

# For Sale



## **110 Laird Drive, Toronto**

***A renovated single storey 10,500 square foot commercial office building affording a dramatic sun-filled interior with quality finishes throughout.***

- ◆ ***Fully-wired with CAT 5 Ethernet cabling to dedicated server room.***
- ◆ ***Security system on all perimeter windows and motion detectors at every entrance***
- ◆ ***Large boardroom with top-of-the-line AV equipment***
- ◆ ***14 car on-site parking***
- ◆ ***Ideal Owner/User Opportunity***
- ◆ ***Employee games room with bar / kitchen***
- ◆ ***Skylights***
- ◆ ***Drive-in shipping door***
- ◆ ***12' ceilings***
- ◆ ***Total 2002 realty taxes and operating costs: \$7.00 Est.***

*Offered at*

***\$ 1,499,000.00 CDN***

*by:*

***K.P. Gillen & Co. Realty Ltd., Realtor***

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## **LOCATION:**

110 Laird Drive is located West of Leslie Street, just south of Eglinton.

## **LEGAL DESCRIPTION:**

LTS 595, 596, 597, PL 2120 Twp of York, City of Toronto

## **SITE:**

Frontage: 105 Feet  
Depth: 130 Feet\  
Site Area: 14,100 Square Feet (approx.) .31 acres

## **ZONING:**

C1 (Commercial)  
In addition to commercial office uses, the property is zoned for automotive retail use

## **IMPROVEMENTS:**

G.F.A. – Approximately 10,500 square feet  
Visit our website @ [www.kpgillen.com](http://www.kpgillen.com) for a virtual tour of 110 Laird Drive, Toronto

## **FLOOR PLAN**



*The information detailed herein has been provided by the Vendor and is deemed to be correct. K. P. Gillen & Co. Realty Ltd. Assumes no responsibility for the accuracy of the information contained herein.*