

FOR SALE

WHITNEY
Commercial Real Estate Services

1420 CONCESSION RD 4, BEAVERTON



TURNKEY SELF STORAGE FACILITY WITH EXCESS LAND

Self-storage facility with excess land for sale in Beaverton, ON.

The property features 528 ft of frontage on Trans-Canada Hwy 12, 236 self-storage units, 109 secure outdoor parking stalls and a 10,000 SF industrial building. The storage units and parking generate strong income, and the site is approved for the construction of an additional 7 self-storage buildings.

The 10,000 SF industrial building features a showroom, 17' - 18'5" clear heights, 200A / 600V power, two pull-through bays and is currently vacant. The Seller is also willing to lease back the industrial building on a 3-5 year term at market rates.

M2-2 zoning permits a wide variety of industrial and commercial-related uses.

TOTAL BUILDING AREA | 46,040 SF

SELF STORAGE | 34,540

INDUSTRIAL BUILDING | 10,000 SF

SINGLE FAMILY HOME | 1,500 SF

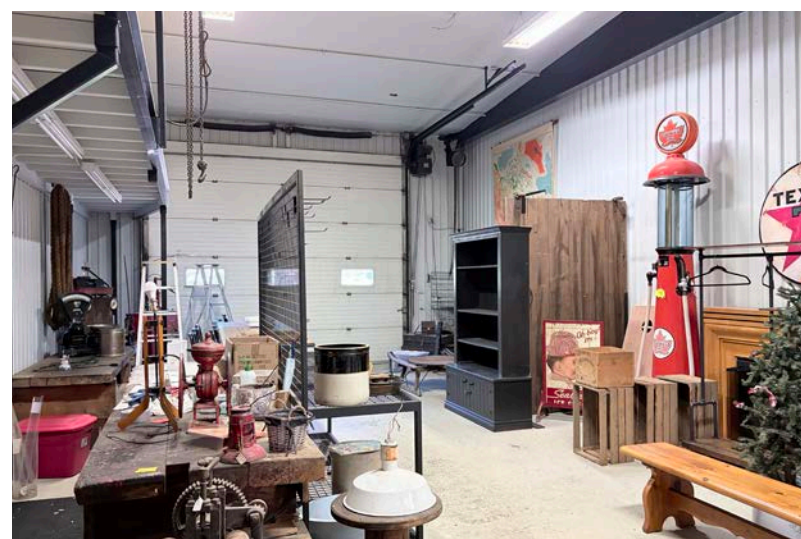
LAND AREA | 14.379 Acres

ZONING | M2-2 + RU

DRIVE-IN DOORS | 6

ASKING PRICE | \$10,600,000

TAXES | \$60,939 (2025)



PERMITTED USES
(Complete list available upon request)

- Business & Professional Offices
- Cold Locker Storage
- Contractors Yard
- Dairy
- Dry Cleaning Plant
- Equipment Sales or Rental-Light
- Equipment Sales or Rental-Heavy
- Farm Implement Dealer
- Feedmill
- Manufacturing, Processing, Assembling and / or Fabricating Plant
- Marine Sales & Service



236 Self Storage Units



106 Outdoor Parking Stalls



Approved for 7 Additional Self Storage Buildings



HWY 12 Exposure Opportunity



Sale / Leaseback Opportunity



M2-2 + RU Zoning

UNIT MIX & RENT OVERVIEW

AS OF JUNE 1ST, 2026

TYPE	TOTAL UNITS	TOTAL SF	RENTED	OCCUPANCY	ACTUAL RATE PER UNIT / MONTH	EFFECTIVE MONTHLY GROSS INCOME	POTENTIAL MONTHLY	POTENTIAL ANNUAL
Storage 10' x 10'	72	7,200 SF	61	84.7%	\$134.28	\$8,191.24	\$10,080.00	\$120,960.00
Storage 10' x 15'	70	10,500 SF	62	88.6%	\$165.00	\$10,230.00	\$11,550.00	\$138,600.00
Storage 10' x 20'	66	13,200 SF	55	83.3%	\$199.18	\$10,954.87	\$13,200.00	\$158,400.00
Storage 10' x 30'	8	2,400 SF	8	100%	\$300.00	\$2,400.00	\$2,400.00	\$28,800.00
Storage 5' x 10'	12	600 SF	12	100%	\$95.00	\$1,140.00	\$1,140.00	\$13,680.00
8' x 20' Container	8	640 SF	8	100%	\$165.00	\$1,320.00	\$1,320.00	\$15,840.00
20' Outdoor Parking	106	N/A	82	77.4%	\$61.40	\$5,035.00	\$6,360.00	\$76,320.00
Grand Total	342	34,540 SF	288	84.2%	Average Rate: \$159.98	\$39,271.11	\$46,050.00 (BASED ON 100% OCCUPANCY RATE)	\$552,600.00 (BASED ON 100% OCCUPANCY RATE)



Contact us for more information



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