

10 Codeco Court

\$1,199,000



Opportunity Knocks, Property In Prime Area With A Great View. Close To All Amenities, Transit And Minutes From The Don Valley Parkway And 401. Future Prospects Are Endless. Approved Extension [Worth \$70,000] Allows For Additional 6000+ Sq.Ft. Of Extra Space.

- ✓ Approximately 6,400 square foot building;
- ✓ Lot size is 0.75 acres (261 foot frontage);
- ✓ 100% air-conditioned;
- ✓ Approximately 39 parking spaces
- ✓ Clear height of 14 feet;
- ✓ 3 separate washrooms (men, women, children);
- ✓ Private offices and open concept;
- ✓ M1 zoning which allows a variety of uses – See pg 2 for details
- ✓ Legal Description: PLAN M764 PT BLK T RP 66R11168 PARTS 2-4
- ✓ Approved extension up to 11,073 sq.ft.
 - Allows 52 parking, including 3 handicapped.
- ✓ Backing on to DVP – Great exposure for advertisement/Billboards.

Mahmud Naqvi

Sales Representative

(416) 830-7200

mahmudnaqvi@gmail.com

RE/MAX Vision Realty Inc.

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Toronto, Ontario M1B 5V6

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Access more Properties, Stats, Market News

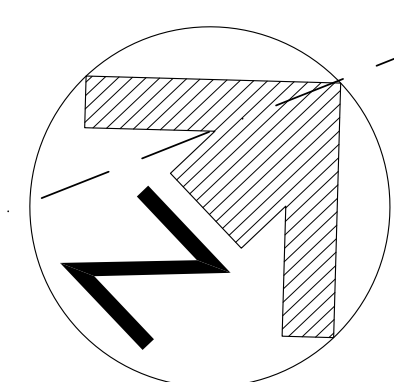
www.mahmudnaqvi.com

Permitted Uses Industrial Zone One (M1)

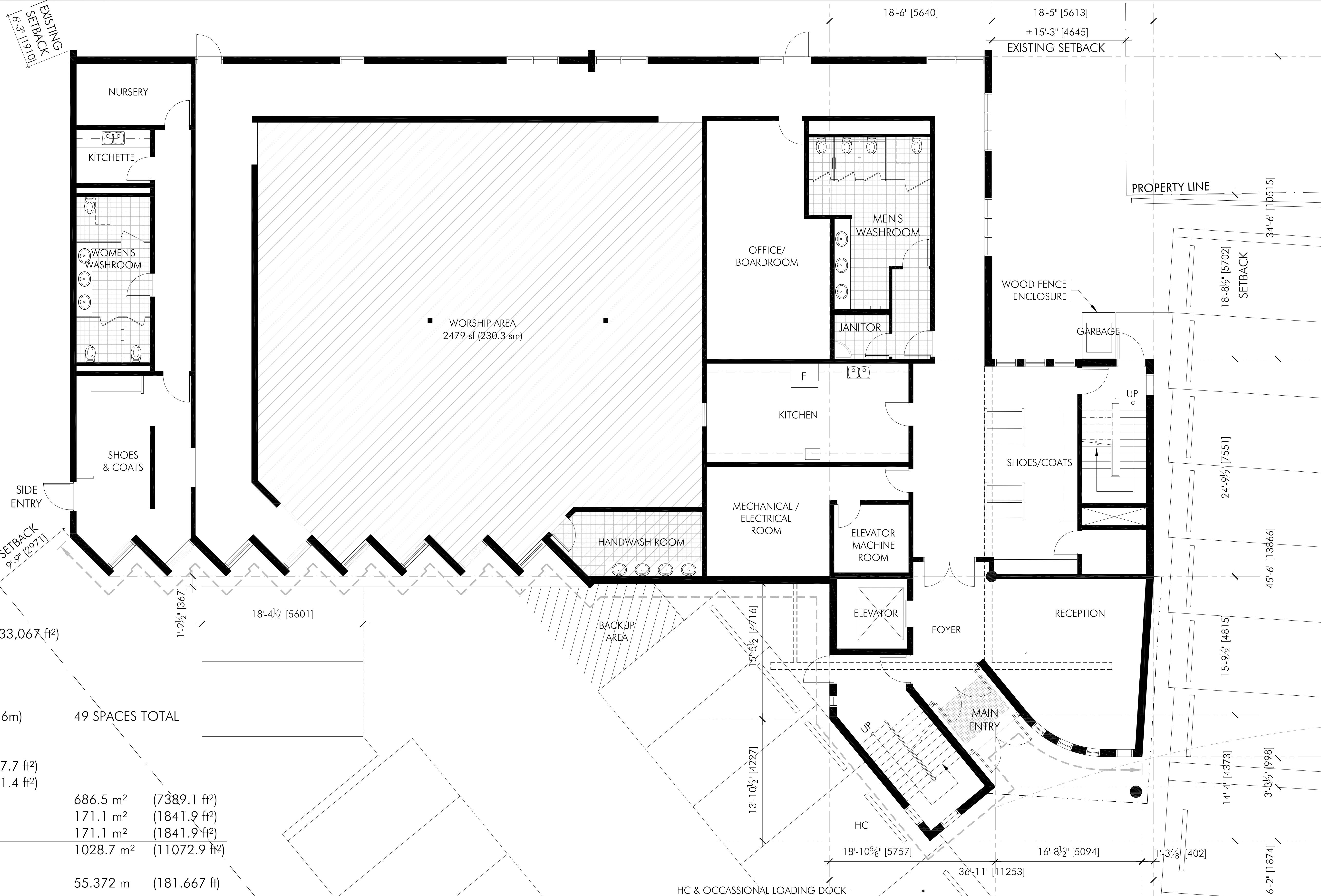
Following are possible uses in the M1 zoning of North Yotk. Some of these uses may not be allowed in the subject property for sale:

- ✓ Adult Education School;
- ✓ Club;
- ✓ College;
- ✓ Commercial Gallery;
- ✓ Commercial School;
- ✓ Communications and Broadcasting;
- ✓ Community Centre;
- ✓ Contractor's Establishment;
- ✓ Custom Workshop;
- ✓ Day Nursery;
- ✓ Financial Institution;
- ✓ Fitness Centre;
- ✓ Industrial Sales and Service;
- ✓ Information Processing;
- ✓ Laundry;
- ✓ Manufacturing;
- ✓ Museum;
- ✓ Office Uses;
- ✓ Park;
- ✓ Parking Lot;
- ✓ Personal Service Shop;
- ✓ Place of Worship;
- ✓ Public Library;
- ✓ Public Self Storage warehouse;
- ✓ School;
- ✓ Service Shop;
- ✓ Showroom;
- ✓ University Uses;
- ✓ Veterinary Clinic;
- ✓ Warehouse.

Date: 08/03/2010
 Time: 16:26:42
 Scale: 1"=7 1/2'(S)
 Drawing File: STEVENS\A0900 - Al Huda School Community Centre\Drawings\Current Drawings\A0900 - Floor Plans.dwg



LEGEND	
	MAIN FRONT WALL DIMENSION
	DEMOLITION
	NEW CONSTRUCTION



PLANNING DATA

SITE AREA	3.071.9 m ²	(33,067 ft ²)
PARKING		
2 HC SPACES (3.9m x 5.6m)		
1 HC SPACE (3.9m x 6.0m)		
46 SPACES (2.6m x 5.6m)		
49 SPACES TOTAL		
GROUND FLOOR GFA		
EXISTING	588.8 m ²	(6337.7 ft ²)
NEW	97.7 m ²	(1051.4 ft ²)
TOTAL	686.5 m²	(7389.1 ft²)
2ND FLOOR GFA (NEW)	171.1 m ²	(1841.9 ft ²)
3RD FLOOR GFA (NEW)	171.1 m ²	(1841.9 ft ²)
TOTAL GFA	1028.7 m²	(11072.9 ft²)
LENGTH OF MAIN FRONT WALL	55.372 m	(181.667 ft)



Stevens Burgess Architects Ltd.

SBA Project Number: A0900

File Name: A0900 - Floor Plans Date: NOVEMBER 2009

Project Title: AL-HUDA COMMUNITY CENTRE
10 CODECO COURT, TORONTO, ON

Drawing Title: **GROUND FLOOR PLAN**

22" x 34" SHEET
SCALE: 3/16" = 1'-0"

ISSUE / REVISION		
NO.	DATE	DESCRIPTION
13	02 JUN 2010	PAL REVIEW (5th) REVISION
14	28 JUL 2010	PAL REVIEW (5th) REVISION 2
15	23 AUG 2010	PAL REVIEW (5th) REVISION 3
16	07 FEB 2011	PAL REVIEW (6th)
17	08 MAR 2011	PAL REVIEW (6th) REVISION

Drawing Number

A2

PLAN R-1777

APPROVED 22-1-63

J.C. Beck
Asst Examiner of Surveys

PLAN R-1777

Recorded under No. A-127103

Registered 2-12-63

J.C. Beck
Dep-Master of Titles

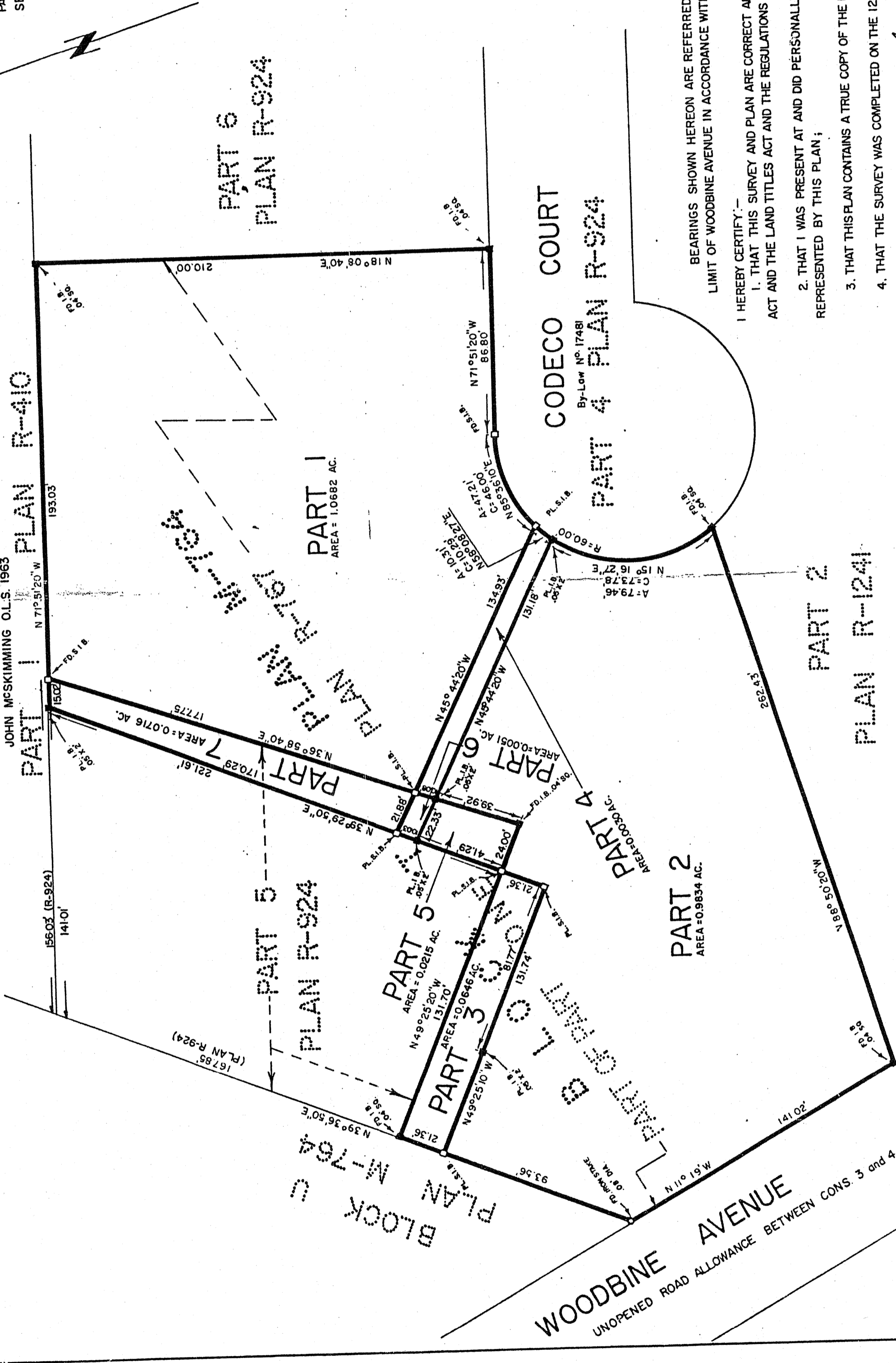
PARTS 1 to 7 incl. PART of PARCEL T-2
SECTION M-764

J-4816

PLAN OF SURVEY OF
PART OF BLOCK T PLAN M-764
BEING PART OF PART I PLAN R-767 and PART OF PART 5 PLAN R-924
LAND TITLES OFFICE, TORONTO
TOWNSHIP OF NORTH YORK

COUNTY OF YORK
JOHN MCKIMMING O.L.S. 1963
SCALE: 1 INCH=40 FEET

PLAN R-410



BEARINGS SHOWN HEREON ARE REFERRED TO THE N11°19'W OF THE EASTERLY
LIMIT OF WOODBINE AVENUE IN ACCORDANCE WITH REGISTERED PLAN M-764

I HEREBY CERTIFY:-

1. THAT THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS
ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE THEREUNDER;
2. THAT I WAS PRESENT AT AND DID PERSONALLY SUPERVISE THE SURVEY
REPRESENTED BY THIS PLAN;
3. THAT THIS PLAN CONTAINS A TRUE COPY OF THE FIELD NOTES OF SURVEY;
4. THAT THE SURVEY WAS COMPLETED ON THE 12th DAY OF OCTOBER 1963.

17 OCT. 1963
John McKimming
JOHN MCKIMMING ONTARIO LAND SURVEYOR