

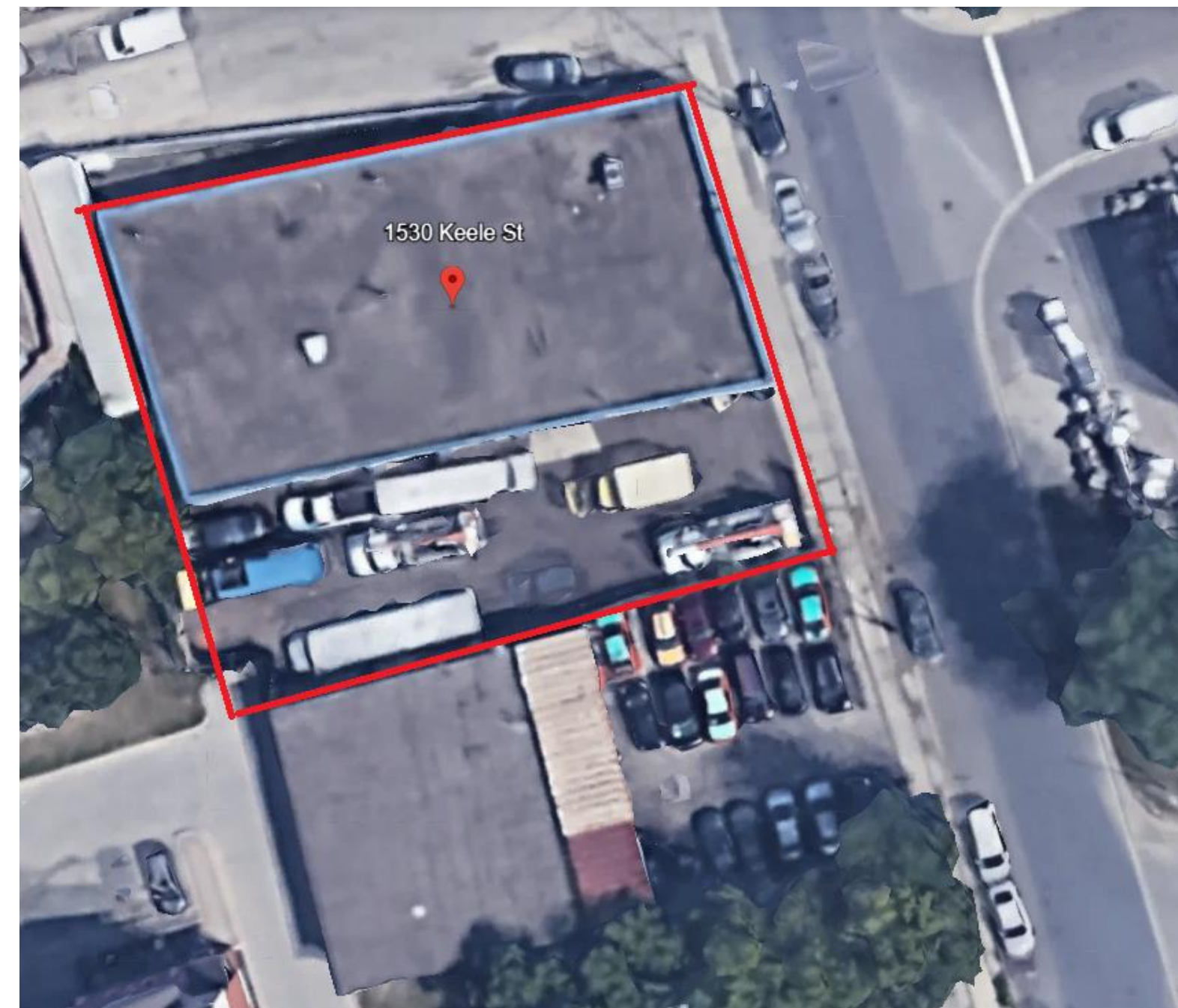
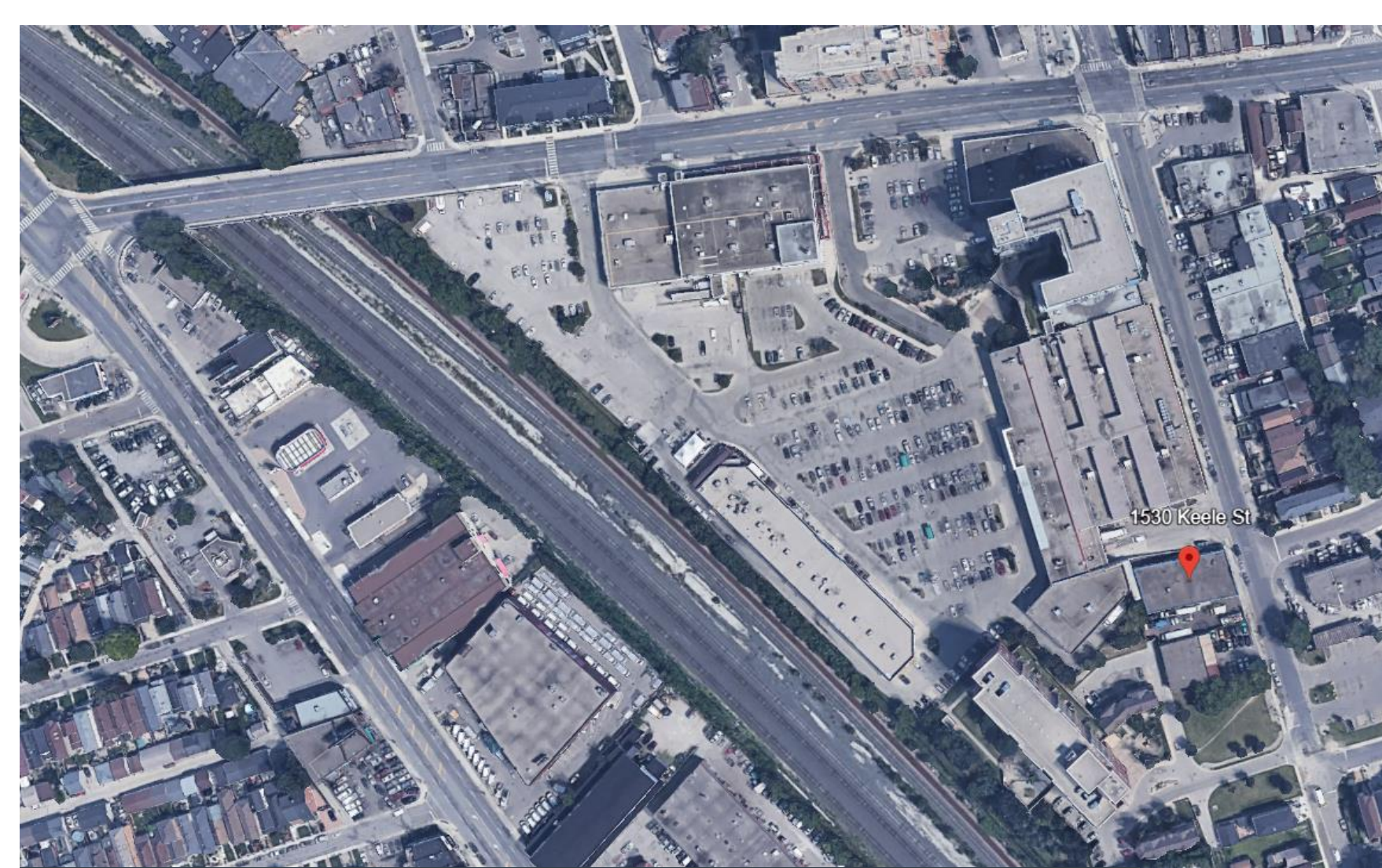


1530 KEELE STREET THE PREMIER AUTOMOTIVE HUB

A Turnkey, OMVIC-Approved Opportunity in Toronto's Prime Service Corridor.



**STATUS: IMMEDIATE
OCCUPANCY AVAILABLE**



THE DEAL

\$16,900/Month Net Lease
\$5,990,000 for Sale

LEASE TERM: STANDARD COMMERCIAL NET LEASE

OCCUPANCY: IMMEDIATE

Ideal for trained technicians or established operators expanding their footprint.

EXECUTIVE SUMMARY: THE OPPORTUNITY

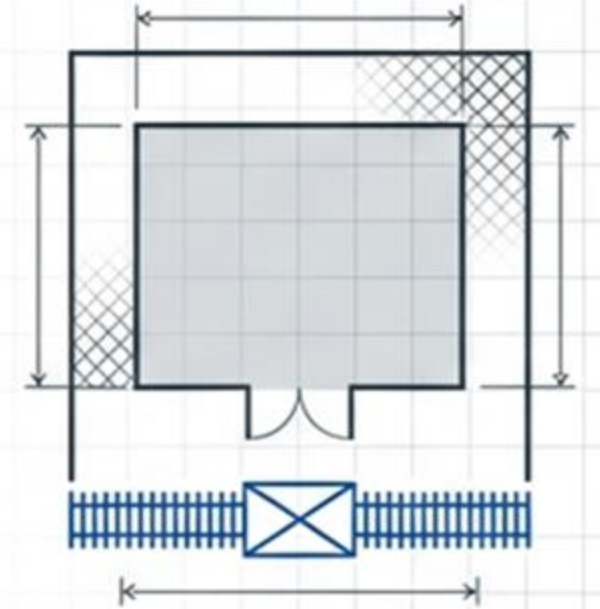


YEARS OF HISTORY

Established mechanical service bay with a proven track record. A legacy site known to the local community.

12,367
SQ FT TOTAL LOT

7,200 sq ft industrial building featuring 14ft ceilings and fully fenced perimeter security.



OMVIC APPROVED

Regulatory safety certification ready. No zoning red tape. Operational from Day 1.

HIGH-YIELD MARKET

Positioned in a multi-billion dollar repair sector with high demand from aging vehicle fleets.



MACRO VALIDATION: TORONTO MARKET ANALYSIS

Demand for Repair Services is Outpacing Supply Across the GTA.



314+
SHOPS

Highest concentration of auto body shops in Ontario, proving Toronto is the primary destination for vehicle care.



AGING FLEET TREND

Drivers are holding vehicles longer, creating record demand for complex maintenance and repairs.



MULTI-BILLION SECTOR

Canadian auto repair revenue is growing, driven by collision work and service complexity.

MICRO ECOSYSTEM: PROVEN SERVICE CLUSTER

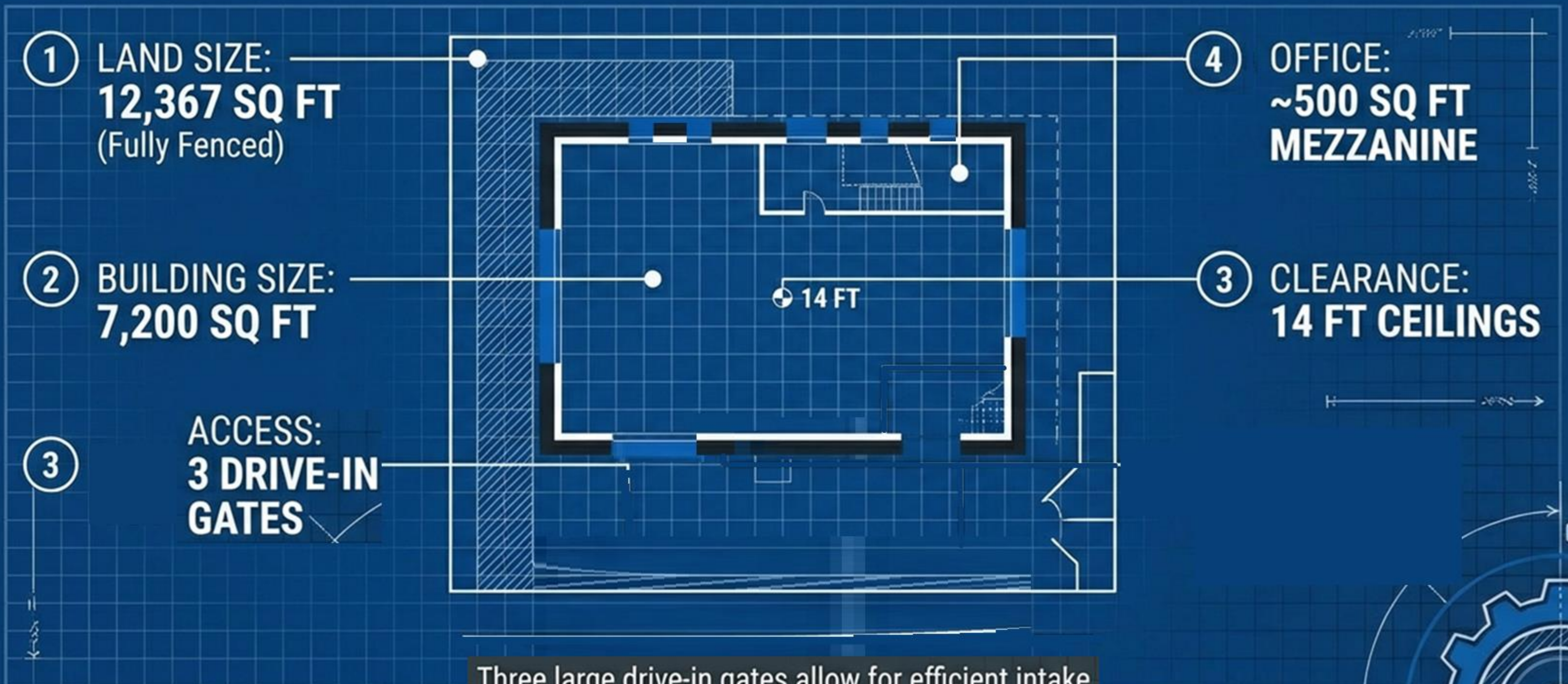


THE VERDICT

The density of high-rated shops (4.7+ avg) validates this specific corridor as a primary hub for vehicle owners. The customer base is already here.



ASSET SPECIFICATIONS



Three large drive-in gates allow for efficient intake and output, preventing service lane bottlenecks.



THE TURNKEY ADVANTAGE

LOGISTICS & OPERATIONAL READINESS

PARKING CAPACITY

22 (Total Spaces)

✓ 15 Outdoor Spaces / 7 Indoor Spaces

SECURITY

✓ Fully Fenced & Secured Perimeter
(Vital for overnight vehicle storage).

THE 1530 KEELE ADVANTAGE

✓ OMVIC-Approved Safety Certification Status

✓ Zoning Approved:
Auto/Service/Repair/Body Shop

✓ 50+ Year Legacy Site

✓ Start Billing Customers Day 1

IMMEDIATE REVENUE



OPERATIONAL READINESS

STRATEGIC POTENTIAL: REVENUE AVENUES



RETAIL & COMMUTERS

Routine maintenance for the dense surrounding residential population.



COMMERCIAL FLEETS

High-uptime service for local delivery and trade vehicles.



HEAVY TRUCKS

14ft ceilings accommodate diagnostics for large vans and trucks.



INSURANCE & BODY

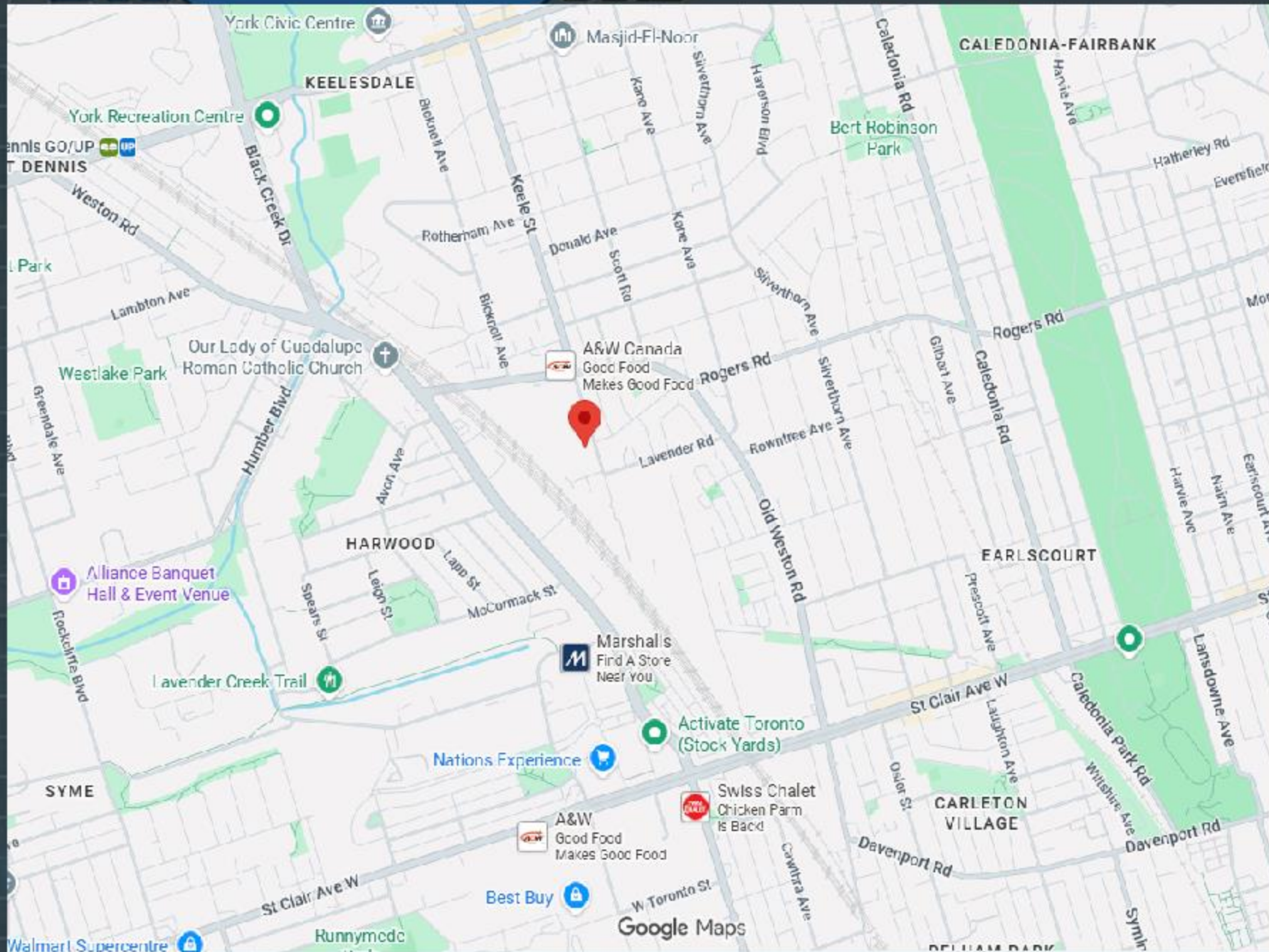
Collision repair revenue from insurance claims.



SPECIALTY / / EV

High-margin niches like EV tuning and detailing.

CONNECTIVITY & POSITIONING



STRATEGIC CORRIDOR

Located on a high-volume north-south artery.

Proximity to major routes facilitates access for tow trucks and fleet drivers. Strong street visibility maximizes brand exposure.

WHY 1530 KEELE IS A SUPERIOR ASSET



01. INFRASTRUCTURE



High ceilings, 3 drive-in gates, and secured fencing optimize workflow for both standard cars and heavy trucks.

02. MARKET STRENGTH



Located in a proven cluster of high-performing shops within a multi-billion dollar growth sector.

03. SPEED TO MARKET



OMVIC readiness and existing zoning eliminate the regulatory lag time typical of new locations.

SECURE YOUR FOOTHOLD

NEXT STEPS

1. Contact Broker to sign Confidentiality Agreement.
2. Schedule a private tour of the facility.
3. Discuss client base projections and lease terms.

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HOME LEADER REALTY INC.

Maziar.m@homeleaderrealty.com
647-370-7654

A rare opportunity to acquire a legacy automotive site.



DISCLAIMER

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