

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	
Land Area	1.40 acres @ \$2,785,714 5,676 m ² @ \$687		Registry Details	File: M-55650 PIN: 07358-0063 AR: 191904207000800	
Sale Price	\$3,900,000	Cash	Mortgage	Personal Name Amount: \$2,100,000	
Features	Total Floor Area	16,415 sf	Year built	1966	
	Storeys	1	Dock High Doors	3	
	Site density	28%	Drive In / Grade Level Doors	1	
	Plant ceiling	12 Feet			
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.				