



GOLDEN MILE BUSINESS CENTRE

43 UPTON ROAD, TORONTO

50% SOLD OUT

INDUSTRIAL / COMMERCIAL UNITS



OCCUPANCY:
Q1 2024



ZONING:
(E)



FROM 1395 SF
TO 2350 SF

KAMAL CHOCHAN
Broker of Record
416.871.6491
kamal@citibrokers.ca

AITZAZ AHMAD
Broker
647.401.7440
Plazas02@gmail.com



CITI BROKERS
REALTY INC



RIPPLE
DEVELOPMENTS



GOLDEN MILE BUSINESS CENTRE OVERVIEW

Citi Brokers Realty and Ripple Developments are pleased to introduce **Golden Mile Business Centre**, 3 top-tier, class-leading newly constructed industrial buildings totaling approximately 61,000 SF across 32 units.

Units are demised from 1,395 SF to 2,350 SF all on one level with 22' clear height and fully functional drive-in shipping.

BUILDING C

BUILDING A

BUILDING B





GOLDEN MILE BUSINESS CENTRE

PROPERTY HIGHLIGHTS

The site is at a strategic location in Toronto close to public transit, highways and designated high density residential areas.

Units are perfect for small business owners and Investors looking to serve and benefit from the existing and future high density population growth around Warden subway station and Crosstown LRT.

Ask us about limited Pre-Construction Release

DEPOSIT STRUCTURE

5% DUE ON SIGNING

5% AFTER 12 DAYS

5% DUE IN 60 DAYS

5% DUE IN 120 DAYS

+ Unit sizes range from 1,395 to 2,350 SF and can be combined;

+ Select units feature walk up mezzanine;

+ Ultra modern design with high quality features;

+ Ample natural lighting via front and rear windows;

+ Each Unit comes with one drive-In door;

+ Each unit comes with 60 AMP 600 V service;

+ 22' clear ceiling height;

+ Tentative occupancy: Q1 2024;

+ The site accommodates 77 parking + 32 loading spaces located at the front and side of the buildings;

+ Each unit has an exclusive use loading area and 1 parking spot;

+ Zoning: (E) Employment;

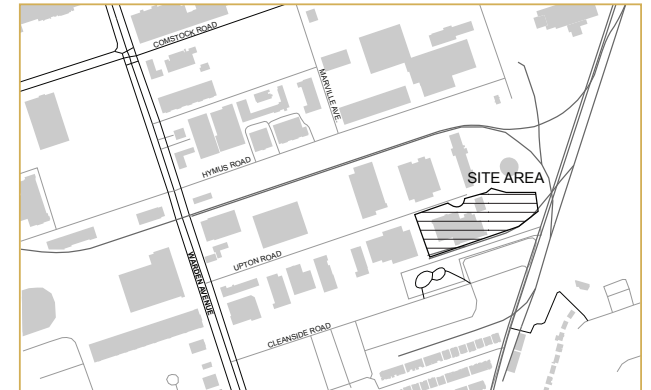
+ Estimated maintenance fees: \$2.89/SF/Yr.



GOLDEN MILE BUSINESS CENTRE SITE PLAN

LEGEND

- ENT UNIT ENTRANCE
- OH OVERHEAD DOOR
- SP SPRINKLER ROOM
- E ELECTRICAL ROOM
- MEZZ MEZZANINE
- BP BIKE PARKING
- FH FIRE HYDRANT
- ACCESSIBLE PARKING
- LOADING AT GRADE



= SOLD

[> CLICK FOR VIDEO](#)



GOLDEN MILE BUSINESS CENTRE

DEMOGRAPHICS

POPULATION

5KM
187,758

10KM
712,890

15KM
1,609,733

LABOUR FORCE

5KM
97,348

10KM
374,753

15KM
888,586

MEDIAN AGE

5KM
40.2

10KM
40.4

15KM
39.4

MEDIAN HH INCOME

5KM
\$67,004

10KM
\$76,444

15KM
\$81,177

HOUSEHOLDS

5KM
71,629

10KM
274,874

15KM
664,631

EMPLOYMENT RATE

5KM
86.4%

10KM
87.9%

15KM
88.4%



GOLDEN MILE BUSINESS CENTRE CONNECTIVITY

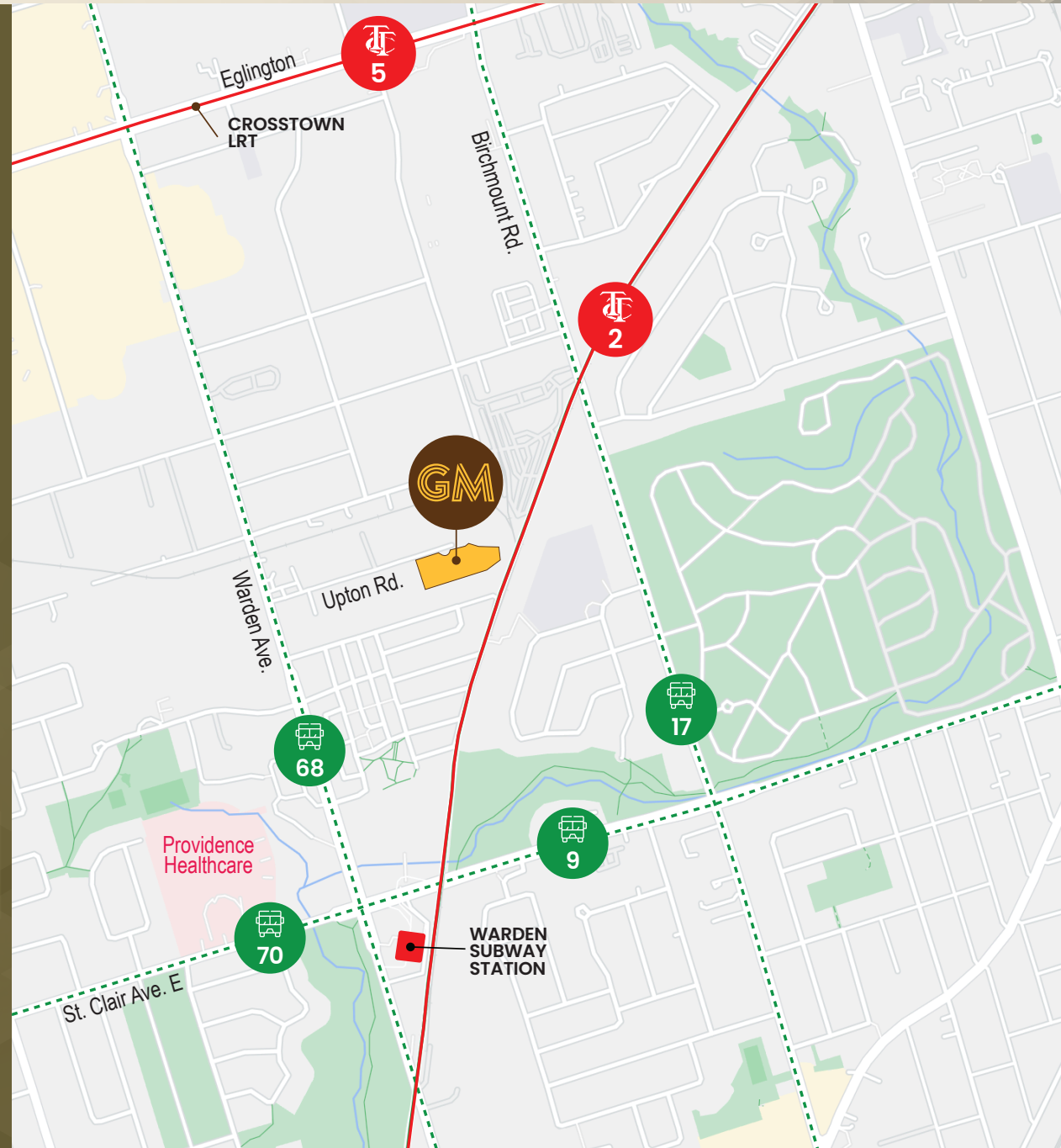
Located just south of the rapidly evolving Golden Mile on Upton Rd, the site is approximately a 10 minute drive from 401 and Don Valley Pkwy. Upton Rd runs east off Warden Ave just north of St. Clair and south of Eglinton Ave. It is an optimal location for small-bay Industrial units given proximity to an established commercial node and growing residential neighborhoods with ample restaurants, coffee shops, shopping malls, and financial services.

→ [CLICK FOR INTERACTIVE MAP](#)

9.5 KM, 14 MIN
SCARBOROUGH TOWN CENTRE

15.2 KM, 21 MIN
DOWNTOWN TORONTO

35.2 KM, 28 MIN
TORONTO PEARSON





GOLDEN MILE BUSINESS CENTRE

LOCAL AMENITIES (2KM RADIUS)





GOLDEN MILE BUSINESS CENTRE

NEARBY DEVELOPMENT PROPOSALS

LOCAL DEVELOPMENT ACTIVITY

1880–1890 Eglinton Avenue East

Application for a new mixed-used development, including a new food store, new streets, and parkland.

1891 Eglinton Avenue East

Application consists of four mixed-use tall buildings with heights that range from 33 to 48 storeys; a 10-storey residential mid-rise building; and 2,823 m² of public parkland.

1900 Eglinton Avenue East

The Site and Area Specific Policy (SASP) would permit future mixed-use development, new public streets and parkland.

1910 Eglinton Avenue East

Application to permit the redevelopment of the site with a 40-storey mixed use building that would include 387 residential units, two levels of underground parking with 187 vehicle parking spaces, 699 m² of retail space on the ground floor and 2,169 m² of office space. The development would have a total gross floor area of 28,787 m².

1920–1940 Eglinton Ave East

The (SASP) would permit future mixed-use development, new public streets and parkland.

1960 Eglinton Avenue East

The (SASP) would permit a mixed-use development with a new street and parkland. The development would consist of mixed-use buildings that range in height from 30 to 45 storeys and a six-storey non-residential building to replace and expand the gross floor area of the existing non-residential building (to be demolished).

1966 Eglinton Avenue East

The (SASP) would permit a mixed-use development with new streets and parkland.

2200–2206 Eglinton Avenue East

The (SASP) would permit future mixed-use development, new public streets and parks. The applicant is proposing to retain the existing office building at 2206 Eglinton Ave E and the existing (east) above-grade parking structure fronting onto Birchmount Rd.

1 Eglinton Square

Official plan amendment comprised of five development blocks for a mixed use community. Stacked townhomes and five mixed use towers ranging from 25 to 40 storeys.

40 Eglinton Square

The (SASP) would permit a mixed-use development with building heights that range from 13 to 30 storeys and 892 residential units. A total gross floor area of 74,427 m² (70,675 m² for residential uses and 3,752 m² for retail uses) and an FSI of 3.79 times the area of the site are proposed.

1861 O'Connor Drive

Original application for a 10 storey mixed use building containing 222 residential units, one commercial unit on the ground floor and three levels of underground parking. Proposal has been revised and is now for a 9-storey building containing 252 dwelling units and 122 m² of retail space at grade.

860 Pharmacy Avenue

The (SASP) would permit future mixed-use development with building heights that range from 15 to 34 storeys, new and re-aligned public streets, and parkland. The existing eight (8) low-rise residential buildings would be demolished and the 248 rental units would be replaced as part of the proposed development.

1460 Victoria Park Avenue

Application to permit a 9 storey residential building containing 106 units and 144 parking spaces in 2 levels of underground parking.

→ **VISIT DEVELOPMENT
APPLICATIONS SITE**



FOR MORE INFORMATION, PLEASE CONTACT:

KAMAL CHOCHAN
Broker of Record
416.871.6491
kamal@citibrokers.ca

AITZAZ AHMAD
Broker
647.401.7440
Plazas02@gmail.com



CITI BROKERS REALTY INC., BROKERAGE | 75 LLOYD SANDERSON DR., BRAMPTON, ON L6Y 0X3

© 2022 Citi Brokers, Realty Inc. Brokerage. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Citi Brokers does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein. All information to be verified by the Buyer.

