

# \$4,650,000 - 1-4 - 1050 Cooke Boulevard, Burlington (lasalle)

MLS® #W12022040

**\$4,650,000**

0 Bedroom, 6.00 Bathroom, 9,820 sqft  
Industrial on 0.76 Acres

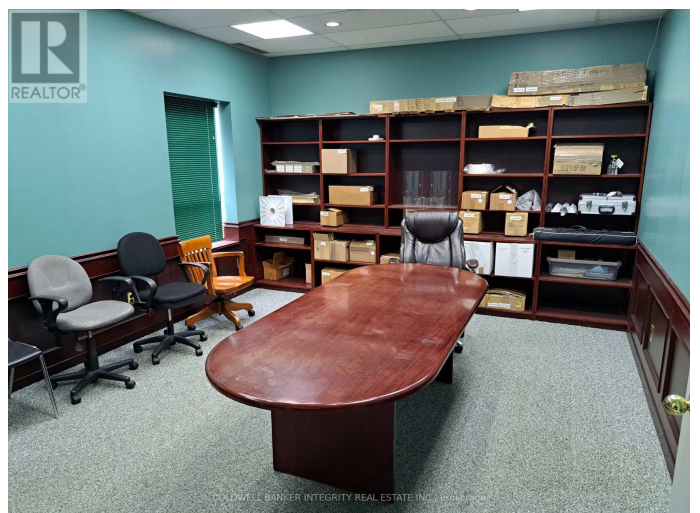
LaSalle, Burlington (lasalle), Ontario

Industrial condo building comprising 4 separately demised units with internal access to all units - all have separate services and shipping - use all the space, or lease out units until needed for expansion - 3 minutes to Hwy 403 interchange - 5 minute walk to Aldershot Go Train; main floor is 9820 sq ft split 50 / 50 office and warehouse; additional storage mezzanine of 1,786 sq ft not included in building size; all units are fully air conditioned; external security cameras in place; 24 parking spaces; 1 @ 12 ft x 12 ft drive in door; 3 @ 8 ft x 8 ft truck level doors, 2 c/w dock levelers and dock seals; see attached floor plan sketches; lot size is .764 acres; future residential re-development to hi-density is an option; Unit 1 - all office - clear height of 10ft; balance of space mostly 18 ft clear except over front office portions (id:6289)

## Essential Information

|                       |                    |
|-----------------------|--------------------|
| <b>Listing #</b>      | <b>W12022040</b>   |
| <b>Price</b>          | <b>\$4,650,000</b> |
| <b>Bathrooms</b>      | <b>6.00</b>        |
| <b>Square Footage</b> | <b>9,820</b>       |
| <b>Acres</b>          | <b>0.76</b>        |
| <b>Type</b>           | <b>Industrial</b>  |

## Community Information



|             |                            |
|-------------|----------------------------|
| Address     | 1-4 - 1050 Cooke Boulevard |
| Subdivision | LaSalle                    |
| City        | Burlington (lasalle)       |
| Province    | Ontario                    |
| Postal Code | L7T4A8                     |

### Amenities

|                |                         |
|----------------|-------------------------|
| Amenities      | Highway, Public Transit |
| Parking Spaces | 24                      |

### Interior

|         |                       |
|---------|-----------------------|
| Heating | Natural gas Other     |
| Cooling | Fully air conditioned |

### Listing Details

|                |                                            |
|----------------|--------------------------------------------|
| Listing Office | COLDWELL BANKER INTEGRITY REAL ESTATE INC. |
|----------------|--------------------------------------------|



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Listing information last updated on October 19th, 2025 at 11:46pm PDT