

**AVISON
YOUNG**

For Sale

81 Brisbane Road
North York, ON



Industrial condo units available in the heart of North York

Get more information

Tessa Compagno

Sales Representative,
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Tom Clancy

Broker, Principal,
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+1 647 774 6040

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Platinum member

FOR SALE

81

Brisbane Road
North York, ON

Property Details

CLEAR HEIGHT

14' 8"

SHIPPING (PER UNIT)

1 truck level

ZONING

EH1.0(x45)

CONDO MAINTENANCE FEES

To be assessed

Building Updates



Full roof replacement
completed in April 2022



Building facade upgrades
completed in June 2025



New asphalt completed in 2026



Condo registration expected to
be complete by December 2026

Features



Ability to combine adjoining units for additional square footage



All units are separately metered for hydro and have a dedicated truck level door



Closed flame heating, ideal for woodworking, stone cutting, food production and general manufacturing/assembly



Close proximity to Highway 400, 407 and 401



Seller is currently in approval stage for condominium corporation registration

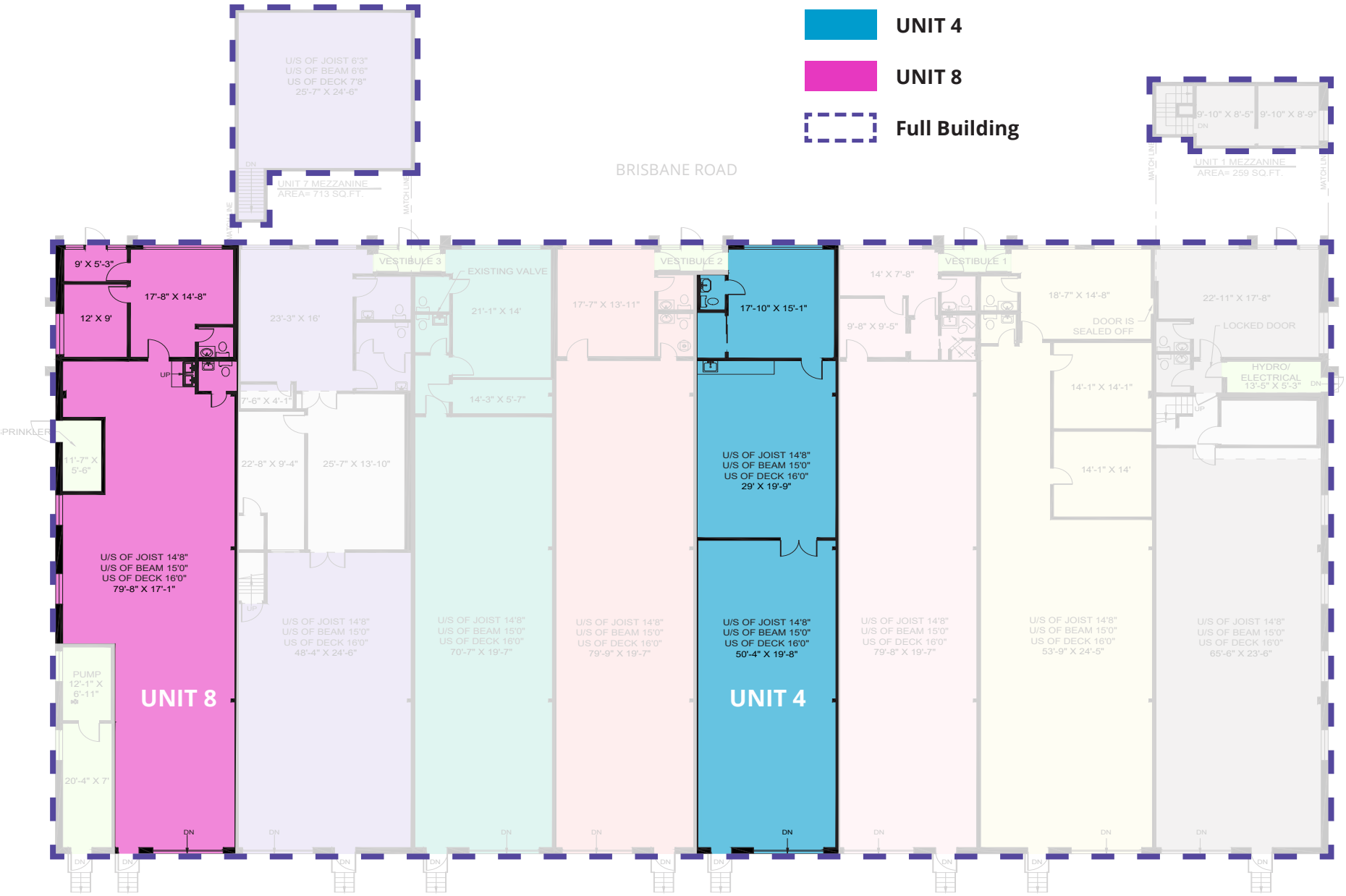
Sale Options

	UNIT 4	UNIT 8	FULL BUILDING
AVAILABLE AREA	1,991 sf	2,193 sf	19,015 sf
SALE PRICE	\$1,025,000	\$1,130,000	\$7,600,000
POSSESSION	November 1, 2026	90 days	Speak to Listing Agent
PROPERTY TAXES	To be assessed		

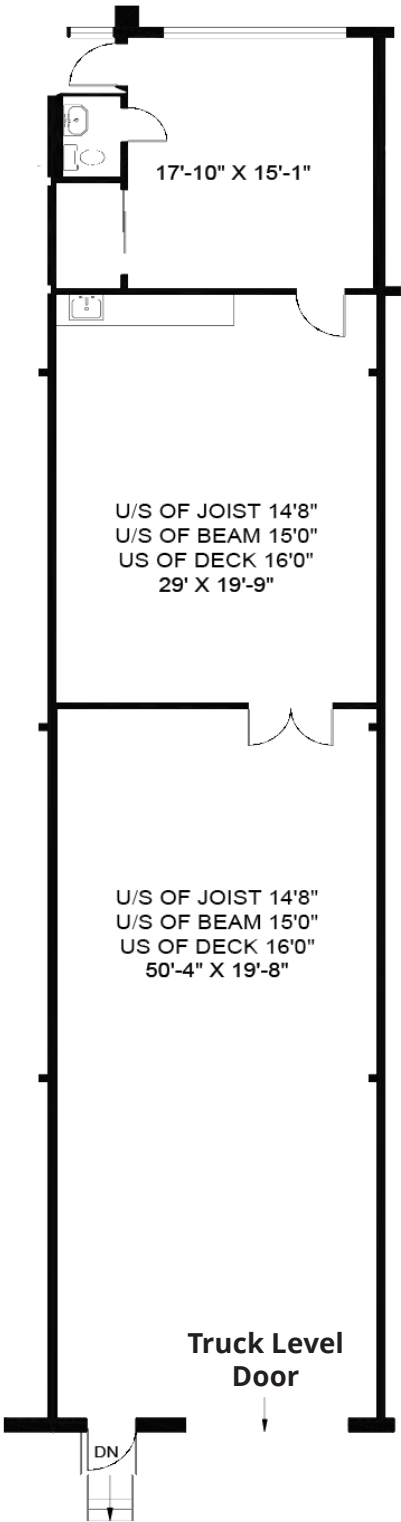
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FLOOR PLAN

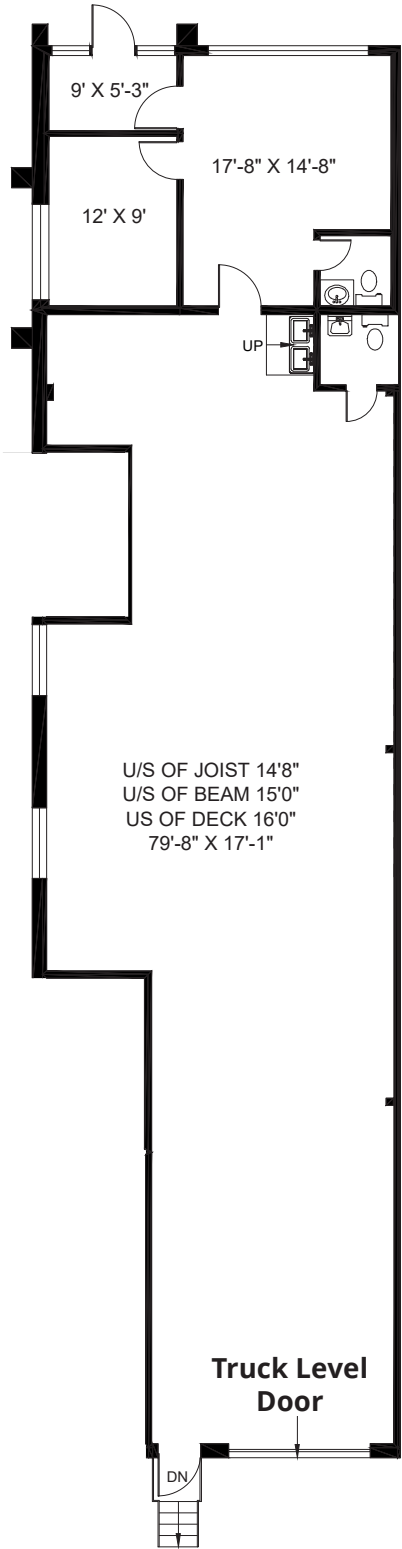
- UNIT 4
- UNIT 8
- Full Building



UNIT 4



UNIT 8

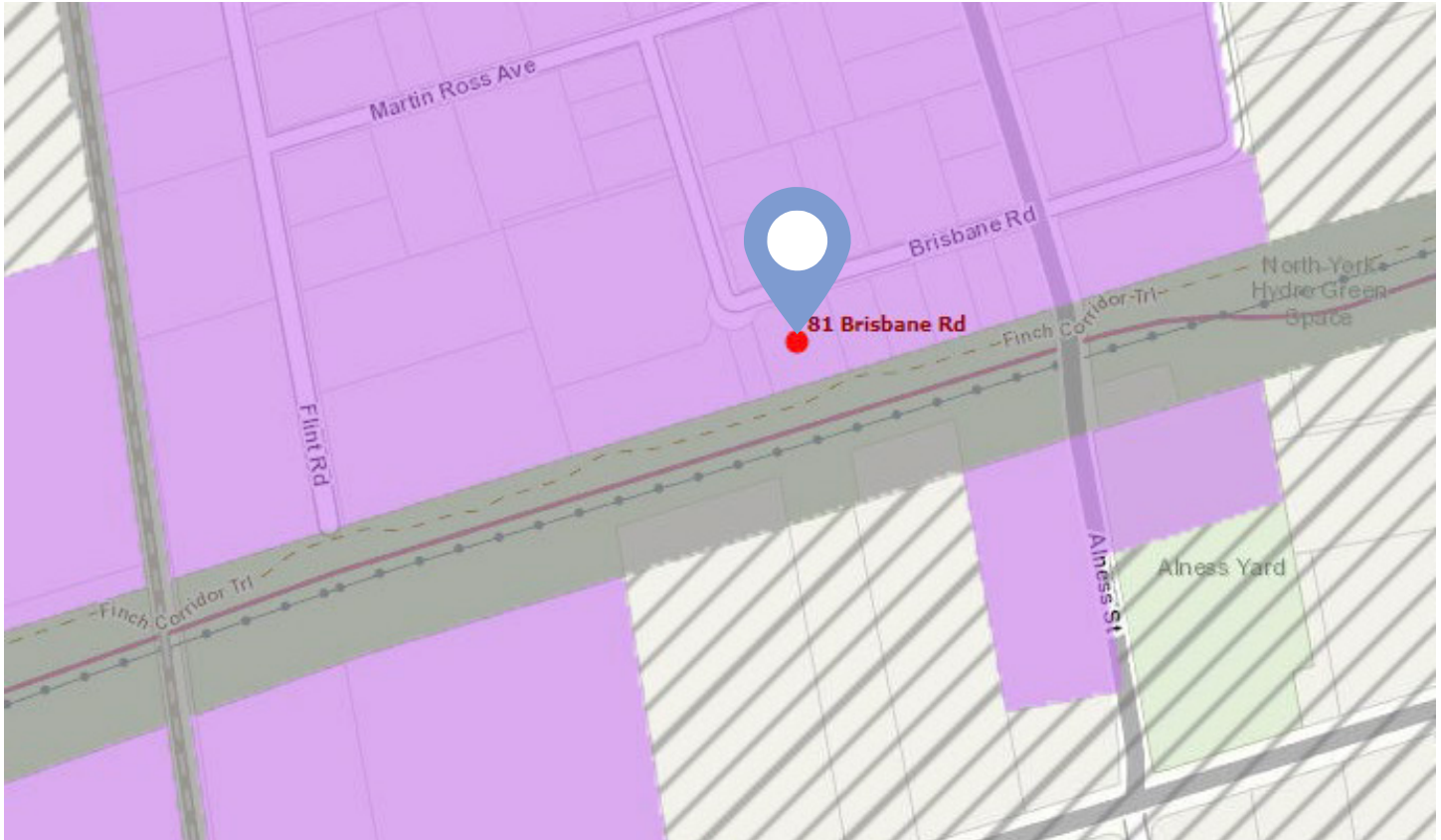


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PHOTOS

UNIT 8





EH 1.0 (x45) | General Employment Zone

Permitted Uses

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing Uses except:
 - Ammunition, Firearms or Fireworks Factory;
 - Crude Petroleum Oil or Coal Refinery;
 - Explosives Factory;
 - Tannery
- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station

Permitted Uses - With Conditions

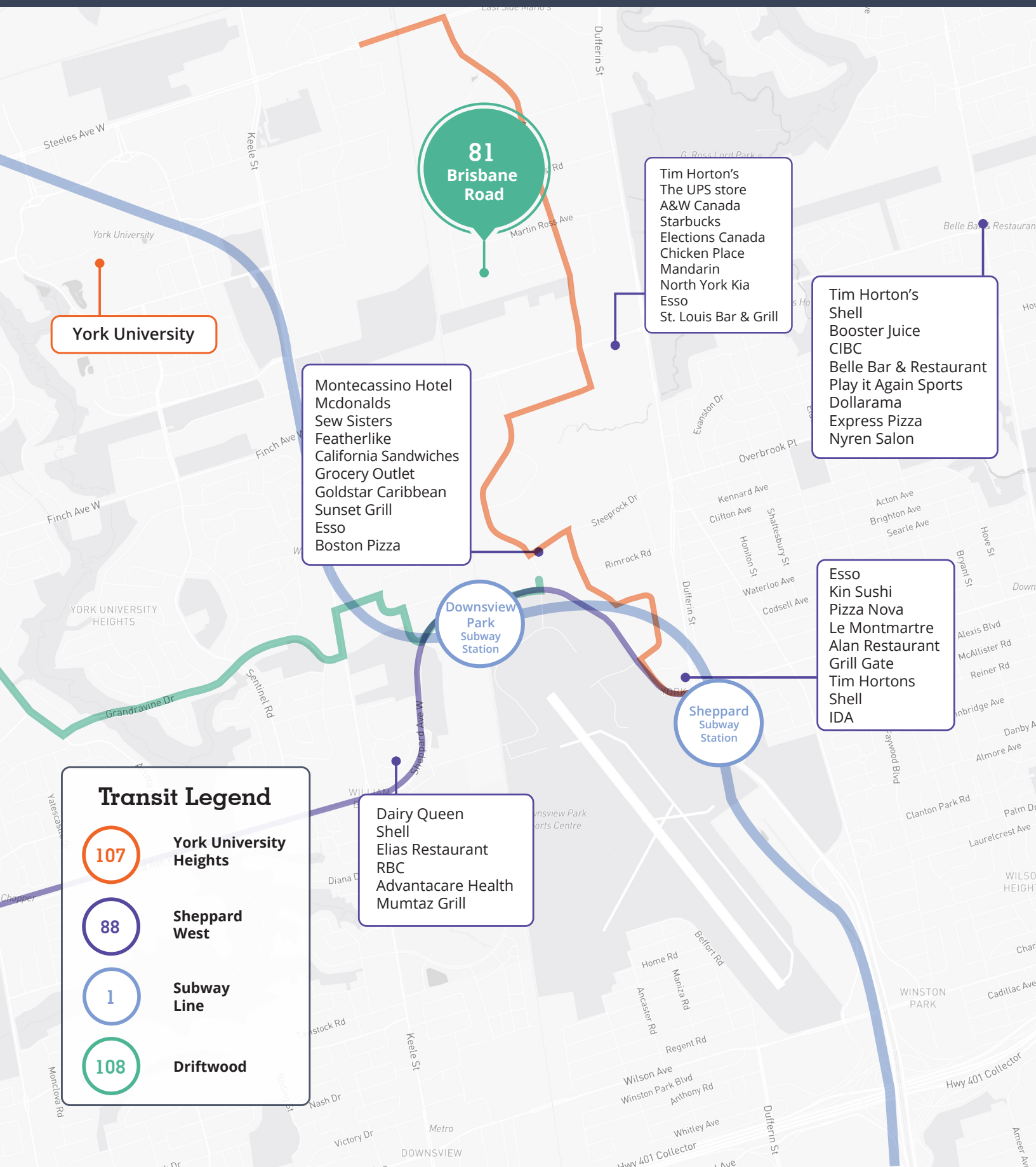
- Cogeneration Energy
- Crematorium
- Marihuana production facility
- Open Storage
- Outside Operations
- Propane Transfer, Handling and Storage Facility
- Renewable Energy
- Transportation Use
- Vehicle Service Shop

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LOCATION OVERVIEW

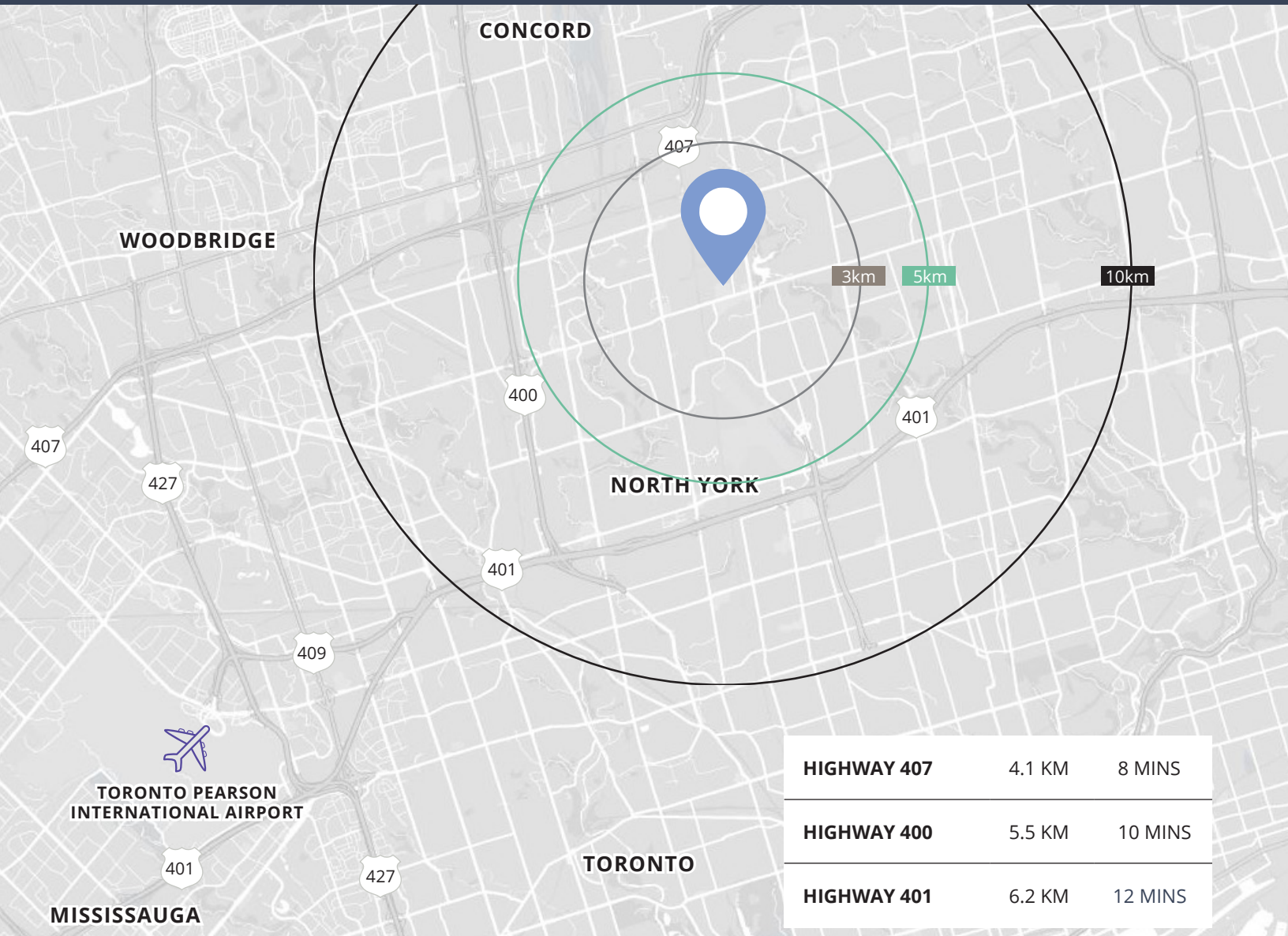


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DRIVE TIMES



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