

PRIME INDUSTRIAL SPACE - FOR LEASE

196 North Queen Street Etobicoke

Trucking Dock Included!



5,750 SQ.FT TOTAL AREA

FEATURES

- \$17.95 sq.ft Net Rent | \$6.25 sq.ft Additional Rent
- North Queen Street Exposure
- IC2 Zoning Permitting Many Uses
- Ample Employee or Surface Parking
- 5,750 sq.ft Total Area
- Professionally managed by Novo Property Management Inc.

FOR FURTHER INFORMATION, CONTACT:



Michael Aquilina, Sales Representative

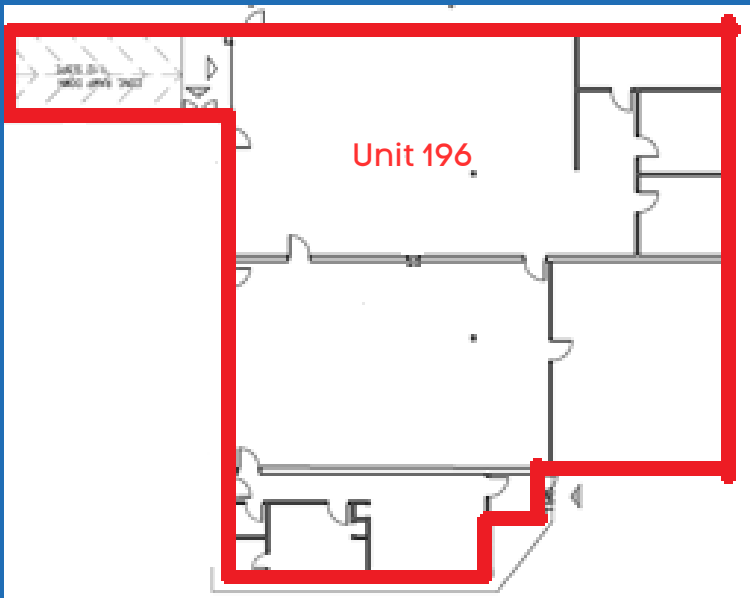
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196 NORTH QUEEN STREET ETOBICOKE

ADDITIONAL FEATURES

- Approx. 85% Warehouse / 15% Office
- Minutes Away from Sherway Gardens
- Gas Forced Air Heating
- 100 Amps / 600 Volts power
- Private Washroom
- Available Immediately
- 1 Truck Door Included
- 14 ft Clear Height

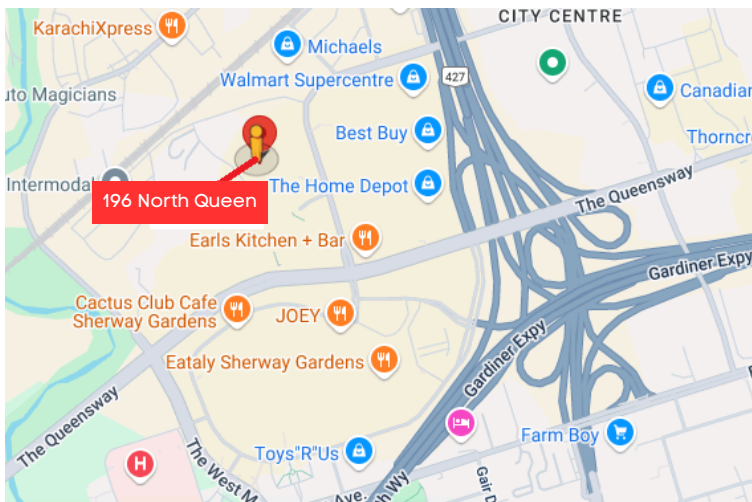


Rent Per Month

Property 196 North Queen Street
Size (sq.ft) 5,750

	Per Month
Net Rent	\$ 8,601.04
TMI	\$ 2,994.79
Subtotal	\$ 11,595.83
HST	\$ 1,507.46
Total (with HST)	\$ 13,103.29

TMI per sq.ft 2026 is \$6.25



PROPERTY LOCATION OVERVIEW

- 196 North Queen St., major intersection The Queensway and North Queen St.
- Location in close proximity to major Highways (Hwy 427 & Qew)
- TTC stop at doorstep (North Queen St. & Manstor Rd.)
- Surrounded by Amenities & Services
- Great Labour Pool

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CONTACT: Michael Aquilina, Sales Representative T: 905 337 2745 EXT:104 Cell: 905 749 1655 Email: michael@novocre.ca

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