

For Sale: Industrial

95 Pelham Avenue

Rare Corner Industrial Unit in the Junction Triangle

Lennard:



95 Pelham Avenue

3,425 SF end unit industrial building for sale within the Junction Triangle.



Available Space

3,425 SF
(Flex Space)



Lot Depth

135.17 SF



Clear Height

18'



Drive-In Door

1 (12'W X 12.6'H)



Zoning

E 2.0 (x301) Height
14.0 Meters



Power

600V / 200 AMPS



HVAC

Heat Type: Water Radiators
Airconditioning: Partial



Sale Price

Price Reduction!

~~\$1,750,000~~ **\$1,650,000**

Taxes (2025)

\$9,883.54



Listing Agents

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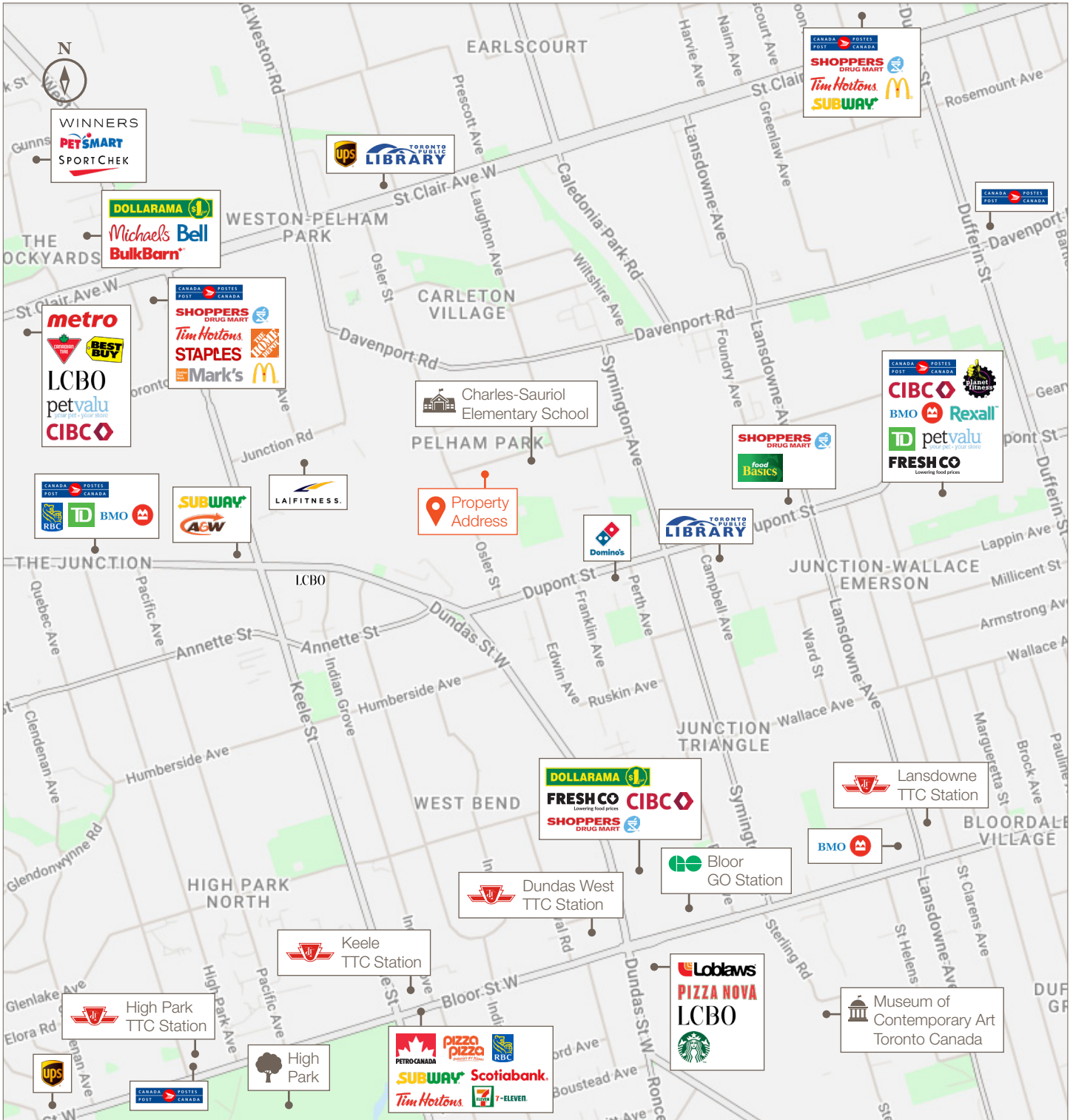
Property Highlights

- End unit with freshly paved parking lot
- Oversized Drive-in door
- Close in proximity to QEW/Gardiner Expressway, Downtown Toronto, West-Toronto Railpath and UP Express
- Epoxy flooring
- 18' of clear ceiling height to underside of joist
- 27.5 feet of street frontage
- Vacant possession possible upon closing

Lennard:



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Zoning and Permitted Uses



Zoning

Employment Industrial Zone (E)



Permitted Uses

Use - E Zone:

In the E zone, the following uses are permitted:

- 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**
- All **Manufacturing Uses** except:
 1. Abattoir, Slaughterhouse or Rendering of Animals Factory;
 2. Ammunition, Firearms or Fireworks Factory;
 3. Asphalt Plant;
 4. Cement Plant, or Concrete Batching Plant;
 5. Crude Petroleum Oil or Coal Refinery;
 6. Explosives Factory;
- **7. Industrial Gas Manufacturing;**
- **8. Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;**
- **9. Pesticide or Fertilizer Manufacturing;**
- **10. Petrochemical Manufacturing;**
- **11. Primary Processing of Gypsum;**
- **12. Primary Processing of Limestone;**
- **13. Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;**
- **14. Pulp Mill, using pulpwood or other vegetable fibres;**
- **15. Resin, Natural or Synthetic Rubber Manufacturing;**
- **16. Tannery**
- Office
- **Park**
- **Performing Arts Studio**
- **Pet Services**
- Police Station
- Printing Establishment
- **Production Studio**
- **Public Works Yard**
- **Service Shop**
- **Software Development and Processing**
- **Warehouse**
- **Wholesaling Use** [By-law: OMB PL130592]



Permitted Uses - with Conditions

Use with Conditions - E Zone

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

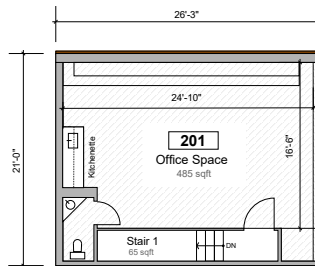
- **Body Rub Service** (32)
- **Cogeneration Energy** (26)
- **Crematorium** (33)
- **Drive Through Facility** (5,21)
- **Eating Establishment** (1,19,30)
- **Marihuana production facility** (2)
- Metal Factory involving Forging and Stamping (25)
- **Open Storage** (10)
- **Outdoor Patio** (9)
- **Public Utility** (27,29)
- **Recovery Facility** (8)
- **Recreation Use** (7)
- **Renewable Energy** (26)
- **Retail Service** (3)
- **Retail Store** (4,30)
- **Shipping Terminal** (11)
- **Take-out Eating Establishment** (1,30)
- **Transportation Use** (28)
- **Vehicle Depot** (6)
- **Vehicle Fuel Station** (16,30)
- **Vehicle Repair Shop** (23)
- **Vehicle Service Shop** (17,31)
- **Vehicle Washing Establishment** (18) [By-law: 0403-2014] [By-law: 1124-2018] [By-law: 1198-2019]

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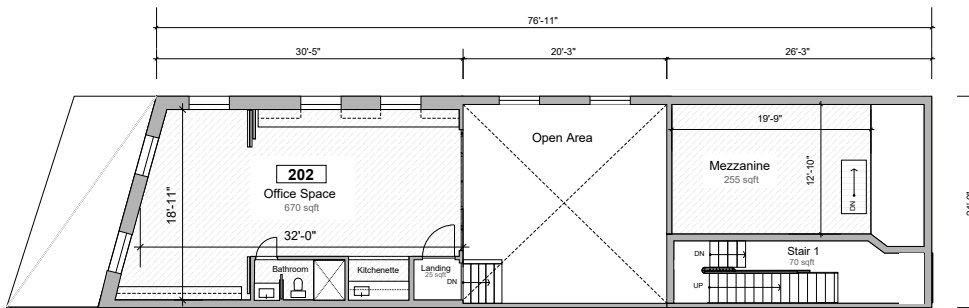
Floor Plan

95 PELHAM AVENUE Property Plans

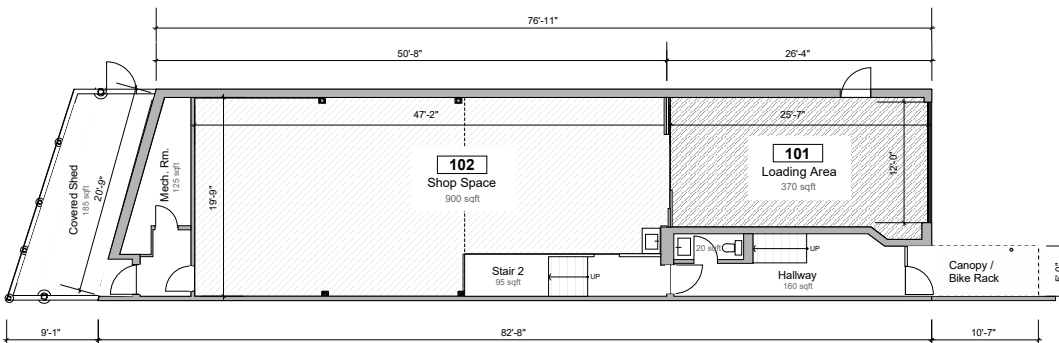
- leasable area
- common area / facilities



Office Space	485 sqft
485 sqft	
Stair 1	65 sqft
65 sqft	
Second Floor	550 sqft



Office Space	670 sqft
670 sqft	
Stair 1	70 sqft
Landing	25 sqft
Mezzanine	255 sqft
350 sqft	
Second Floor	1020 sqft



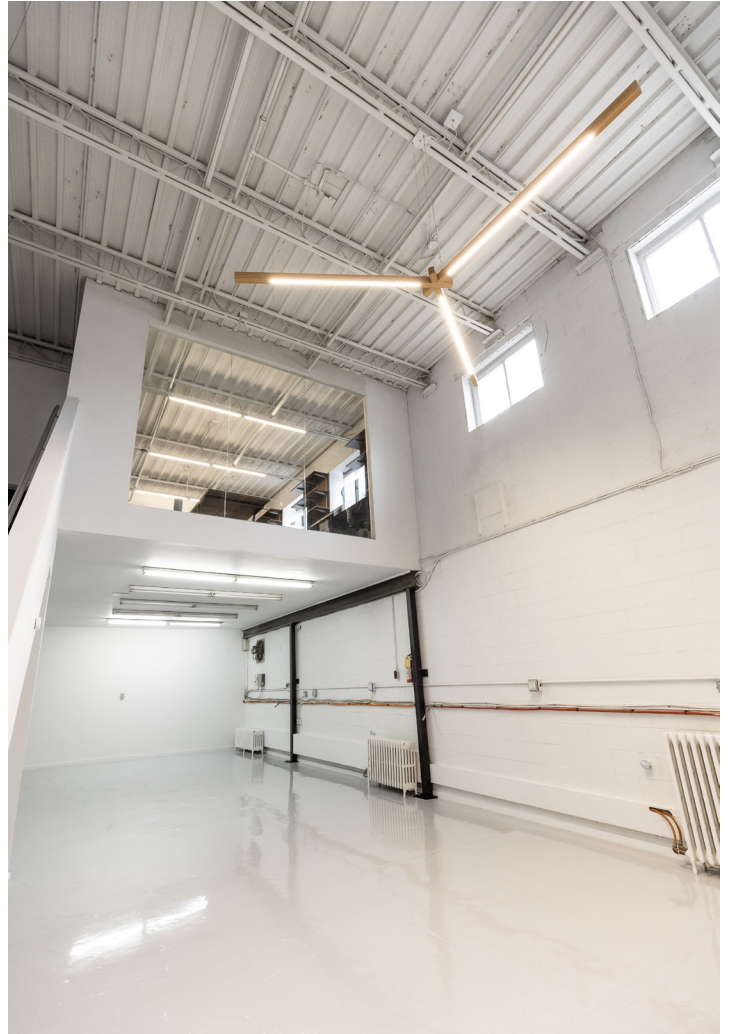
Loading Area	370 sqft
Shop Space	900 sqft
1270 sqft	
Hallway	160 sqft
Bathroom	20 sqft
Mechanical Rm.	125 sqft
Stair 2	95 sqft
400 sqft	
First Floor	1,670 sqft
Covered Shed	185 sqft
BLD TOTAL	3,425 sqft

** SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY **

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