



PAUL JACKSON BROKERAGE

**COMMERCIAL REAL ESTATE
ADVISORY SERVICES**

Multi Unit Commercial Mixed Use

Offered at \$3,700,000

**3153-3157 Steeles Avenue West
Milton, ON**

Paul Jackson
Broker of Record

905-963-0300 x2500
paul@pauljacksononline.com



**34,000 sqft multi-tenant light industrial building with two residential houses.
Fully leased and well cared for with significant upside available in the short term.**

All information herein from sources deemed reliable, but no responsibility is assumed regarding the accuracy thereof. Measurements are approximate. All information should be verified by the purchaser.



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Property Specifications

Lot

2.66 acres
172' frontage on Steeles Ave W
450' deep [irregular shaped lot]

Commercial Building

34,000 sqft commercial building
Currently demised as 5 units
Ceiling Deck ~16'9"
600 amp / HPS Lighting

Residential Buildings

1084 sqft above grade Bungalow
+ full basement + 375 sqft garage

1440 sqft above grade 4 Level Sidesplit
+309 sqft finished area +515 sqft basement
+ attached garage

Tenancies

Fully leased
Rents currently under market
Staggered leases coming due within 3 years
Early lease negotiations may be available

Location

North side of Steeles Ave W
West of Bronte St N
Milton Conference Centre across street

Municipal

Zoned FD & NHS
Future Development & Natural Heritage
System

2016 Taxes

\$ 29,195.57

Notes

New Res. Roofs 2015-16, Windows 2012-14
Financing may be available
Large tract of vacant municipal land to rear

Links

[Interactive Map](#)
[Streetview](#)

Contact Us for Additional Information