

67-69 Westmore Drive

ETOBICOKE, ONTARIO, M9V 3Y6



INDUSTRIAL CONDOS FOR SALE

For more information please contact:

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Vice President, Broker

 **416-860-3660**

KOLT
KELLERWILLIAMS
REAL ESTATE ASSOCIATES
BROKERAGE, INDEPENDENTLY OWNED AND OPERATED

KOLT.CA

ABOUT 67-69 WESTMORE DRIVE

PROPERTY FEATURES & UNIT DETAILS

Employment Industrial Zone



Office & Washroom

Convenient small private offices
pre-built washrooms



LED Lighting

High quality & bright LEDs to
light up your indoor space



Gas Forced Air/Radiant Heat

Get comfortable with quality
heating in place



Dock Level Doors

Dock level doors with ample space to
receive 53 foot trailers

INTERIOR

EXTERIOR



Exterior LED Lighting (2022)

High quality & bright LEDs to light
up your outdoor space



New Roof (2022)

Durable and long-lasting roof
with warranty



Excellent Street Frontage

Excellent street frontage for good
visibility and ease of access



New Asphalt & Landscape (2023)

Get new asphalt and aesthetically
pleasing landscapes for high impact

Overview

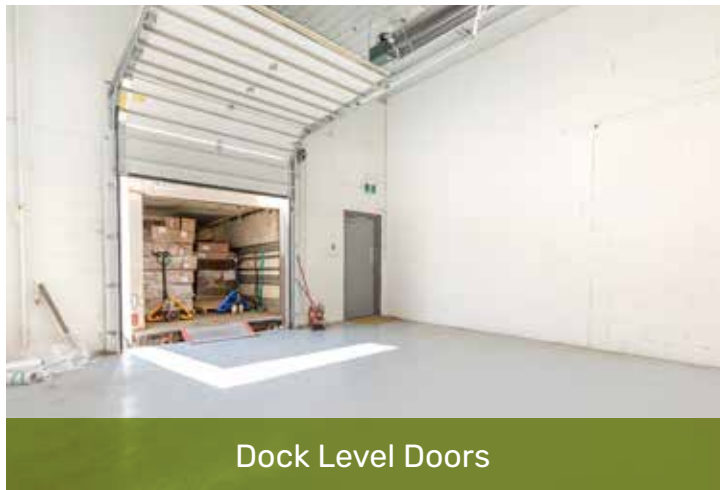
67-69 Westmore drive is centrally located with easy access to highway 427 and highway 407. The buildings are upgraded with new roof (2022) with warranty. Paving will be upgraded in 2023. Excellent loading and all units can receive 53 foot trailers. Good parking ratio and great visibility from street.



Spacious Warehouses



Excellent Lighting



Dock Level Doors



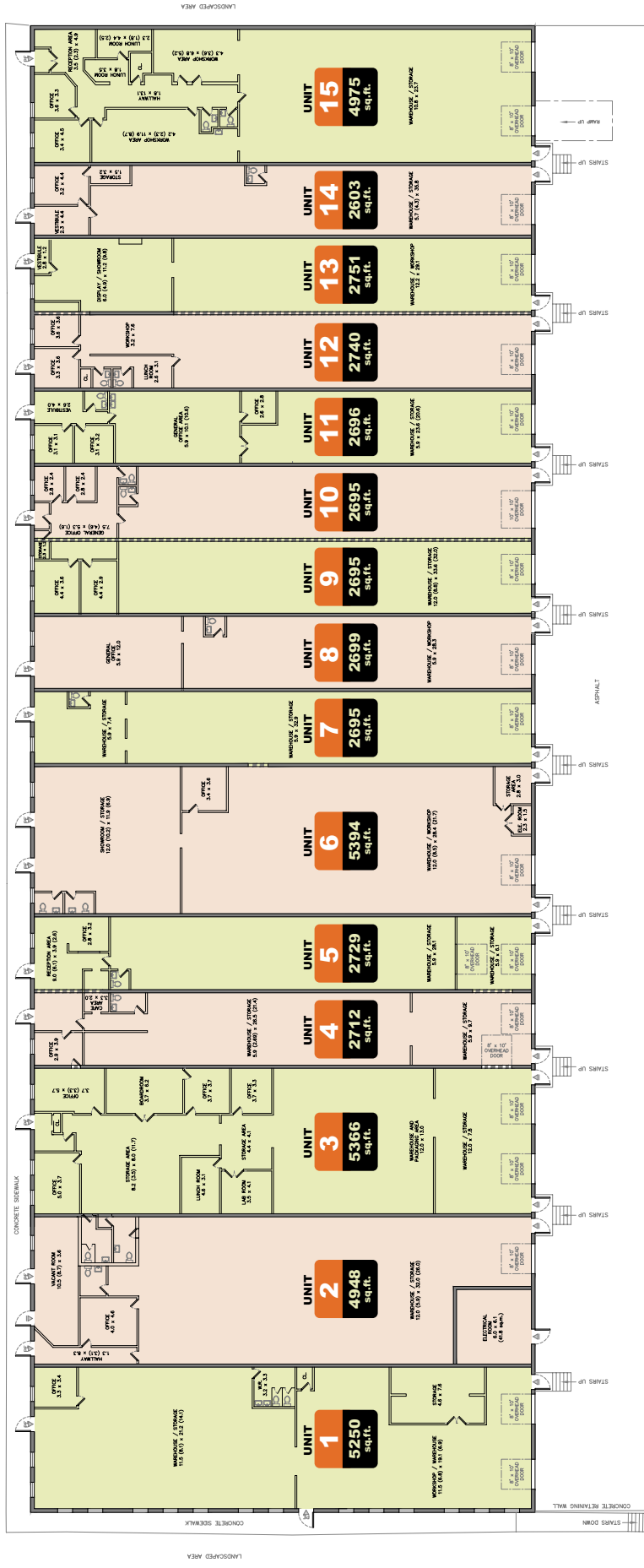
Unit Entrance



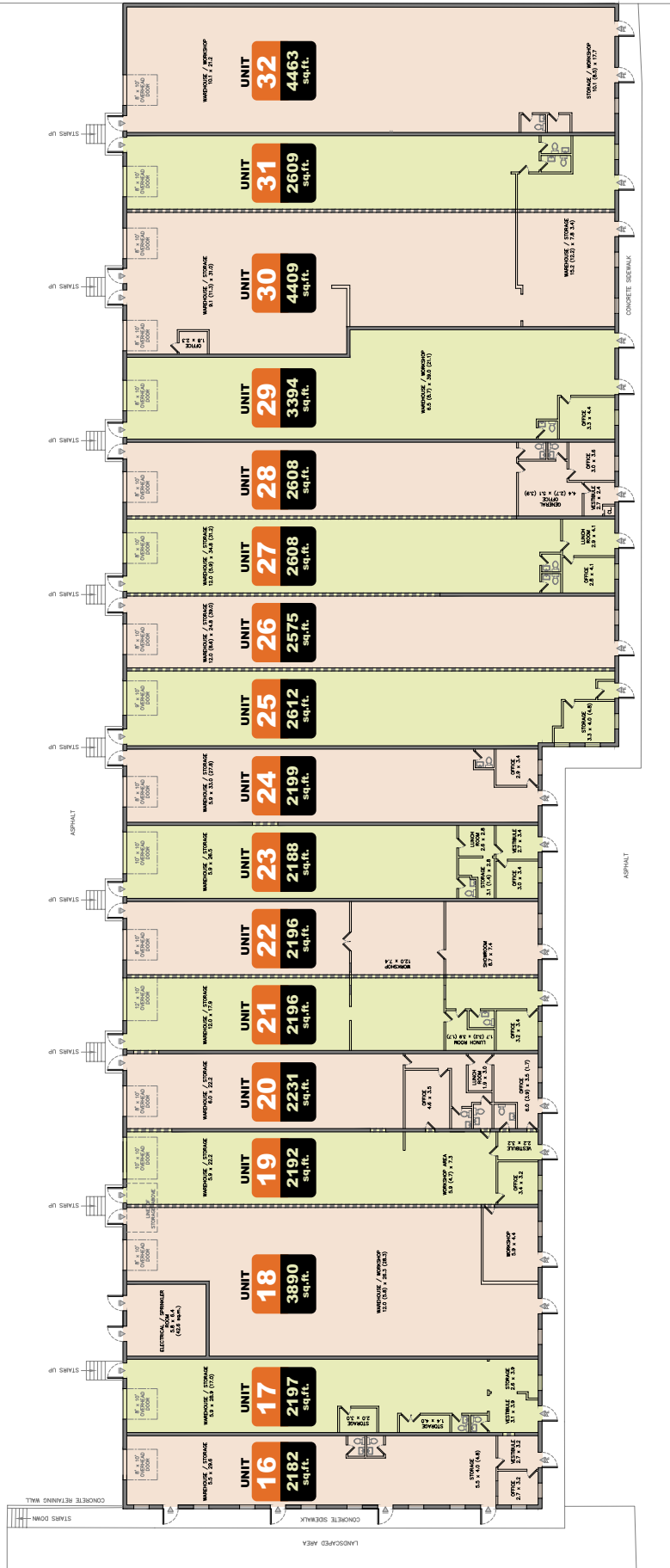
Ample Parking Space

FLOOR PLAN

67 WESTMORE DRIVE



69 WESTMORE DRIVE



BENEFITS OF OWNERSHIP

WHY LEASE WHEN YOU CAN OWN?

Employment
Industrial
Zone
starting at
\$500
per/sq ft



67-69 Westmore Drive

ETOBICOKE, ONTARIO



Be An Owner

- ▶ Control your real estate destiny
- ▶ Pay rent to yourself
- ▶ Amend your unit to suit your business specific needs



Financial Leverage

- ▶ Variety of financing options available
- ▶ Lenders willing to lend on real estate
- ▶ Monthly cost similar to renting



Build Equity

- ▶ No equity built when renting
- ▶ Owning can help you save for retirement
- ▶ Pay your own mortgage, pay down principal, build equity



Tax Benefits

- ▶ Increase financial return from tax benefits
- ▶ Expense mortgage interest while depreciating asset
- ▶ Deduct condo fees and operating expenses

ABOUT KOLT KELLER WILLIAMS

KOLT Keller Williams is a commercial real estate brokerage with locations in midtown Toronto and GTA West. Our niche market in Peel region is driven by thriving entrepreneurs from diverse communities, striving to make an impact on the business landscape.

We offer clients an entrepreneurial, independent and collaborative brokerage environment reinforced by our commitment to client service excellence and innovative real estate solutions.

INDUSTRIAL CONDO EXPERTS

OVER

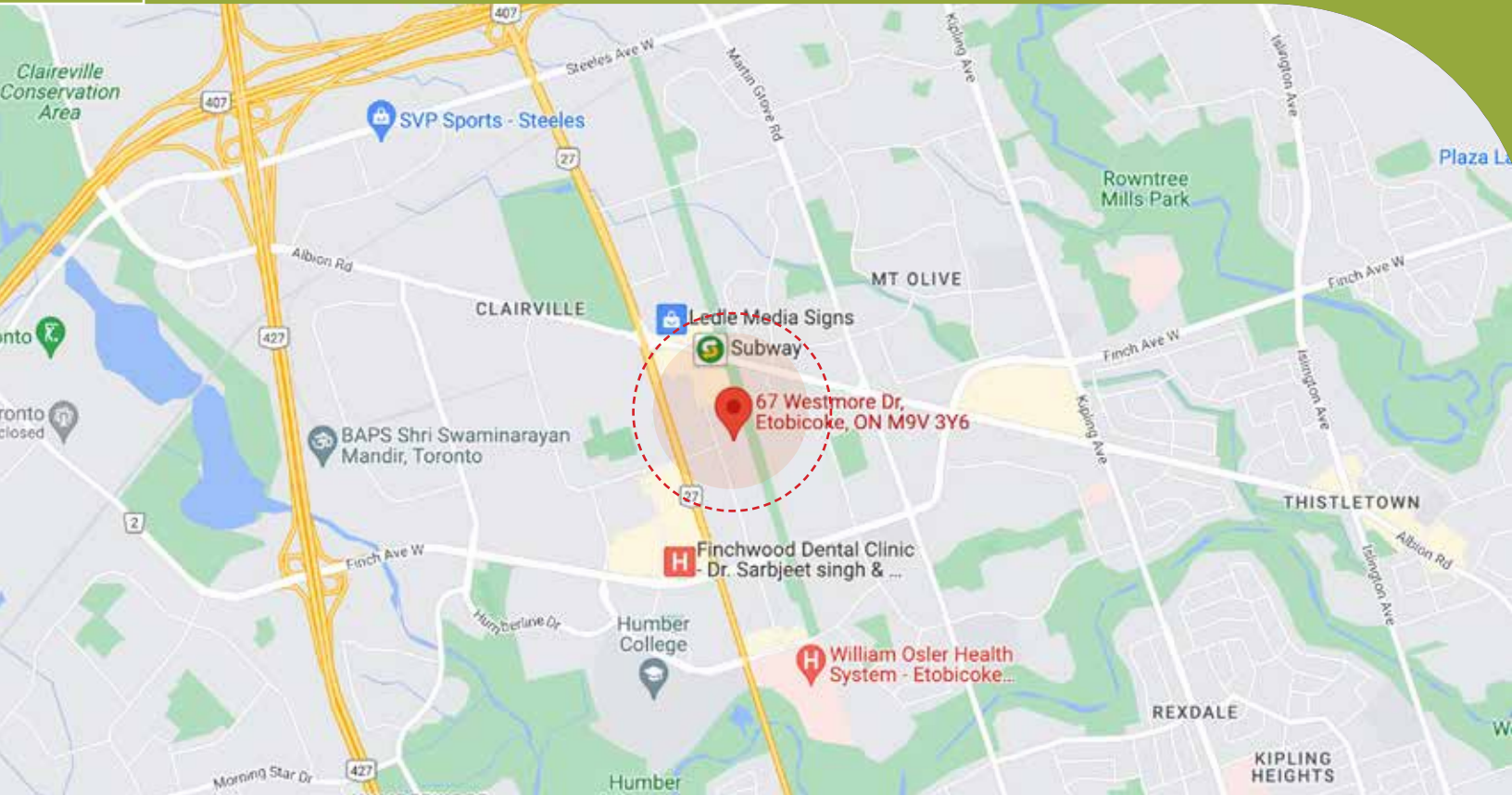
1 million

SQ. FT CONDO UNITS SOLD OR BEING MARKETED IN GTA

OVER

\$400 million

CONDO UNITS SOLD OR BEING MARKETED



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Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources, which we believe are reliable, but for which we assume no responsibility.

Disclaimer: Unit details and features may vary for certain units. Pictures are provided only as a reference.