# \$5,990,000 - 1 Industrial Parkway S, Aurora (aurora Grove)

MLS® #N12454005

### \$5,990,000

0 Bedroom, 0.00 Bathroom, 5,313 sqft Retail on 0.00 Acres

Aurora Grove, Aurora (aurora Grove), Ontario

Investment Opportunity in the Heart of Aurora! Prime Exposure at Wellington St E & Industrial Pkwy S directly across from the upcoming 12-storey Hartman Square Condo Development. This fully leased AAA+ tenanted plaza generates approximately \$125,000 in net income annually. Exceptional high-exposure corner property with excellent future development potential, just steps from the Aurora GO Station (less than 200m). Features include ample on-site parking, prominent street signage, and outstanding visibility. Seller Take-Back First Mortgage available at an attractive rate. Ideal for investors or developers looking to secure a prime asset in one of Auroras most sought-after and rapidly developing areas. (id:6289)

#### **Essential Information**

Listing # N12454005

Price \$5,990,000

Bathrooms 0.00

Square Footage 5,313

Acres 0.00

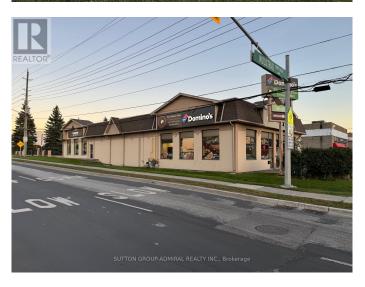
Type Retail

### **Community Information**

Address 1 Industrial Parkway S







Subdivision Aurora Grove

City Aurora (aurora Grove)

Province Ontario
Postal Code L4G3V9

#### **Amenities**

Features Irregular lot size

Parking Spaces 33

Interior

Heating Natural gas Forced air Cooling Fully air conditioned

**Exterior** 

Lot Description 102.1 x 227.69 FT

## **Listing Details**

Listing Office SUTTON GROUP-ADMIRAL REALTY INC.





The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 14th, 2025 at 7:31pm PDT