

	55, 100, 140 & 160 Melvin Robson Ave Aurora Ontario L4G 3G4 Aurora Rural Aurora York SPIS: No Taxes: \$0/2026/Annual DOM: 1		List: \$1 For Sale
	For: Sale Last Status: NEW	Land Designated Occup: Vacant Freestanding: SPIS: No Lse Term Mnths: / Holdover: 90 Franchise:	
Com Cndo Fee: Dir/Cross St: Leslie and St. John's Sideroad Directions: Four lots are located on the northeast corner of Leslie and St. John's Sideroad			
MLS#: N13501512		Sellers: Albert Gelman Inc. in its Capacity as Court-appointed Receiver of 2352107 Ontario Inc. and not in its personal or corporate capacity and without personal or corporate liability Contact After Exp: No	
Possession: Immediate Date: 07/01/2026 Remarks: Immediate PIN#: 036201762 ARN#: 194600012620217 Additional PIN#: 36201761 Legal: See Brokerage Remarks			
Total Area: 11.42 Acres Ofc/Apt Area: Indust Area: Retail Area: Apx Age: Volts: Amps: Zoning: E-BP (503), E-BP(504) Truck Level: Grade Level: Drive-In: Double Man: Clear Height: Sprinklers: Heat: Phys Hdcp-Eqp:	Survey: Lot Shape: Irregular Lot/Bldg/Unit/Dim: 0 x 0 Feet Lot Lot Irreg: Bay Size: %Bldg: Washrooms: 0 Water: None Water Supply Type: Sewers: None A/C: Utilities: No Garage Type: Park Spaces: #Trl Spc: Energy Cert: Cert Level: GreenPIS:	Soil Test: Out Storage: Rail: Crane: Basement: Elevator: UFFI: Assessment: Chattels: LLBO: Days Open: Hours Open: Employees: Seats: Area Infl: HST Applicable to In Addition To Sale Price:	
Bus/Bldg Name: Actual/Estimated:		For Year:	Financial Stmt:
Taxes: Insur: Mgmt: Maint:	Heat: Hydro: Water: Other:	Gross Inc/Sales: -Vacancy Allow: -Operating Exp: =NetIncB4Debt:	EstValueInv At Cost: Com Area Upcharge: % Rent:
Client Remks: 11.421 combined acres of zoned employment land at Leslie and St. John's Sideroad. Receivership sale. The property is comprised of 4 lots on Melvin Robson Ave. #55: 5.035 acres, #60: 1.944acres, #140: 1.845 acres, #160: 2.597 acres. Services are available at the lot line. Co-operating broker commission payable only upon successful completion of the sale of the property. Please do not walk the property without an appointment. Property being sold as-is, where-is Seller makes no representations or warranties. The buyer must complete the plan of subdivision, post letters of credit with the Town of Aurora and the Region of York and complete servicing and road work. It is not a lot sale. Extras: Inclusions: Exclusions: Rental Items: Showing Requirements: List Brokerage, List Salesperson Brkage Remks: (i) PIN:036201762-Legal Description: BLOCK 4, PLAN 65M4790 SUBJECT TO AN EASEMENT IN GROSS AS IN YR3537823 SUBJECT TO AN EASEMENT IN GROSS OVER PART 3 PLAN 65R40569 AS IN YR3603995 SUBJECT TO AN EASEMENT AS IN YR3608232 TOWN OF AURORA. (ii) PIN:036201761-Legal description: BLOCK 3, PLAN 65M4790 SUBJECT TO AN EASEMENT IN GROSS AS IN YR3537823 SUBJECT TO AN EASEMENT IN GROSS OVER PART 2 PLAN 65R40569 AS IN YR3603990 SUBJECT TO AN EASEMENT AS IN YR3608232 TOWN OF AURORA (iii) PIN:036201779-Legal description: BLOCK 2, PLAN 65M4790 EXCEPT PART 4, 65R40652 SUBJECT TO AN EASEMENT IN GROSS AS IN YR3537823 SUBJECT TO AN EASEMENT AS IN YR3608232 TOWN OF AURORA (iv) PIN:036201765-Legal description: BLOCK 7, PLAN 65M4790 SUBJECT TO AN EASEMENT IN GROSS AS IN YR3537823 SUBJECT TO AN EASEMENT AS IN YR3608232 TOWN OF AURORA Offer Remks: Bid date September 11, 2026. All offers must include Seller's form of Schedule B. For access to data room please sign the CA			
LENNARD COMMERCIAL REALTY Ph: 905-752-2220 Fax: 905-752-2224 60 Columbia Way Suite 201 Markham L3R0C9			

Prepared By: Kate Nguyen, Administrator
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Printed On: 06/30/2026 10:27:29 AM

LENNARD COMMERCIAL REALTY, BROKERAGE
60 Columbia Way Suite 201, Markham ON L3R0C9

SCOTT K. SUTHERLAND, Salesperson 416-804-1101
MICHAEL PAUL ZELDIN, Salesperson 416-649-5942 LENNARD COMMERCIAL REALTY

Contract Date: 06/29/2026	Condition:	Ad: No
Expiry Date: 12/31/2026	Cond Expiry:	Escape:
Last Update: 06/29/2026	CB Comm: 1.75	Original: \$1