

# INDUSTRIAL PROPERTY FOR SALE



76 Industry Street, Toronto, ON, M6M 4L7

Strategically located in Toronto's York-Crosstown employment area, the property benefits from a well-established industrial node known for its diverse mix of manufacturing, warehousing, and service-based users.



**NOAH KERZNER**

Sales Representative  
O: +1(416)636.8898 EXT. 299  
C: +1(647)969.4580  
nkerzner@thebehargroup.com

The Behar Group Realty Inc., Brokerage  
1170 Sheppard Avenue West, Suite 24  
Toronto, ON M3K 2A3  
Tel: 416.636.8898  
Fax: 416.636.8890  
www.TheBeharGroup.com

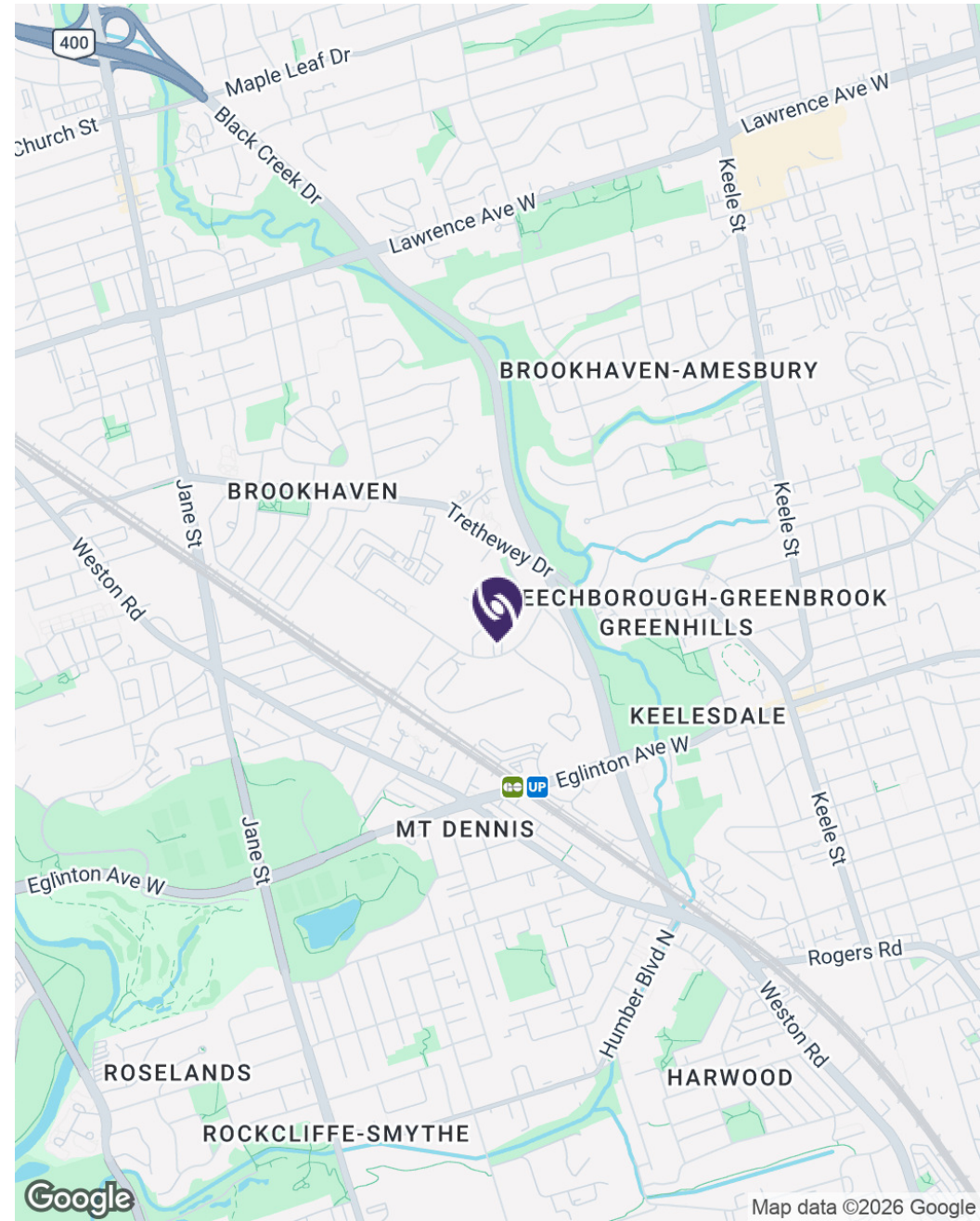
# PROPERTY DETAILS

## PROPERTY DETAILS

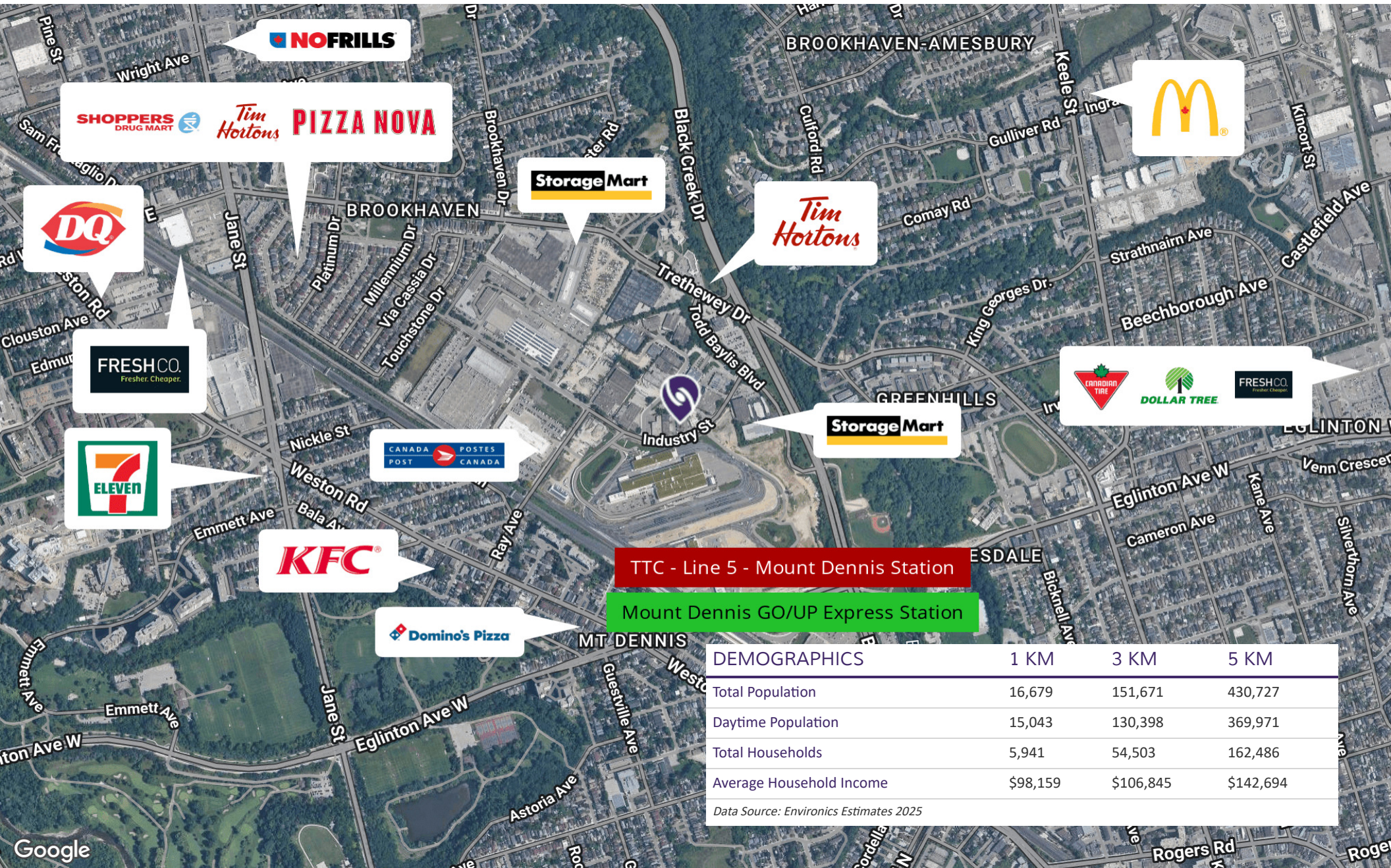
Building Size	7,728 SF (Single Tenant Use)
Lot Size	0.35 Acres
Sale Price	\$3,825,000
Taxes (2025)	\$24,870.98
Clear Height	13'
Drive-In Door	1

## Property Highlights

- Freestanding industrial building with upcoming vacancy located in Toronto’s established York-Crosstown employment area, offering approximately 7,728 sq ft on a 0.35 acre site with a functional layout and 13’ clear height in the warehouse area.
- The property has benefited from extensive recent capital improvements, including roof and mechanical upgrades, new rooftop HVAC units, updated plumbing, new/updated ceiling heaters, raised loading area roof, and newly paved driveway and frontage.
- Solid masonry construction with 600V / 600A 3-phase power and a flexible configuration suitable for a wide range of industrial, warehousing, fabrication, or showroom uses.
- Rare legal spray booth in place, and a dust collection system available. Both are negotiable.
- Situated within a well-established and supply-constrained industrial node characterized by strong demand from owner-users and tenants, with access to a skilled local labour pool and a diverse mix of surrounding industrial uses.
- Excellent connectivity with convenient access to Highway 401, Black Creek Drive, and Allen Road, and in close proximity to the Mount Dennis LRT station, supporting enhanced transit access and long-term growth potential.
- Rare opportunity to acquire a well-maintained and upgraded asset in a rapidly improving inner-city industrial pocket.



# DEMOGRAPHICS



TTC - Line 5 - Mount Dennis Station

Mount Dennis GO/UP Express Station

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	16,679	151,671	430,727
Daytime Population	15,043	130,398	369,971
Total Households	5,941	54,503	162,486
Average Household Income	\$98,159	\$106,845	\$142,694

Data Source: Environics Estimates 2025

# ADDITIONAL PHOTOS



# CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

## NOAH KERZNER

Sales Representative  
C: +1(647)969.4580  
O: +1(416)636.8898 EXT. 299  
nkerzner@thebehargroup.com



**THE BEHAR GROUP™**  
BROKERAGE & COMMERCIAL  
REAL ESTATE SERVICES

### LANDLORD SERVICES

**Head Office (Mailing Address)**  
1170 Sheppard Avenue West, Suite 24,  
Toronto, ON, M3K 2A3  
Tel: 416.636.8898 | Fax: 416.636.8890

### TENANT SERVICES

**Downtown Office**  
30 Duncan Street, Suite 201  
Toronto, ON, M5V 2A3

### CAPITAL MARKETS

**Vancouver Office**  
1110 Hamilton St, Unit 206  
Vancouver, BC V6B 6C5  
Tel: 604.616.0013

### ADVISORY SERVICES

**Calgary Office**  
639 5th Ave SW, Suite 2500  
Calgary, AB T2P 0M9

The Behar Group Realty Inc., Brokerage

[www.TheBeharGroup.com](http://www.TheBeharGroup.com)

## DISCLAIMER & DISCLOSURE - IMPORTANT INFORMATION - PLEASE READ

**Brokerage Duties and Representation Disclosure:** The Real Estate Council of Ontario (RECO) regulates real estate professionals in Ontario. RECO's mandate is to protect the public interest by promoting a safe and informed marketplace and administering the rules that real estate agents and brokerages must follow.

As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

If you are represented by another Brokerage under a Tenant or Buyer Representation Agreement (Brokerage or Designated), please have your Designated Representative contact us on your behalf. This marketing material is not intended to solicit clients who are represented by another brokerage or Designated Representative. If you are not represented by another brokerage or another Designated Representative, and wish to hire brokerage representation, please contact us for details on our Landlord, Tenant, Advisory and Capital Markets Services.

This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

**Photo/Renderings Disclosure:** Any photos used in these materials may have been digitally manipulated for illustrative purposes, and the actual property's appearance may differ; please verify details independently. Any property renderings used are artistic concepts only and may not reflect the final build of the project.

**Errors and Omissions Disclosure:** All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes in respect of price, rental, prior sale and withdrawal may be changed without notice. None of the information contained herein is intended to be construed as legal or tax or other professional advice. You should consult your legal counsel, accountant, planner/architect/engineer or other advisors as necessary on matters relating to these materials.