

FOR SALE

158 MILL STREET, MILTON, ON



FULLY TENANTED RETAIL & RESIDENTIAL INVESTMENT OPPORTUNITY DOWNTOWN MILTON



Total Size
2,400 SF



Zoning
CBD-A



Distance to Highway 401
± 2 Minutes



ANTHONY CUTRARA*
Senior Vice President,
Principal
acutrara@lee-associates.com
D. 416.735.7400

LOCAL **EXPERTISE**. INTERNATIONAL **REACH**. WORLD **CLASS**.



*Sales Representative

DETAILS

158 MILL STREET, MILTON, ON



AT A GLANCE

Location:	Mill St / Martin St
Unit Size:	Total Area: 2,400 SF Retail: 1,200 SF Residential Unit #101: 600 SF Residential Unit #102: 600 SF
Clear Height	10'
Zoning	CBD - A Central Business District - Core Commercial
Lighting Type	LED/ Fluorescent
Washrooms	3 Total
Parking	Paved Outside Surface 2 Retail & 1 For Each Residential Unit
HVAC	Separate furnaces for retail & each apartment

PROPERTY HIGHLIGHTS

- **Investment Opportunity in the heart of Downtown Old Milton.**
- Fully Leased with strong rental income providing a 5% + cap rate.
- Zoning Permits a wide range of commercial, retail, and professional uses

SALE PRICE
\$1,395,000

ANTHONY CUTRARA*
Senior Vice President, Principal
acutrara@lee-associates.com
D. 416.735.7400

MAIN FLOOR PHOTOS

158 MILL STREET, MILTON, ON

FRONT FOYER



MAIN FLOOR WORK AREA



MAIN FLOOR WORK AREA



BASEMENT



ANTHONY CUTRARA*
Senior Vice President, Principal
acutrara@lee-associates.com
D. 416.735.7400

UNIT #101 PHOTOS

158 MILL STREET, MILTON, ON

KITCHEN



BEDROOM



MAIN ROOM



ENTRANCE



ANTHONY CUTRARA*
Senior Vice President, Principal
acutrara@lee-associates.com
D. 416.735.7400

UNIT #102 PHOTOS

158 MILL STREET, MILTON, ON

KITCHEN



BEDROOM



MAIN ROOM



BATHROOM



ANTHONY CUTRARA*
Senior Vice President, Principal
acutrara@lee-associates.com
D. 416.735.7400

ZONING

158 MILL STREET, MILTON, ON



Permitted Uses - CBD-A (Town of Milton)

Residential Permitted Uses (CBD-A)

Apartment Building	Dwelling, Retirement	Shared Housing (*6)
Upper-Floor Dwelling Units	Short-Term Rental (*7)	

Non-Residential Permitted Uses (CBD-A)

Art Gallery	Fitness Centre	Restaurant
Artist's Studio	Funeral Home	Restaurant, Take Out
Bank	Hotel	Retail Store 1
Banquet Facility	Laundromat	Retail Store 2
Commercial School - Skill	Medical Clinic	Service Retail Outlet
Community Center	Personal Service Shop	Social Services Establishment
Convenience Store	Place of Assembly	Specialty Food Store
Day Care Centre	Recreation and Athletic Facility	Theatre
Dry Cleaning Depot	Veterinary Clinic - Small Animal	Veterinary Clinic - Large Animal

Note: Some uses are subject to conditions as laid out in the Town of Milton By-Laws. Click on More Info to find out more.

MORE INFO

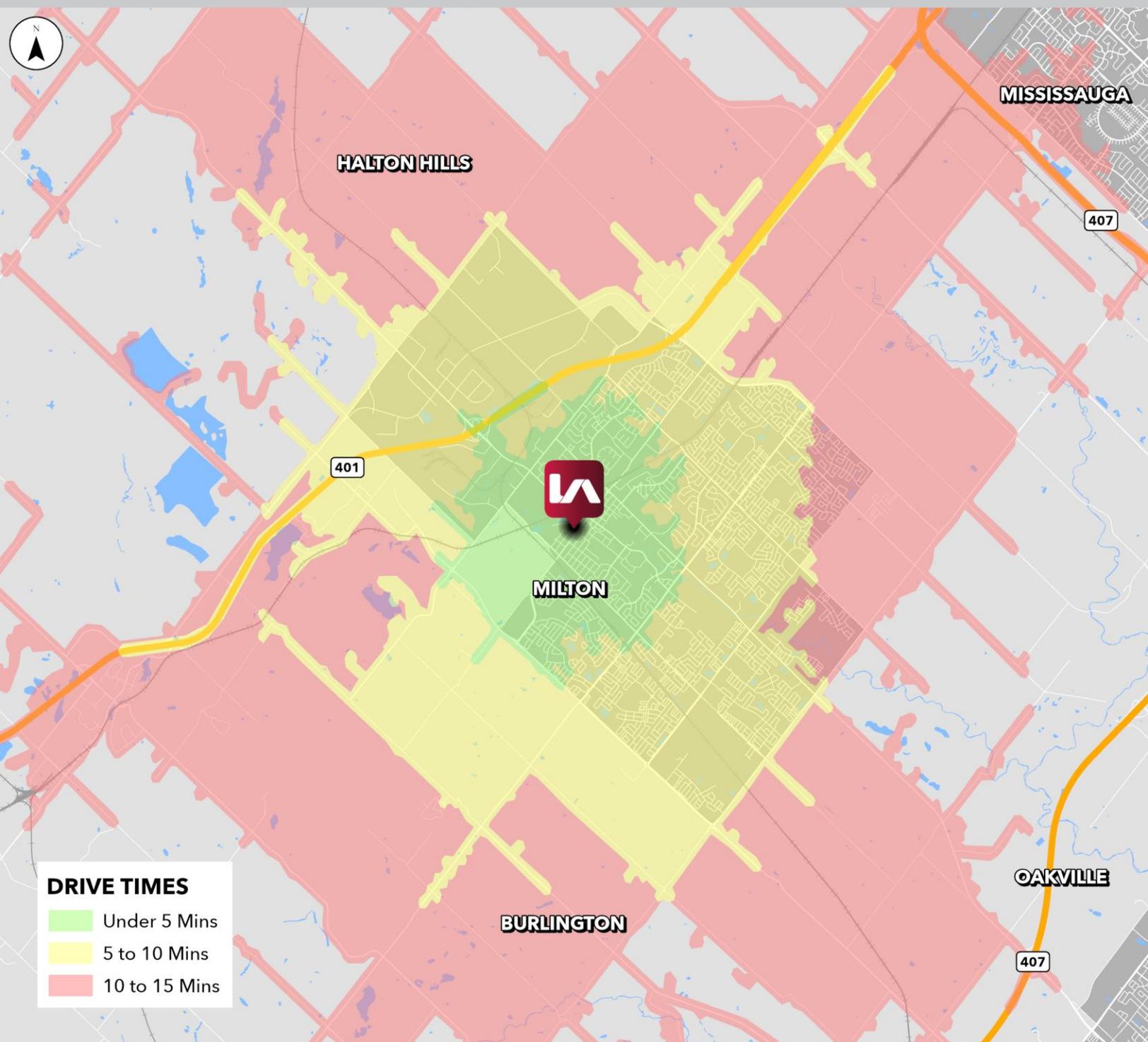
ANTHONY CUTRARA*
Senior Vice President, Principal
acutrara@lee-associates.com
D. 416.735.7400



LOCATION

158 MILL STREET, MILTON, ON

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



DRIVE TIMES

-  Under 5 Mins
-  5 to 10 Mins
-  10 to 15 Mins

ANTHONY CUTRARA*

Senior Vice President, Principal

acutrara@lee-associates.com

D. 416.735.7400

 leetoronto.com