

55 BRYDON DRIVE**Etobicoke****\$3,900,000**1.40 acres @ \$2,785,714
16,415 sf-floor area @ \$238**8 May 2018**

Vendor	ERNILY HOLDINGS INC LOOPSTRA NIXON LLP 135 Queens Plate Drive, Suite 600, Toronto, ON, M9W 6V7 Officer: Edmund Weidner 416-746-4710, www.loopstranixon.com	Purchaser	BIO BINZ INC 55 Brydon Drive, Toronto, ON, M9W 4N3 Officer: Jason Martins
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Land Area	1.40 acres @ \$2,785,714 5,676 m ² @ \$687	Registry Details	File: M-55650 PIN: 07358-0063 AR: 191904207000800
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Sale Price	\$3,900,000	Cash	Mortgage	Personal Name Amount: \$2,100,000
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Features	Total Floor Area Storeys Site density Plant ceiling	16,415 sf 1 28% 12 Feet	Year built Dock High Doors Drive In / Grade Level Doors	1966 3 1
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Land Area Details Rectangular shaped lot located at Brydon Drive and Haas Road, approximately 1.3 kilometres from Rexdale Boulevard. The property had a frontage of 214.9 feet.

Building Comments This was the sale of a single-storey brick building that had a total floor area of 17,080 sf. Of the total floor area, 2,150 sf was office space while the remaining 14,930 sf was industrial area. The property had a site density of 28%, plant ceiling height of 15 feet, three dock-high doors and one drive-in / grade-level door.

The building last sold for \$1,400,000 on February 23, 2004 representing an increase in value of 179% in 14 years and 2 months.

Zoning Notes Under the City of Toronto Zoning By-law 569-2013, the site was zoned Employment Industrial - E 1.0.

Street Quality Brydon Drive was a narrow two lane 1.1 kilometre street lined with a number of industrial malls and buildings built in the 1950's and 60's. The site was located close to Highway 401, the nearest interchange (Islington Avenue & Highway 401) situated approximately 3.1 kilometres south.