



FOR SALE

140 AMBER ST, MARKHAM

\$299,000

\$7,965 Gross Rent

4,000 Sq Ft

Production Kitchen

COMMISSARY KITCHEN

Butter Baker Market Café is a rare opportunity to acquire a fully built-out, large-scale production facility with an attached front-facing retail café, located in a prime industrial hub in Markham. Strategically positioned between Highways 404, 401, and 407, this location offers exceptional access for distribution, logistics, and staffing, making it ideal for high-volume food production and commissary operations.

The space is exceptionally well equipped, featuring 4 commercial ovens, 3 walk-in coolers/freezers (1 + 2), extensive mixers, shelving, storage, and a wide range of additional production equipment. The property is powered by 400-amp, 3-phase service, includes two truck-level loading docks, and offers 25 on-site parking spaces, allowing for smooth daily operations and efficient shipping and receiving.

With a very attractive gross rent of \$7,965 and 1 + 5 years remaining on the lease, this turnkey facility is perfectly suited for a bakery, food manufacturer, catering company, or conversion into your own commissary or central production kitchen. Please do not go direct or speak to staff.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

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This document is not meant to solicit existing listings. (12.2002)

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OTHER LISTINGS:



BUTTER BAKER TORONTO

- Cafe Bakery QSR
- 1,500 Sq Ft
- \$19,469 Gross Rent



VEGAN DANISH BAKERY

- Cafe Bakery QSR
- 1,200 Sq Ft
- \$5,466 Gross Rent
- Seating for 60



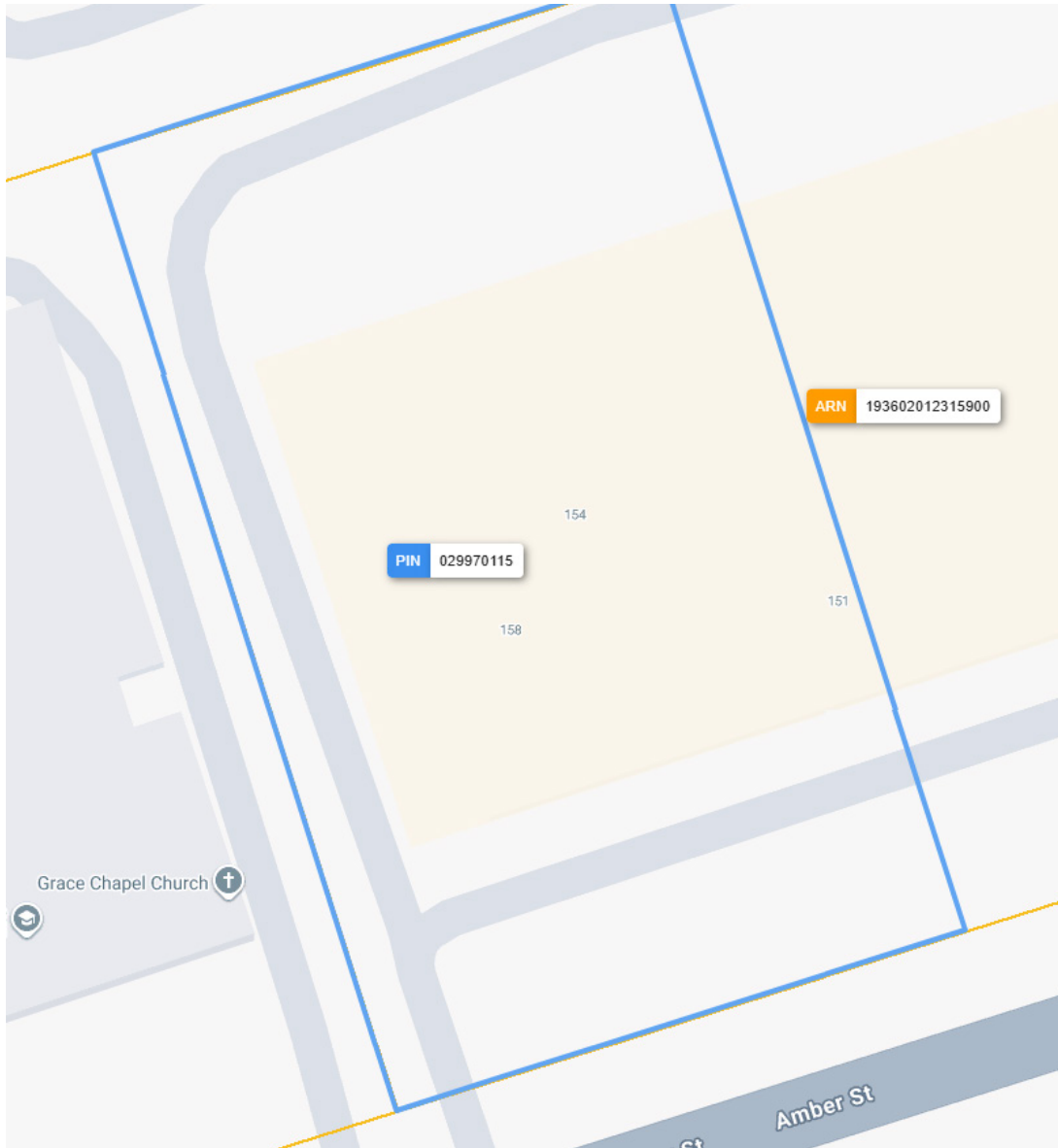
MARUSYA'S KITCHEN

- Licensed Restaurant with Patio
- 1,900 Sq Ft
- \$10,184 Gross Rent
- Licensed for 63 + 14 Patio



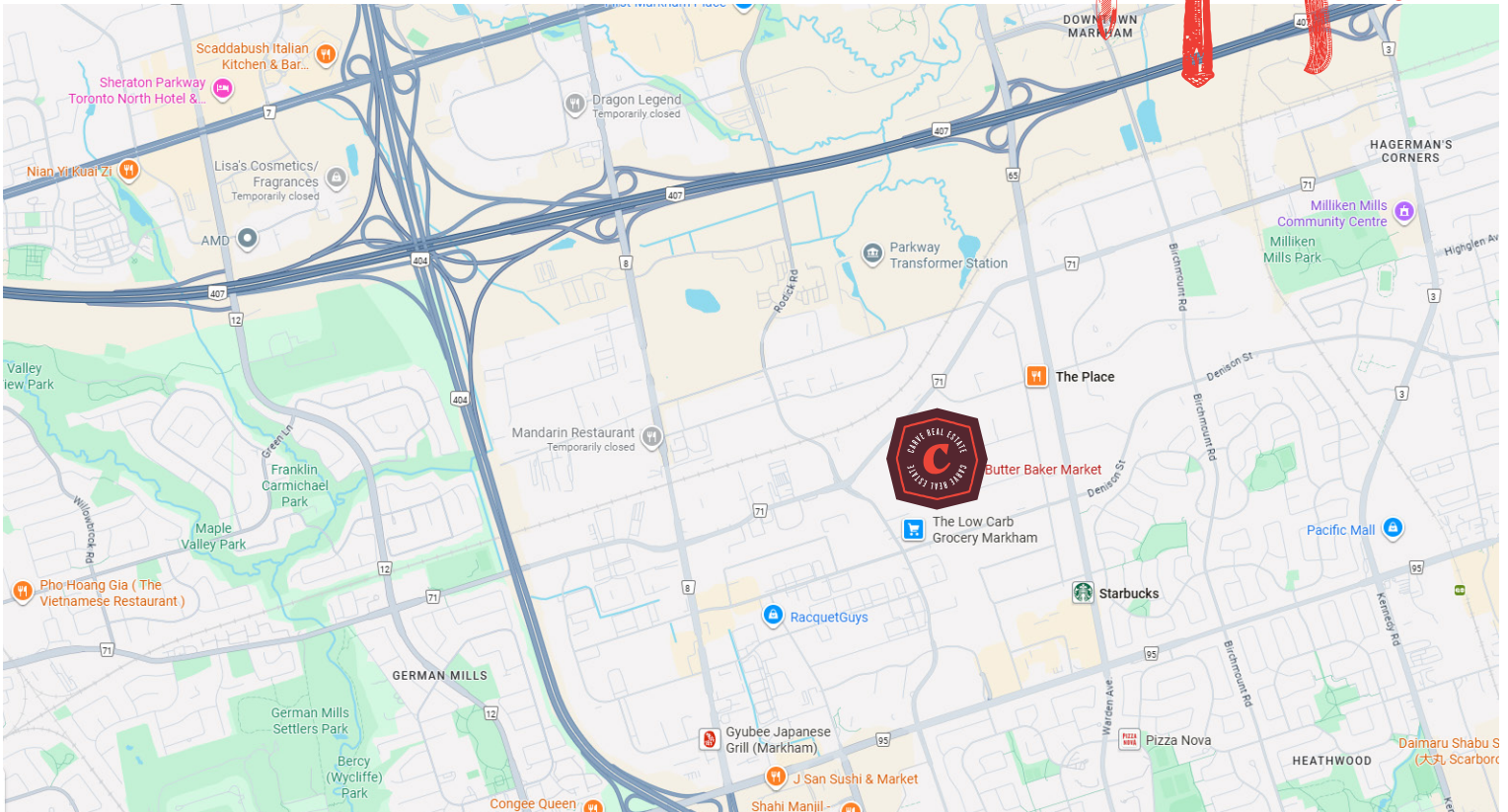
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BUILDING DETAILS

This facility is located in one of Markham's most established and in-demand industrial corridors, surrounded by a strong concentration of food manufacturers, logistics companies, and corporate offices. The area benefits from a deep labour pool, reliable infrastructure, and a business-friendly environment that continues to attract national and international operators.

Positioned between Highways 404, 401, and 407, the property offers exceptional connectivity across the GTA and beyond. This central location allows for efficient inbound supply chains and outbound distribution, whether servicing Toronto, the Greater Toronto Area, or regional and provincial markets. The proximity to major highways significantly reduces transportation time and operating costs, which is critical for high-volume production businesses.

Markham continues to experience steady commercial growth, with ongoing investment in industrial real estate and supporting services. This makes the location especially appealing for operators looking to scale production, consolidate multiple locations into a single commissary, or establish a flagship production hub with long-term stability and growth potential.

LOT SIZE

Frontage:
271.26 ft along Amber St

Depth:
Approximately 271.26 ft

Dimensions:
161.16 ft x 271.26 ft x 161.17 ft x 271.02 ft

Size:
43,690.67 ft² (1.003 ac)

Lot Measurement Accuracy:
LOW



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