

# FOR SALE

## AUTOMOTIVE BUILDING

35 AUTO MALL DRIVE  
Scarborough, Ontario



**\$4,490,000**  
**Asking Price ~~\$4,950,000~~**

This 5.1 acre site is improved with a 34,888 square foot (to be confirmed) car dealership comprised of a showroom, body shop, service bay, and an auto parts storage room on the first floor with offices on the second floor. The building is strategically located on the corner of Conlins Road and Auto Mall Drive just east of Morningside Avenue, north of Highway 401, south of Sheppard Avenue East.

**P. G. GAGNÉ**  
COMMERCIAL REAL ESTATE CORP.

Pierre Gagné, Broker of Record  
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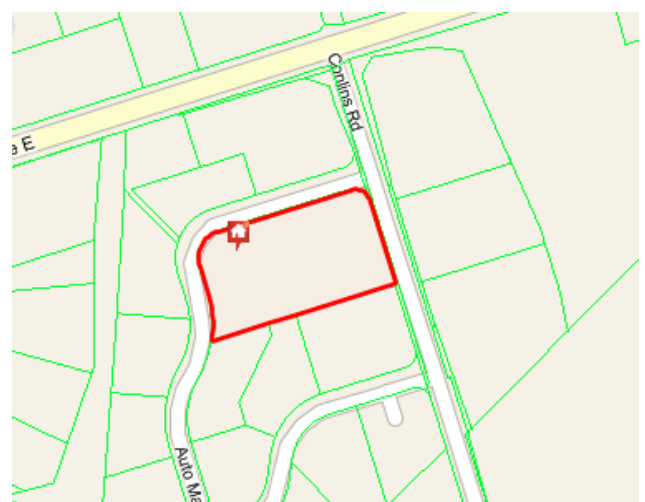
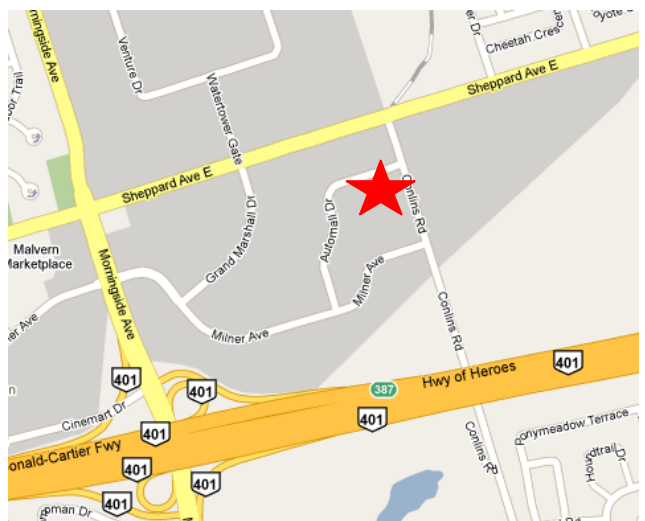
## Property Description

This 5.1 acre site is located at 35 Auto Mall Drive in Scarborough, Ontario north of Highway 401, south of Sheppard Avenue East and has approximately 622 feet of frontage on Auto Mall Drive. The site is currently zoned as Industrial, Vehicle Service Zone subject to zoning exception No. 122. as a result of this exception only the following uses are currently permitted on the site; Day Nurseries, Marketplace Signs, Places of Worship and Vehicle Sales Operations. The following accessory uses to vehicle sales operations are also permitted; Mechanical or Automatic Car Washes, Vehicle Repair Garages and Vehicle Service Stations, Excluding Sale of Automotive Fuel. The site is designated as 'Employment Industrial Zone' within the City of Toronto draft Zoning By-Law.

The site is improved with a 34,888 square foot (to be confirmed) car dealership. The rear section of the building includes a body shop, service bay and an auto parts storage room. The front end of the building is used as a showroom for vehicle sales and display and the offices are located on the second floor. There is an abundance of outdoor parking spaces.

## Offering Process

The site is being sold by way of a standard negotiated bid process at a **asking price of \$4,490,000**. Offers must be submitted to the offices of P.G. Gagné Commercial Real Estate Corp, 401 Bay Street, Suite 2704, Toronto, Ontario M5H 2Y4. Pre Offer Documentation is available subject to the execution of a Purchaser Acknowledgment and Waiver Agreement which is available at by calling Pierre Gagné at 416-955-1885 or email [pierre@gagnerealestate.ca](mailto:pierre@gagnerealestate.ca).



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**1. Limitations and Disclaimer** - The sale of the Property will be on a "purchaser's due diligence" basis. Prospective purchasers are responsible for satisfying themselves, through whatever verification or due diligence process they determine is necessary, as to the accuracy and completeness of any information and as to the potential of the Property. Neither the Vendor nor P.G. GAGNÉ COMMERCIAL REAL ESTATE CORP., Brokerage (PGG) makes any representation or warranty, whether express or implied, as to the accuracy or completeness of any such material, information, reports or statements. The Vendor and PGG expressly disclaim any and all liability for any errors or omissions in all information, material, reports or any other written or oral communication obtained by, given to or made available to any prospective purchaser. The Vendor reserves the right to remove the Property from the market at its discretion. **2. Brokerage Disclosure** - It is understood that PGG acts as the Listing Brokerage for the Vendor and owes to the Vendor a fiduciary duty and will be compensated by the Vendor. Vendor has agreed to the possibility that PGG, while representing the best interest of the Vendor, may introduce the Property to and provide services to one or more purchasers in accordance with the offering process. **3. Co-Operating Brokerage** - Unless advised otherwise in writing, it shall be conclusively deemed that any co-operating brokerage involved on behalf of a prospective purchaser will act as representative of the purchaser. Co-operating brokerages will be required to register their client.