

120 WHITMORE RD #25, WOODBRIDGE

For Sale | Premium end-unit industrial condominium





Property Details

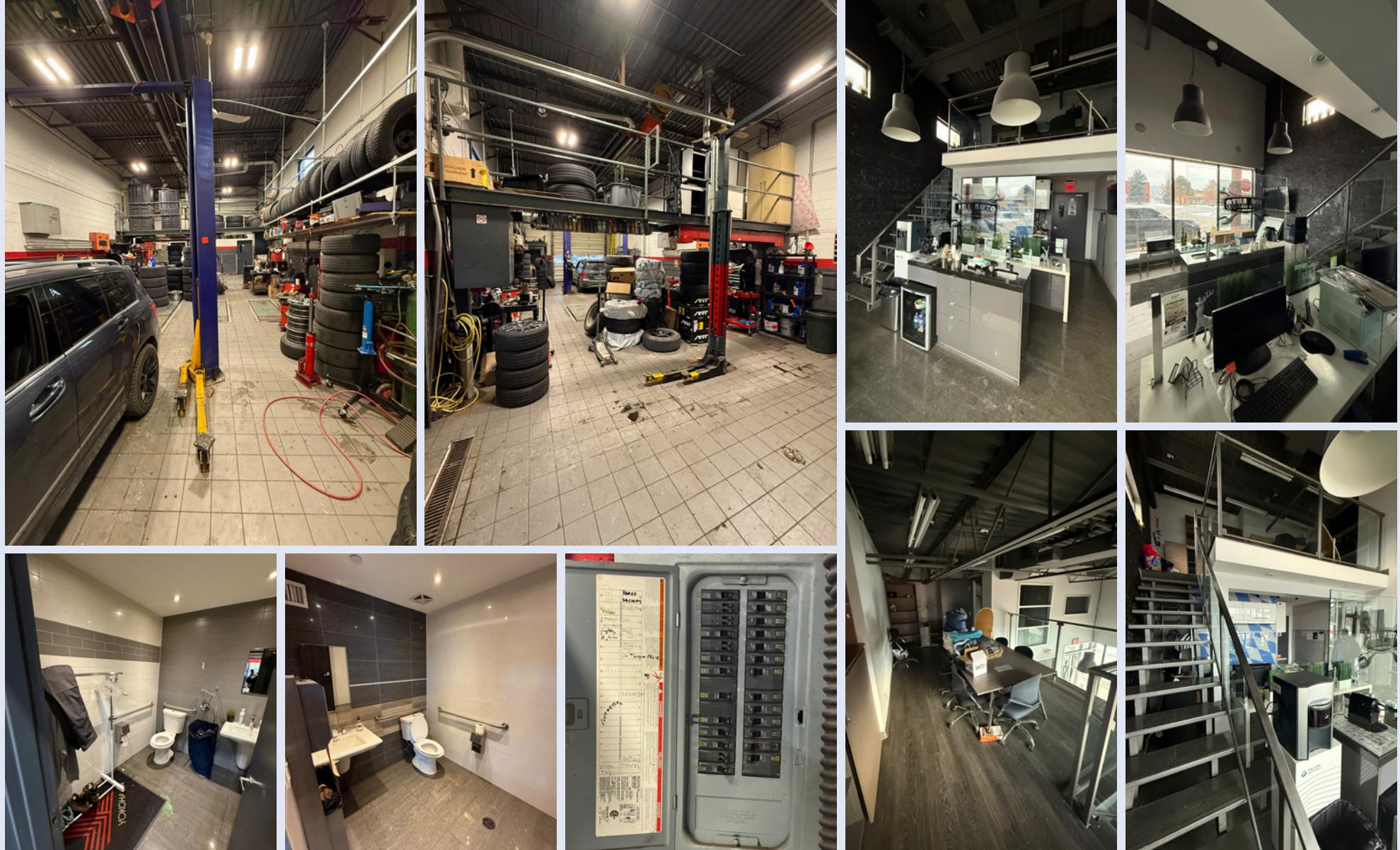
TYPE	For Sale Under Power Of Sale
SIZE	2,270 sq.ft. (Ground: 1,771 sq.ft. + Mezzanine: 500 sq.ft.)
PRICE	\$1,299,000
TMI (EST.)	\$5,945.25 annually
POSSESSION	Tenanted (vacant upon possession available)
Phase 2 Environmental (2022) Available	

Property Highlights

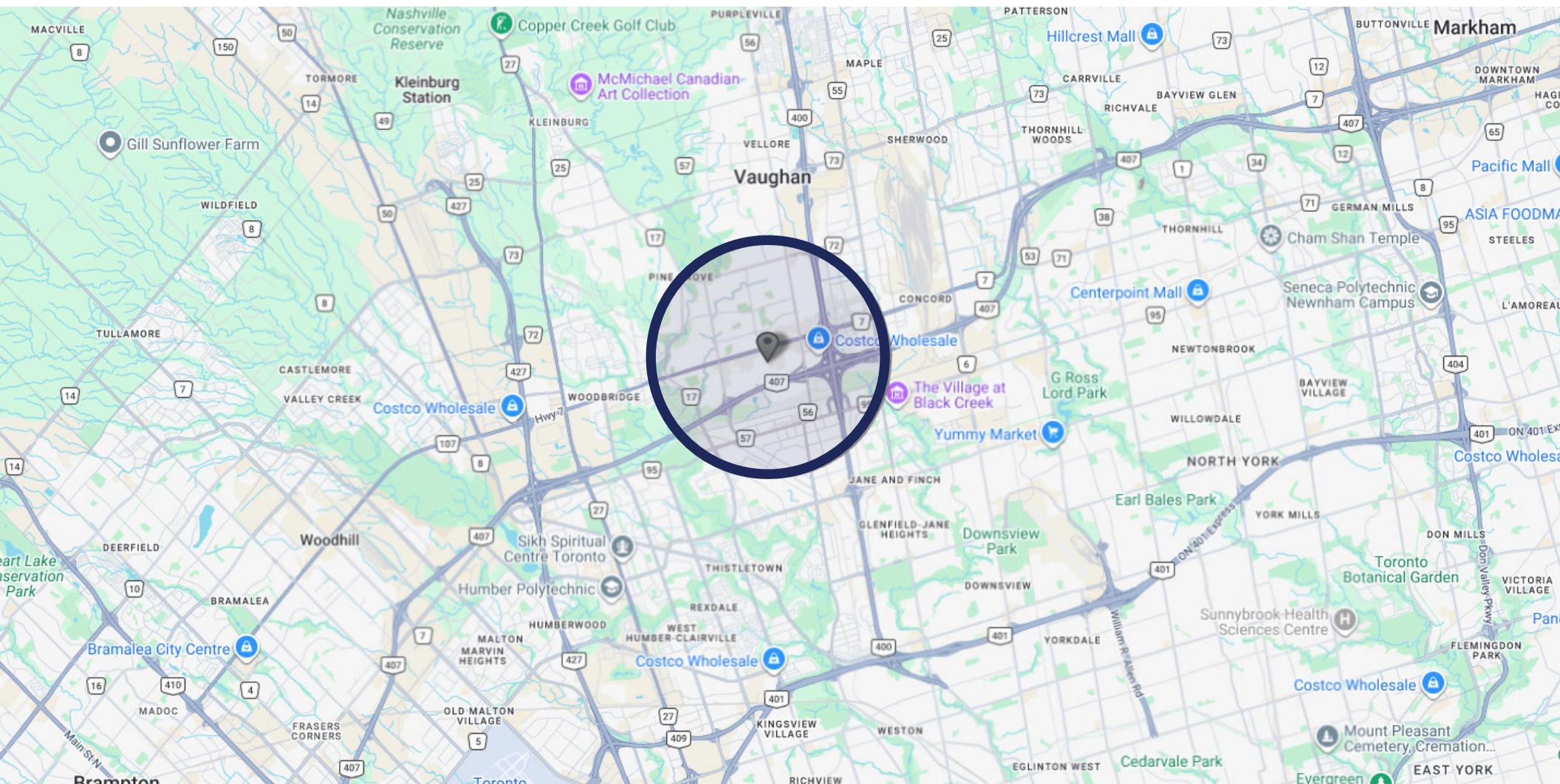
- Fully renovated industrial unit with upgraded finishes throughout
- Located in a professionally managed complex with ample on-site parking
- Convenient access to major transportation corridors
- Meticulously maintained and turnkey opportunity fully built-out for automotive use
- Mezzanine includes two modern enclosed offices
- Currently configured as a high-performing mechanic shop
- Two oversized drive-in doors and three vehicle lifts/hoists included
- Welcoming reception area with dual workstations
- Employee amenities: locker room, kitchenette, and two washrooms
- Zoned for automotive use and ideal for owner-users or investors



120 Whitmore Road, Unit 25 Woodbridge



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AREA DEMOGRAPHICS

Within 3 km radius of property



POPULATION
40,399



AVERAGE INCOME
\$145,671*

* Annually per household



MEDIAN AGE
43.2

**LANDLORD &
DEVELOPER | SERVICES:**

CAITLYN PRICE**

Vice President

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