

FOR SALE

863 MAIN STREET EAST, MILTON

8,980 SF BUILDING ON 1 ACRE

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY DETAILS | 863 MAIN STREET EAST, MILTON

LOCATION	Main St E & Thompson Rd
LOT AREA	**1.003 Acres**
BUILDING SIZE	**8,980 SF**
OFFICE AREA	*1,200 SF*
INDUSTRIAL AREA	*7,780 SF*
CLEAR HEIGHT	18'
SHIPPING DOORS	1 Dock Level Door (10' H x 8' W) 1 Drive-In Door (14' H x 12' W) 2 ½ Level Dock Doors
POWER	200 Amps
ZONING	UGC-MU-H - Urban Growth Centre Mixed Use
OCCUPANCY	Flexible
ASKING PRICE	**$6,950,000**

HIGHLIGHTS	• Located in Milton's established Main Street East commercial corridor
	• UGC-MU zoning permits a broad range of commercial and service uses
	• Has an additional 1,200 SF mezzanine over the office area
	• 18' clear height with a mix of dock-level, half-level dock, and drive-in shipping doors.
	• Convenient access to Highway 401 via Highway 25 and James Snow Parkway
	• Surrounded by a broad mix of retail and service amenities, with established residential neighbourhoods nearby
	• Development Potential:
	  • Maximum Height: 8-Storeys
	  • Maximum Density: 4 FSI



KEY FEATURES

DEVELOPMENT POTENTIAL
8-STOREYS | 4 FSI

ZONING
UGC-MU-H - URBAN GROWTH CENTRE MIXED USE
(with Holding Provision)

LOCATED ALONG
MAIN ST E COMMERCIAL CORRIDOR

EXTERIOR PHOTOS









INTERIOR PHOTOS


WAREHOUSE


MEZZANINE


OFFICES


DOCK AREA

ZONING

URBAN GROWTH CENTRE MIXED USE (UGC-MU-H)

PERMITTED USES

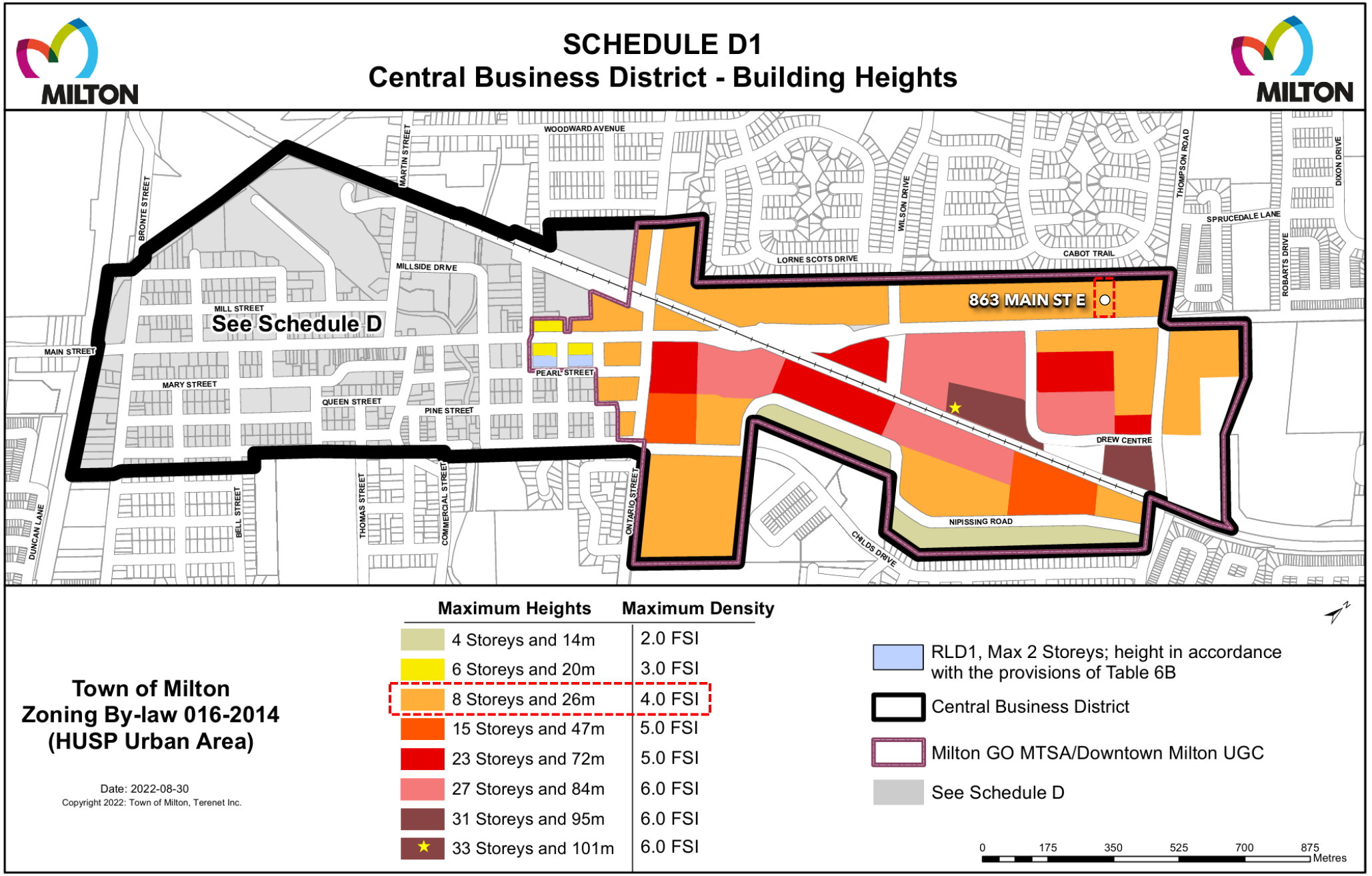
Art Gallery	Mixed Use Building
Artist's Studio	Night Club
Bank	Office Use
Banquet Facility	Office Building
Commercial School – Skill	Parks – Public
Community Centre	Personal Service Shop
Convenience Store	Place of Assembly
Day Care Centre	Place of Entertainment
Department Store	Place of Worship
Dry Cleaning Depot	Private Transit Depot
Elementary School	Recreation and Athletic Facility
Fitness Centre	Restaurant
Food Bank	Restaurant, Take Out
Food Store	Retail Store
Funeral Home	School, Adult Education
Home Day Care	School – Post-Secondary
Home Occupation	School – Secondary
Hospital, Public or Private	Service Retail Outlet
Hotel	Social Services Establishment
Laundromat	Specialty Food Store
Library	Theatre
Long-Term Care Facility	Veterinary Clinic, Small Animal
Medical Clinic	Veterinary Clinic, Large Animal

RESIDENTIAL USES

Apartment Building	Dwelling, Retirement
Dwelling, Back-To-Back Townhouse	Guest Suite
Dwelling, Live-Work Unit	Upper-Floor Dwelling Units
Dwelling, Multiple	Shared Housing (*6)
Dwelling, Stacked Townhouse	Short-Term Rental (*7)



DEVELOPMENT POTENTIAL



NEARBY AMENITIES





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FOR MORE INFORMATION, PLEASE CONTACT:

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