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RAY LOYA

905.906.5692  
www.rayloya.com



# Industrial Building w/Office For Sale

## 435 Enfield Road, Burlington



<b>LIST PRICE:</b>	\$2,999,900
<b>SIZE:</b>	16,394 SF
Additional space in basement:	<u>5,577 SF</u>
Total usable space:	21,971 sf +/- TBV
<b>LOT SIZE:</b>	179.72 ft x 200.00 ft
<b>TAXES:</b>	\$ 33,680.27/2017
<b>CEILING HEIGHT:</b>	15' to 19' in plant
<b>LOADING:</b>	3 dock level 8' x 10' 1 grade level 10' x 12' (converted to retail glass entry)'
<b>PARKING:</b>	30 Outdoor
<b>ELECTRICAL:</b>	3-PH 600v/600aMP T.B.V.
<b>ZONING GE:2</b>	Industrial, Automotive, Service Commercial, Recreational, Retail & more

**COMMENTS:**

- 28% of office space
- 8' ceilings in basement
- New Roof and 3 new HVAC units in 2017
- 3 separate bays in warehouse
- Roof cut & ventilation for paint booth
- New Retail glass door entry conversion (2017)
- Some Outside storage is permitted
- Private/semi-private offices, lunchroom, boardroom.
- Plenty of natural light in office area
- Public transportation nearby incl. Aldershot Go
- Minutes from highways (QEW/404/407)
- Ample Parking



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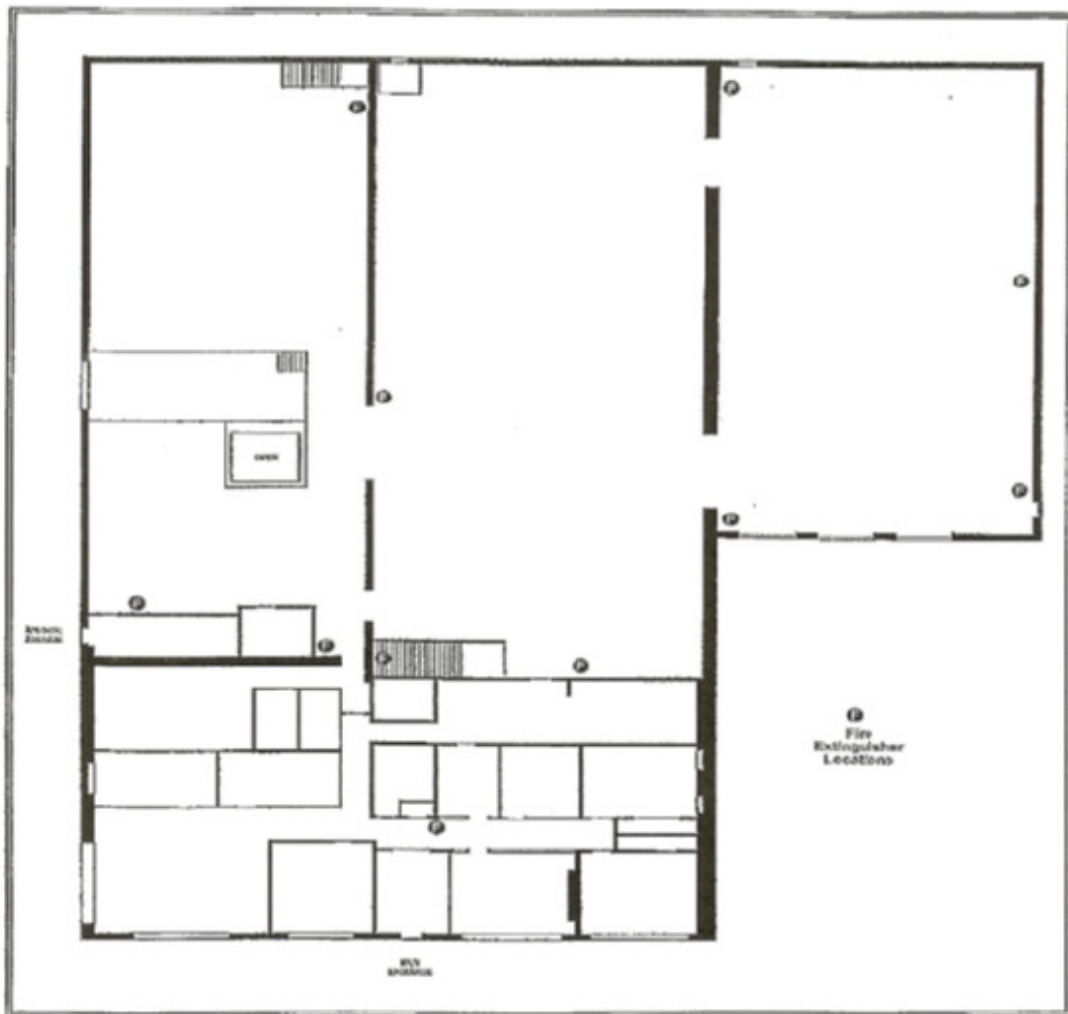
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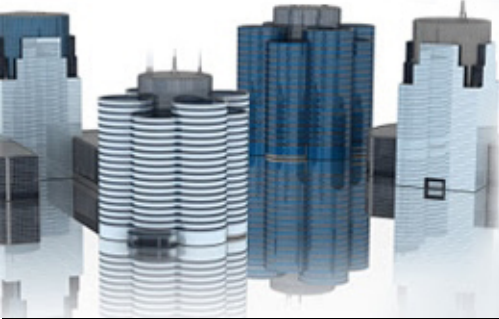
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## Industrial Building w/Office For Sale

### 435 Enfield Road – FLOOR PLAN





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## LEASEHOLD IMPROVEMENTS FOR PAST 4 YEARS

	Cost
Painted entire interior of shop	\$ 18,000.00
Painted entire interior of office	\$ 3,000.00
Polished shop floor	\$ 10,500.00
Replaced carpet with tile in office	\$ 5,000.00
Built 3 offices in large office space	\$ 4,500.00
Bulldoze back and install gravel	\$ 12,000.00
Front landscaping	\$ 6,000.00
Removed old underground oil tank	\$ 5,000.00
Built new bathroom with shower	\$ 3,000.00
Replaced old bathroom with office	\$ 3,500.00
New HVAC conditioning unit for office	\$ 18,000.00
Renovated parking lot (removed old large trees)	\$ 15,000.00
Upgraded Eaves	\$ 2,500.00
added irrigation system in front lawn	\$ 3,500.00
	<hr/>
	<b>\$109,500.00</b>

### 2017 Improvements

3 New HVAC units over warehouse area (2017)	\$ 30,000.00
New Roof over entire building (2017)	\$ 80,000.00
Conversion of side interior dock to retail entrance	\$ 8,000.00

