.0
2023-2028 Annual Rate	1.71%	0.84%	1.04%
2018 Dwellings	4,557	35,796	107,699
Owned Dwellings	1,913	22,351	66,074
Rented Dwellings	2,643	13,445	41,625
Band Housing	0	0	0
2023 Dwellings	5,372	36,746	112,324
Owned Dwellings	2,025	22,515	67,870
Rented Dwellings	3,347	14,231	44,454
Band Housing	0	0	0
2028 Dwellings	5,802	38,388	119,038
Owned Dwellings	2,154	23,100	70,764
Rented Dwellings	3,649	15,288	48,274
Band Housing	0	0	0
Average Household Income			
2018	CA\$ 69,264	CA\$ 83,139	CA\$ 83,473
2023	CA\$ 84,738	CA\$ 102,055	CA\$ 102,551
2028	CA\$ 98,092	CA\$ 117,746	CA\$ 118,375
Per Capita Income			
2018	CA\$ 25,293	CA\$ 28,598	CA\$ 28,414
2023	CA\$ 31,976	CA\$ 35,670	CA\$ 35,708
2028	CA\$ 36,896	CA\$ 41,120	CA\$ 41,345
Median Age			
2018	34.1	37.7	38.7
2023	35.5	38.8	39.8
2028	36.8	40.1	41.0



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90-128 Production Dr. Scarborough, ON



For more information
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