

FOR SALE

UPDATED INDUSTRIAL CONDOMINIUM UNITS

CBRE

BERKSHIRE AXIS

DEVELOPMENT

CBRE & Berkshire Axis Developments are **pleased to announce the launch of the Galaxy Industrial Condos in Etobicoke.**

80 Galaxy is a rare industrial condominium conversion offering end users and investors the opportunity to own their own industrial condo in the heart of Etobicoke.

CONTACT US



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80

GALAXY BOULEVARD

ETOBICOKE, ON

VARIOUS SIZES AVAILABLE
3,600 - 12,373 SQ. FT.



CURRENT AVAILABILITIES

FLOOR PLAN



80 GALAXY
BOULEVARD
ETOBICOKE, ON

AVAILABILITY

FOR SALE

UNIT	TOTAL AREA (SQ. FT.)	DOORS	PRICE
8-9	12,373	2 TL 1 DI	\$2,165,275
10	3,602	SOLD	
11	4,298	1 TL	\$752,150
12	4,310	COMING SOON	
13-14	8,613	2 TL	\$1,446,984
15-16	8,613	COMING SOON	
17	4,302	1 TL	\$722,736
18	4,299	1 TL	\$752,325
19	3,621	COMING SOON	
20	4,551	COMING SOON	

CBRE

INTERIOR AND EXTERIOR WORK
COMPLETION DATE:
JUNE 1ST, 2016

SITE PLAN



80 GALAXY
BOULEVARD
ETOBICOKE, ON

HIGHLIGHTS

E1 ZONING

14' CLEAR

LED LIGHTING

100 AMPS

NEW ROOF

NEW PAVING

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STANDARD PACKAGE

TO BE FULLY COMPLETED BY JUNE 1ST, 2016

- > Each unit equipped with a truck level door
- > Freshly painted warehouse interior
- > Upgraded high efficiency LED lighting
- > New rear windows and man doors
- > New galvanized rear loading dock metal stairs
- > Sprinkler connections and plumbing connections installed
- > Upgraded 100 Amp power service
- > New roof (December 2015)
- > New paved driveway and parking lot



THE PROCESS

- > Use Seller's Standard Agreement of Purchase and Sale (10 days)
- > Gain access to condominium disclosure booklet
- > Close transaction



WHY BUY NOW?

For competitive financing options, PLEASE CONTACT:



Manish Jain | Associate
CBRE Limited | Debt & Structured Finance
T 416-495-6319 | Manish.Jain@CBRE.com
Mortgage Agent #M13002077
Mortgage Brokerage #10501



**GALAXY
BOULEVARD**
ETOBICOKE, ON

PRICING OVERVIEW

\$168 - \$175/SQ FT

+

T&O \$3.74/SQ FT

ANNUAL PROPERTY TAXES
AND CONDO FEES

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▼ ZONING

▲ LOCATION

E-ZONE

In the E zone, the following uses are permitted:

Ambulance Depot, Animal Shelter, Artist Studio, Automated Banking Machine, Bindery, Building Supply Yards, Carpenter's Shop, Cold Storage, Contractor's Establishment, Custom Workshop, Dry Cleaning or Laundry Plant, Financial Institution, Fire Hall, Industrial Sales and Service Use, Kennel, Laboratory

Manufacturing Use if it is not one of the following:

- 1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
- 2) Ammunition, Firearms or Fireworks Factory;
- 3) Asphalt Plant;
- 4) Cement Plant, or Concrete Batching Plant;
- 5) Crude Petroleum Oil or Coal Refinery;
- 6) Explosives Factory;
- 7) Industrial Gas Manufacturing;
- 8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
- 9) Pesticide or Fertilizer Manufacturing;
- 10) Petrochemical Manufacturing;

- 11) Primary Processing of Gypsum;
 - 12) Primary Processing of Limestone;
 - 13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
 - 14) Pulp Mill, using pulpwood or other vegetable fibres;
 - 15) Resin, Natural or Synthetic Rubber Manufacturing;
 - 16) Tannery, Office, Park, Performing Arts Studio, Pet Services, Police Station, Printing Establishment, Production Studio
- Public Works Yard, Service Shop, Software Development and Processing, Warehouse, Wholesaling Use

Use with Conditions - E Zone

Body Rub Service
Cogeneration Energy
Crematorium
Drive Through Facility
Eating Establishment
Metal Factory involving Forging and Stamping
Open Storage
Public Utility
Recovery Facility
Recreation Use

Renewable Energy
Retail Service
Retail Store
Shipping Terminal
Take-out Eating Establishment
Transportation Use
Vehicle Depot
Vehicle Fuel Station
Vehicle Repair Shop
Vehicle Service Shop
Vehicle Washing Establishment

Open Storage In the E zone:

- (ii) may not be located in a yard that abuts a lot in the Residential Zone category or the Residential Apartment Zone category;
 - (iii) may not be in the front yard;
 - (iv) must be a minimum of 7.5 metres from any lot line;
 - (v) must be less than 30% of the lot area;
 - (vi) may be no higher than the permitted maximum height of a building on the lot; and
 - (vii) must be enclosed by a fence; and
- (B) open storage may be for recyclable material and waste.

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