

\$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

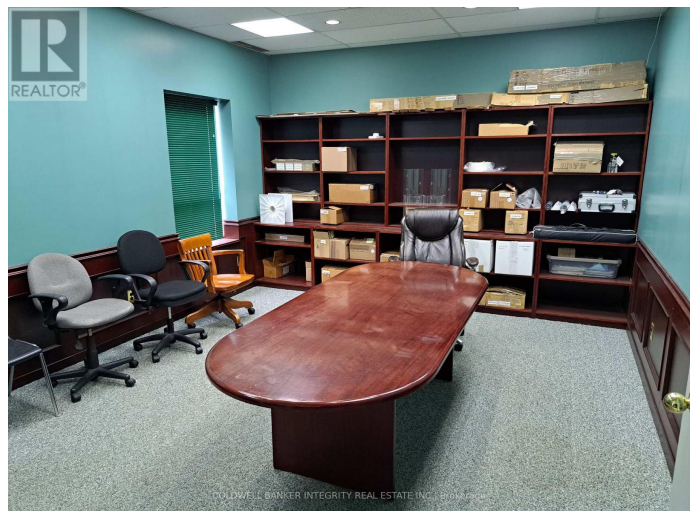
LaSalle, Burlington (lasalle), Ontario

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

Listing #	W12022040
Price	\$4,650,000
Bathrooms	6.00
Square Footage	9,820
Acres	0.76
Type	Industrial

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 13th, 2025 at 5:16pm EDT