

1241 WOODBINE AVENUE

Zoned CR 2.5 (c2.5; R1.0) SS2 (x1163)

The logo consists of the letters 'KB' in a white, bold, sans-serif font, centered within a dark blue square.

Features

- Phase One and Phase Two Environmental Assessments completed and passed
- All upgrades were permitted and permits closed with City of Toronto
- West facing
- New Roof 2010 2 ply membrane with additional drains and reflective silver coating to lower summer heat load.
- Upgraded systems include wiring, plumbing and HVAC in 2010
- All mechanical, HVAC, Hot Water Tank owned - no contracts
- 3-phase 200Amp electrical service with 4 meters and 4 breaker panels
- Upgraded 1" copper water supply completed to city service
- All Exterior Walls R22 insulation and 6 mil vapour barrier
- 284 High turnover hot water tank
- Separate Electric HVAC for suites and main floor, both heat and AC
- Brick veneer over brick building
- Stucco
- 2 feet of full excavation on courtyard area
- Power Gate and fully fenced compound
- Back Workshop clear ceiling height over 10'
- Level access drive in workshop with overhead rolling door
- Block wall on two sides of compound
- Sound insulation between suites and between floors
- Exterior gas outlet
- Security Cameras
- Front door wired for security strike lock and release
- Glass block windows
- Intercom and buzzer system for suites
- 3 large studio suites with stainless steel appliances, large kitchens, skylights in bathrooms, large closets and large kitchens.
- 9' ceiling and higher throughout building
- Central Vacuum for both main floor and second floor
- Exposed ductwork
- Laundromat next door

Zoning

Sample uses allowed, but not limited to:

Art Gallery
Artist Studio
Day Nursery
Education Use
Eating Establishment
Financial Institution
Massage Therapy
Medical Office
Personal Service Shop
Pet Services
Production Studio
Retail
Software Development and Processing
Veterinary Hospital
Vehicle Service Shop