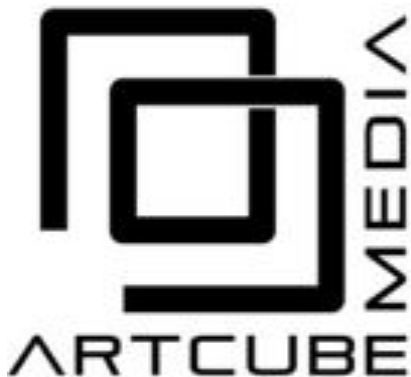
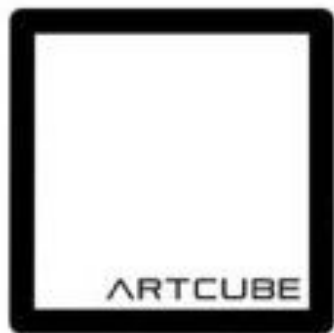


FOR SALE –

UNIQUE OFFICE SPACE ASKING PRICE \$675,000

2387 WESTON ROAD, TORONTO, ON M9N 1Z8



Neil Warshafsky, CCIM
Broker of Record
D: 416 907 8001
nhw@remax.net

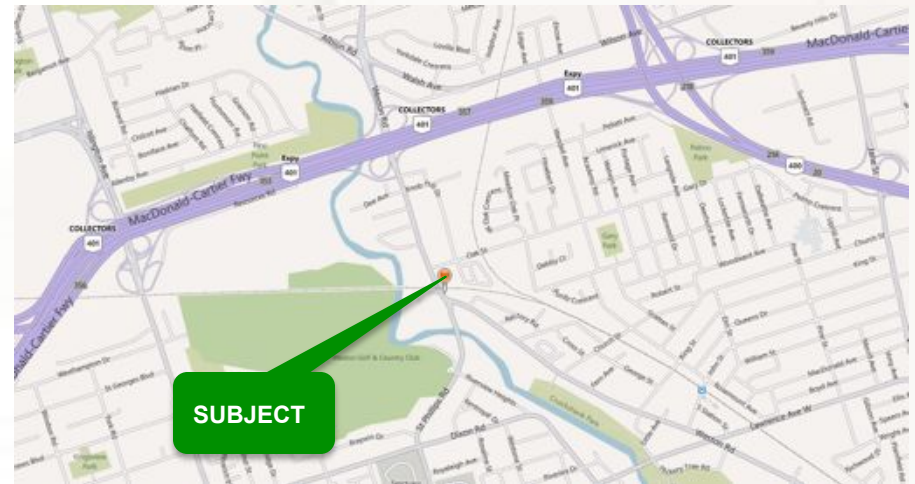
RE/MAX Commercial Advisors Inc., Brokerage
302 Bridgeland Avenue, Suite 100, Toronto, ON M6A 1V4
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Legal Description: PR LOT 8 CON 5 WYS TWP OF YORK AS IN CA394924 EXCEPT THE EASEMENT RE: EAVES THEREIN; S/T CA394924; TORONTO (YORK).

Frontage: 37.12 feet 95 feet Depth for a Site Area 3,526.40 s.f.

Roll Number: 19-14-06-4-110-0000-0-0000 PIN: 103200479

Rentable Area: 2,553 s.f.

Zoning: R1 permits office, residential or live-work.

2011 Adjusted Realty Taxes: \$6,914.27

Location: 2387 Weston Road is a fully renovated unique and creative office/loft space located on the east side of Weston Road approximately 1 km. south of Highway 401, and is at the triangular intersection of St. Phillips Road & Weston Road.

This property is completely open inside with a high ceiling of about 16 feet. There is a 2nd floor mezzanine to the rear which has a fully renovated kitchen and eating area. Below this area are several offices along with a washroom complete with shower. There is a renovated garden & patio to the rear & included is a storage trailer which is about 8 feet by 24 feet in size. The property has a licensed full colour TV mounted to the front of the building which is about 8 feet by 8 feet and is full colour. It can either be used as a revenue generator or by an Owner in the promotion of its own business. There are two parking spaces at the front of the building. NOTE: The TV board is the only fully animated digital billboard in Etobicoke Facing southbound and visible to northbound traffic commuting to 401 and 400 It has in excess of 1.4 Million viewers monthly. There are 8 CCTV security cameras at the property.

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