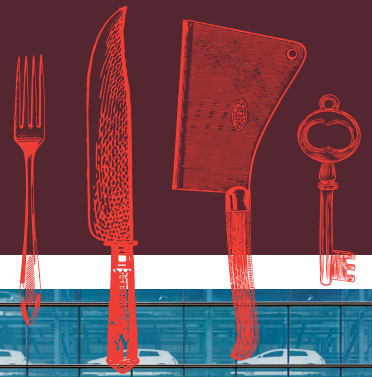




FOR SALE

111 INDUSTRIAL DR, MILTON

\$3,499,000

\$10,000 Gross Rent

4,900 Sq Ft

Window & Glass Company

READY FOR SECONDS?

Call me to discuss this listing today.

INDEPENDENT GLASS 2000

Independent Glass 2000 is a well-established, privately owned glass and window supplier and installer, serving commercial clients across a wide range of industries, including hospitals, car dealerships, movie theatres, offices, and more. In operation since 1988, the company has built a strong reputation for quality and reliability, with a long history of consistent profitability.

The business offers excellent and predictable sales, established margins, and significant profitability on top of ownership salaries. It operates from a Whitby industrial unit with a very reasonable gross rent of \$10,000 per month on a 5 + 5-year lease, providing a solid foundation for continued growth. Training will be provided to ensure a smooth transition for the new owner.

This is an exceptional opportunity for an owner-operator looking to acquire a highly profitable, turnkey business with a loyal customer base. Prospective buyers are asked not to approach staff or ownership directly.



RYAN EARL, Broker and Founder
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OTHER LOCATIONS:



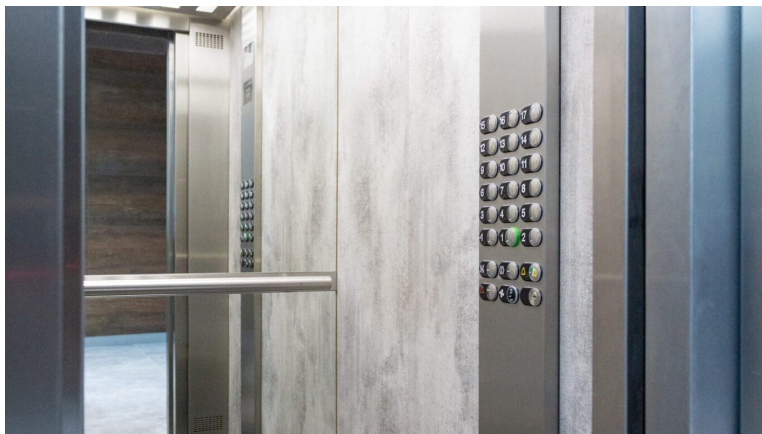
TEE UP SOCIAL

- Licensed Golf Simulator
- 8,406 Sq Ft
- \$18,000 Gross Rent
- Licensed for 180



THE SOFA BED COMPANY

- Furniture Store
- 1,104 Sq Ft
- \$5,929 Gross Rent
- 15 years of operational excellence



REGAL HOME ELEVATORS

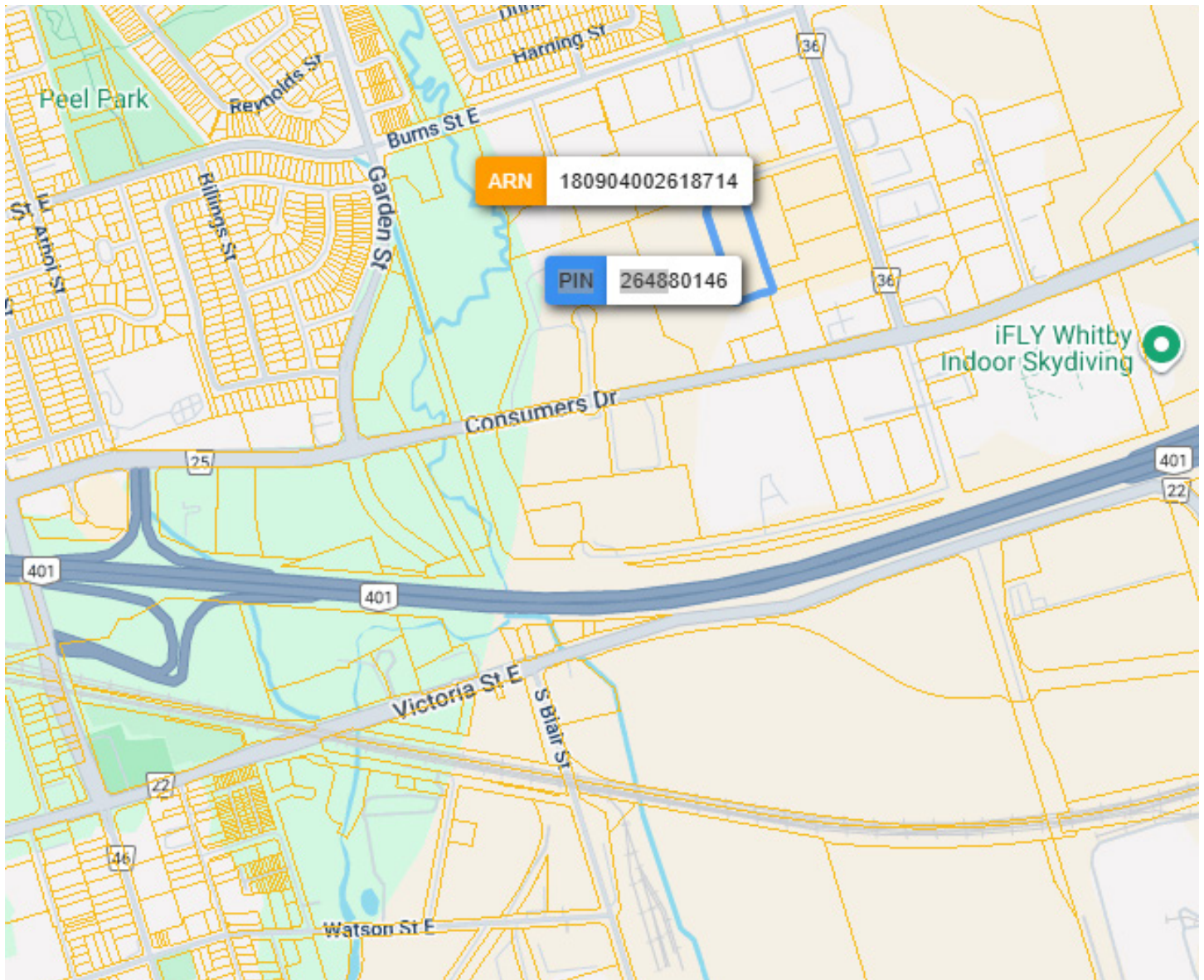
- Home Elevator Installation
- No Leased Space Required
- No Lease Obligation
- Operated From Home



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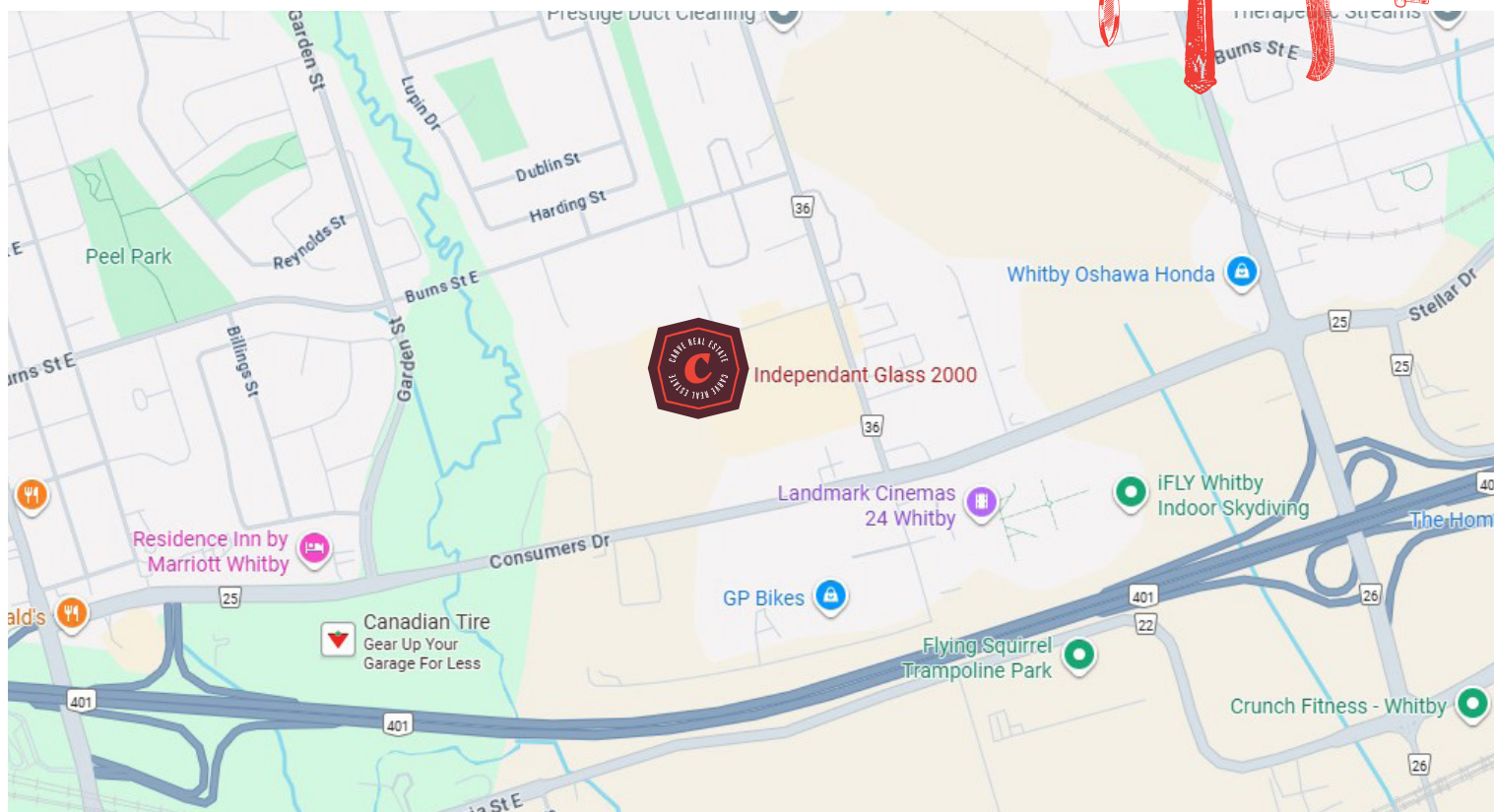
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BUILDING DETAILS

Located in a commercial building in the heart of industrial Whitby, right off Highway 401, Independent Glass 2000 offers excellent access and a highly functional workspace. The unit features a concrete floor, high ceilings, a drive-in garage, and a transport delivery dock, making it ideal for both production and deliveries.

The space is equipped with 200-amp 3-phase power, and all equipment is included, allowing a new owner to step in and operate immediately. The business specializes in custom cut glass and mirror, and also offers window tinting, glass and screen repair, Lexan, and Plexiglas services, providing a wide range of revenue streams and strong repeat business.

This turnkey operation combines a prime industrial location with a fully equipped facility and a long-standing reputation for quality service. With its versatility, established client base, and profitable operations, it represents a rare opportunity to acquire a highly specialized and successful commercial glass business in Whitby.

LOT SIZE

Frontage:

241.23 ft along Industrial Dr

Depth:

Approximately 565.14ft

Dimensions:

525.48 ft x 90.22 ft x 9.14 ft x
9.14 ft x 20.76 ft x 11.62 ft x 11.62
ft x 11.62 ft x 11.62 ft x 11.62 ft
x 11.62 ft x 11.62 ft x 82.33 ft x
565.14 ft x 241.23 ft x 134.15 ft

Size:

154,278.98 ft² (3.542 ac)



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