



User/Investment Property For Sale

482 Brooklyn Street

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Property Overview

482 Brooklyn Street presents an exceptional opportunity to acquire a revenue-generating industrial investment in a highly desirable location. The property is comprised of three distinct units, with two currently leased and providing stable rental income. The third and smallest rear unit, featuring an 8-foot-high overhead door, is currently occupied by the owner, who is expected to remain in place until approximately Summer 2027. This arrangement provides continued income stability in the near term while offering future flexibility for a purchaser seeking additional rental revenue or owner-occupier potential. One of the leased units — 482 Brooklyn Street — offers a functional and well-maintained layout featuring front and rear man-door access, an 8-foot-high overhead door at the rear, new flooring, a reception area, kitchenette, washroom, and additional storage space. The lease for this unit expires on August 31, 2026, presenting a valuable opportunity for a future owner-occupier to establish their business within the property while benefiting from existing cash flow in the interim.

Address	482 Brooklyn Street	Overhead Grade Doors	2 (8' height)
Offering Price	\$675,000.00	Ceiling Height	12'
Site Area	4,046 SF	Parking	At Rear
Total Building Area	3,025 SF	Zoning	M1 - Manufacturing - Light
# of Units	3	Property Taxes (2025)	\$11,904.03
Year Built	1961		



Property Highlights

The Building

- Building is solid and in meticulous condition
- Brand new windows & doors (man & overhead)
- Alarm system installed
- Parking available at rear as well as street parking on Brooklyn St.
- 2 long term tenants with existing leases
- Security cameras on building (not in-use)



The Units

482 Brooklyn Street

- Current lease expires August 31, 2026
- Opportunity for owner occupier
- Man door at front & rear, 8’ high overhead door at rear
- New flooring
- Reception, kitchenette, washroom & additional storage space
- Older hot water tank, no A/C



484 Brooklyn Street (front unit)

- Currently leased by a hair salon, entrance by front door only
- Entire unit has been beautifully renovated
- Unit has its own 100 amp panel
- New hot water tank
- New A/C, heating & electrical panel



484 Brooklyn Street (rear unit)

- 750 SF unit, currently occupied by owner
- Access via back only (man & 8’ overhead door)
- Ideal for owner storage or could be additional rental unit
- This unit will be occupied until Summer 2027 (approx)
- No A/C, heating or water (not metered)



Leases

482 Brooklyn Street

Tenant	Wellington College of Re-medial Massage Therapies Inc.	Additional Rent	\$6.00 PSF + 6% Management Fee
Unit #	482 Brooklyn Street	Option to Renew/Extend	N/A
Area SF	1,500 SF	Use	Storage & Workshop
Lease Expiry	August 31, 2026	Lease Type	Net
Current Term	5 Years	Deposit	\$3,632.81
Net Rent	\$12.00 PSF	Utilities	Gas & Hydro paid by Tenant (water not used, as use is “storage”)

484 Brooklyn Street (front unit)

Tenant	Don Eleon Inc. & Niasha Kristina McKoy	Additional Rent (2025)	\$6.00 PSF + 6% Management Fee
Unit #	484 Brooklyn Street	Option to Renew/Extend	N/A
Area SF	750 SF	Use	Hair Salon
Lease Expiry	January 31, 2028	Lease Type	Net
Current Term	3 Years	Deposit	\$2,559.38
Net Rent	\$13.50 PSF	Utilities	Gas, Hydro & Water paid by Tenant

The Photos





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