

**AVISON
YOUNG**

FOR SALE

41 Advance Road
Etobicoke, ON



Located in established industrial neighbourhood

Industrial Facility Available For Sale

Ryan G. Cunningham*

Principal, Executive Vice President

+1 905 283 2384

ryan.cunningham@avisonyoung.com

Mike Tatarsky*

Principal, Senior Vice President

+1 905 283 2377

michael.tatarsky@avisonyoung.com

Scott Teskey*

Associate Vice President

+1 647 788 4089

scott.teskey@avisonyoung.com

*Sales Representative



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Property details

TOTAL AVAILABLE AREA

± 9,230 sf

OFFICE AREA

± 816 SF

CLEAR HEIGHT

16' 0"

SHIPPING

1 TL | 2 DI

ZONING

E 1.0

POSSESSION

TBD

ASKING PRICE

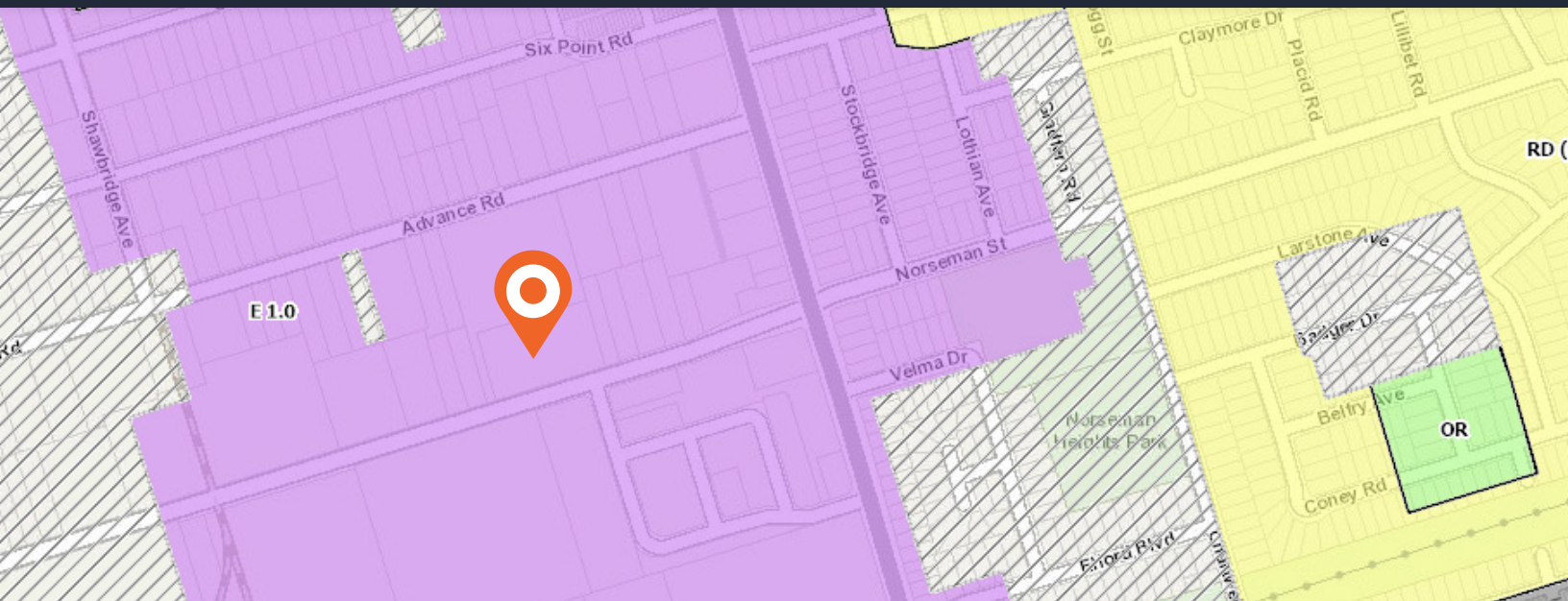
Speak to Listing Agents

TAXES

\$32,263.93

Features

- Rare freestanding facility in South Etobicoke
- Single Tenant investment opportunity, with recent capex on the interior
- Easily accessible by TTC with many amenities nearby
- Professionally owned and managed
- Zoning permits a wide variety of uses



Zoning

Etobicoke | E 1.0 | Employment Industrial Zone

Permitted Uses

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- Light Manufacturing Uses
- Office
- Park
- Performing Arts Studio

- Pet Services
- Place of Worship
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use

Permitted Uses - With Conditions

- Crematorium
- Drive Through Facility
- Eating Establishment
- Metal Factory involving Forging & Stamping
- Open Storage
- Public Utility
- Recovery Facility
- Recreation Use

- Renewable Energy
- Retail Service
- Retail Store
- Shipping Terminal
- Take-out Eating Establishment
- Transportation Use
- Vehicle Depot
- Vehicle Fuel Station
- Vehicle Repair Shop
- Vehicle Service Shop
- Vehicle Washing Establishment



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Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

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