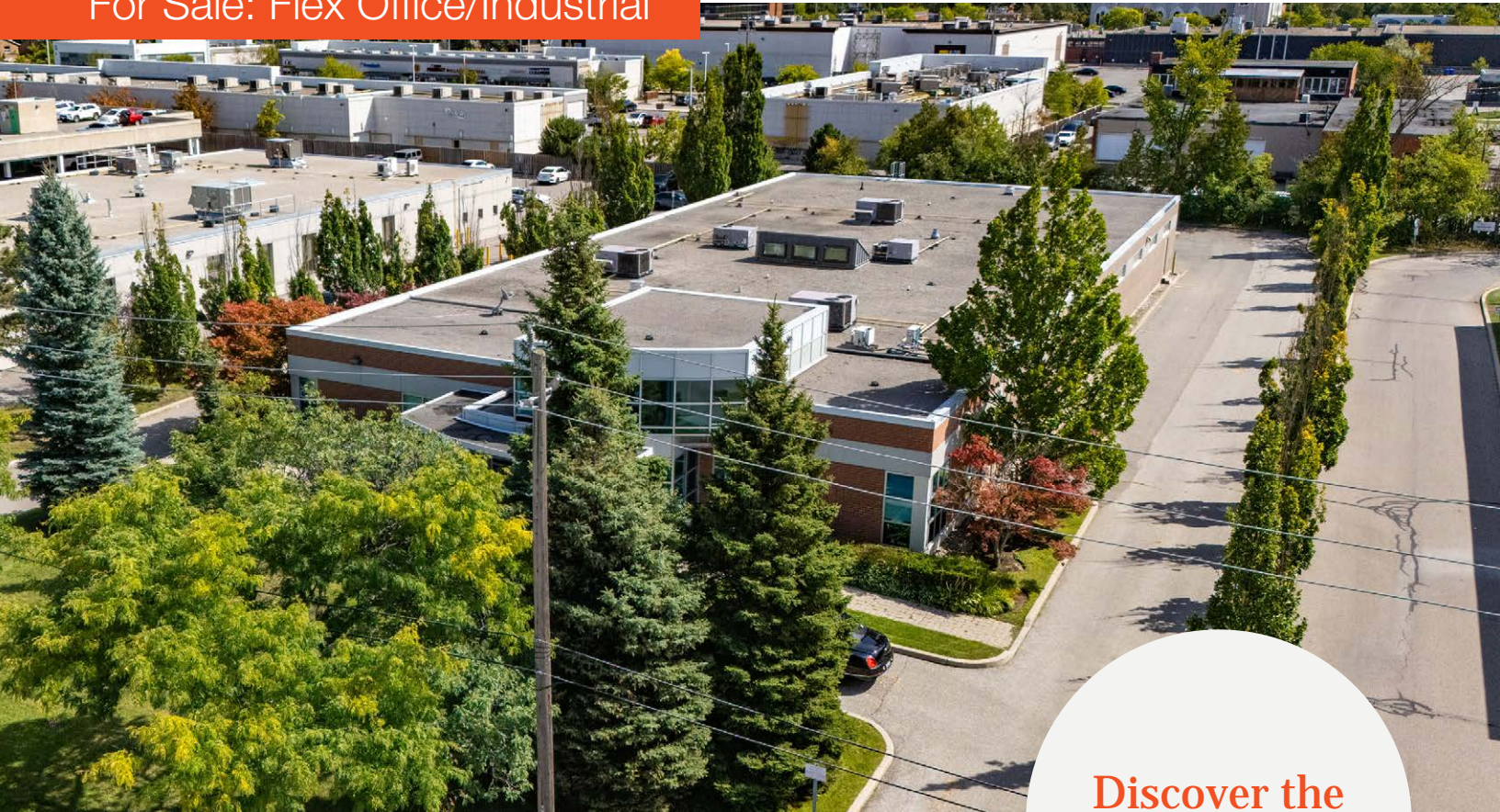


21 Kern Road

Rare Opportunity: Vacant 14,791 SF Professional Building in Don Mills

For Sale: Flex Office/Industrial



Discover the
Potential

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Property Overview

Rare opportunity to acquire a 14,791 SF professional building with approximately 65% office and 35% light warehouse on a 1-acre parcel in Don Mills. Featuring 140 ft frontage, 32 surface parking spaces, and quality leasehold improvements, this well-positioned asset offers excellent functionality and strong investment appeal in a thriving Toronto employment hub.

Address	21 Kern Road, North York, ON M3B 1S9
PIN #	101170585
Main Intersection	York Mills Road and Don Mills Road
Building Size	14,791 SF (9,309 SF Office & 5,482 SF Warehouse / Industrial)
Land Area	1 Acre
Lot Dimensions	140 x 310 FT
Zoning	E 1.0 (Employment Industrial Zone)
Clear Height	12 FT
Shipping	1 Truck-Level Door 1 Drive-In Door
Power	600 volts, 400 amps
Financing	Free & Clear
Legal Description	PT S1/2 LT 9 CON 3 EYS TWP OF YORK; PT N1/2 LT 9 CON 3 EYS TWP OF YORK AS INTB467040; S/T TB467040; TORONTO (N YORK), CITY OF TORONTO
Purchase Price	\$7,995,000
Property Taxes	\$41,208.91 (2025)

Investment Highlights

- Great quality improvements
- Sizable land parcel
- Opportunity to own your own free standing Flex Office / Industrial building











32
Surface Parking
Spaces

Local Amenities





Located in the heart of Don Mills, 21 Kern Rd offers exceptional accessibility and amenities. The property is minutes from the Shops at Don Mills and Fairview Mall, with abundant dining, retail, and services nearby. Surrounded by parks, trails, and cultural landmarks such as the Aga Khan Museum, the area provides a balanced work-life environment. With direct access to the DVP, Hwy 401, and major arterials, plus proximity to Don Mills subway station and the upcoming Eglinton LRT, the site is highly connected for commuters and visitors alike.

Travel Times

	Travel Times
	Shops at Don Mills 5 Minutes 2.1 km
	Don Valley Parkway 6 Minutes 2.9 km
	Highway 401 7 Minutes 2.9 km
	Fairview Mall 15 Minutes 3.6 km
	Union Station 22 Minutes 18 km
	Pearson International Airport 38 Minutes 33 km



Demographics

			
Total Population (3 km Radius)	Daytime Population (3 km Radius)	Average Household Income	Median Age (3 km Radius)
92,240	99,748	\$132,556	42.6

	Walk Score	Very Walkable (70)
	Transit Score	Good Transit (63)

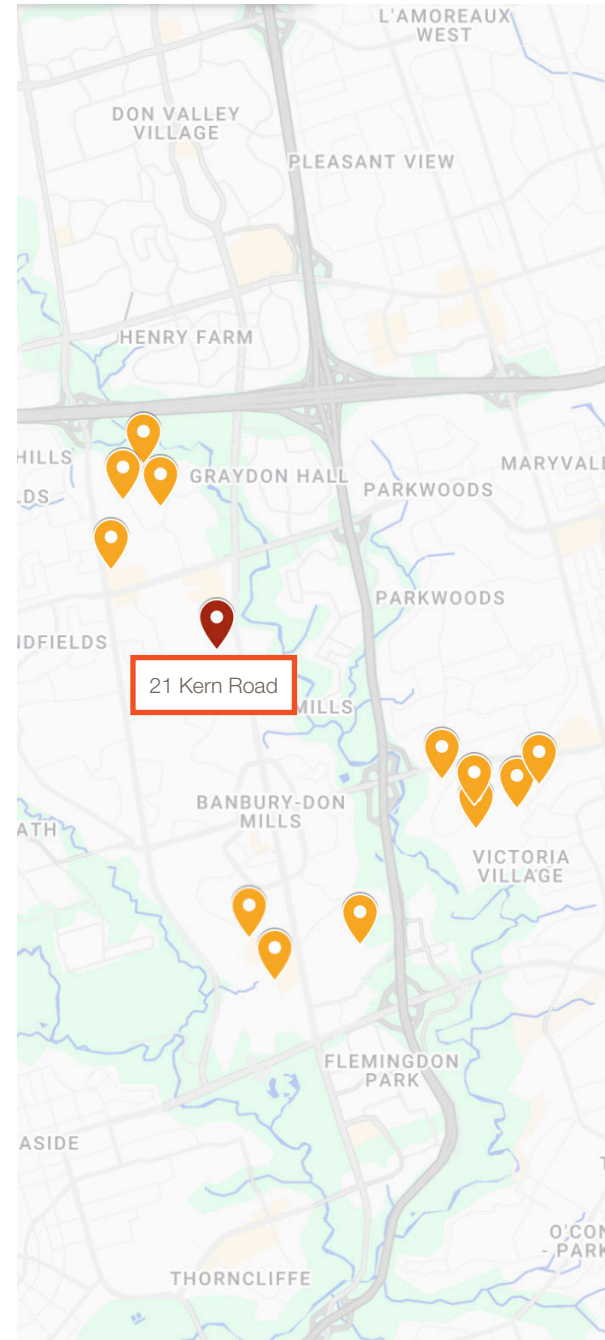
Neighbouring Companies

Well known National Companies

FedEx Shipping	Global courier and logistics giant.
Canada Post	National postal service of Canada
L3 Harris	Global aerospace and defense technology leader, with a major facility in Markham
Black & McDonald	Large Canadian-owned construction, engineering, and facilities services company.
Natrel (Ontario) Inc.	Part of Agropur, one of Canada's largest dairy producers; household name.
Paladin Technologies	National leader in security and integrated technology solutions.
Lumen Technologies	Major North American telecommunications and network services company.

Regionally Significant Companies

Noble	Leading Canadian distributor of plumbing, HVAC, and electrical supplies; part of Wolseley Group.
Holman Ltd.	North American fleet management and automotive services company.
Motion	Canadian chain specializing in mobility and accessibility equipment.
Solina Canada Inc.	Food ingredient and sauce manufacturer, part of European Solina Group.
Astley Gilbert Limited	One of Canada's largest print and graphics services firms, headquartered in the GTA.



Zoning

E 1.0 (Employment Industrial 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;
- 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

Permitted Use - with Conditions

- 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)

For more zoning information, please visit City of Toronto's Website:

https://www.toronto.ca/zoning/bylaw_amendments/ZBL_NewProvision_Chapter60_20.htm

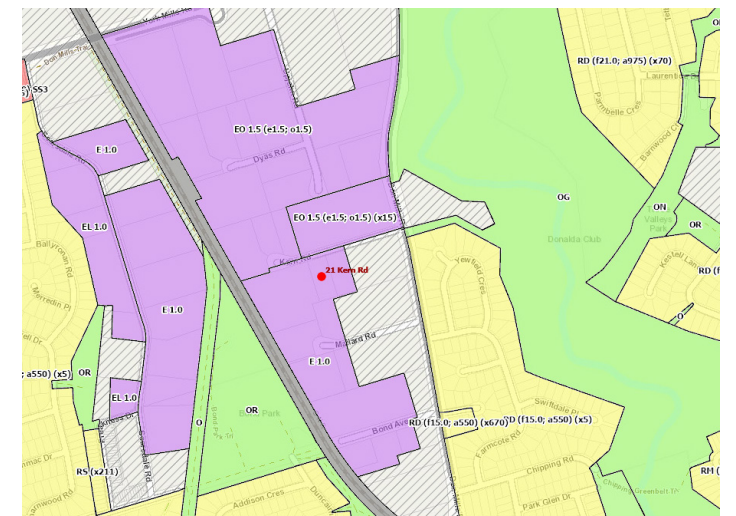


Photo Gallery

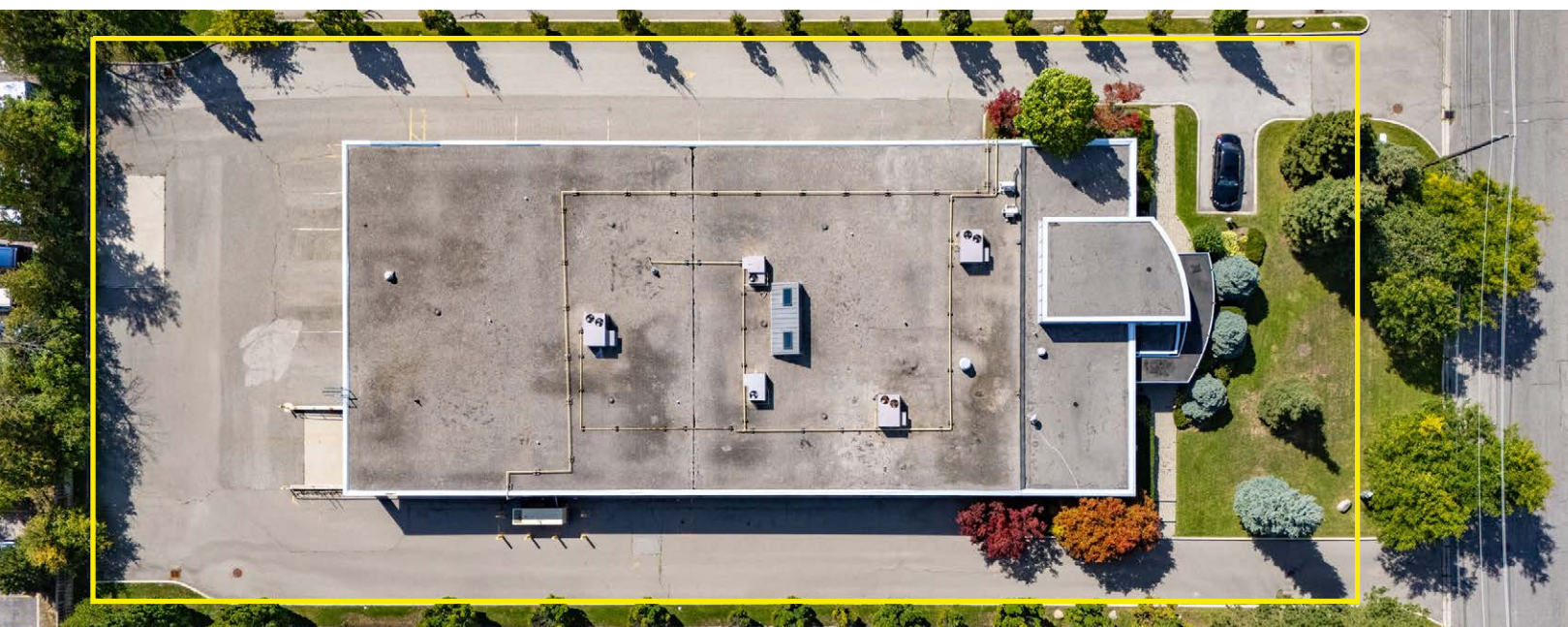
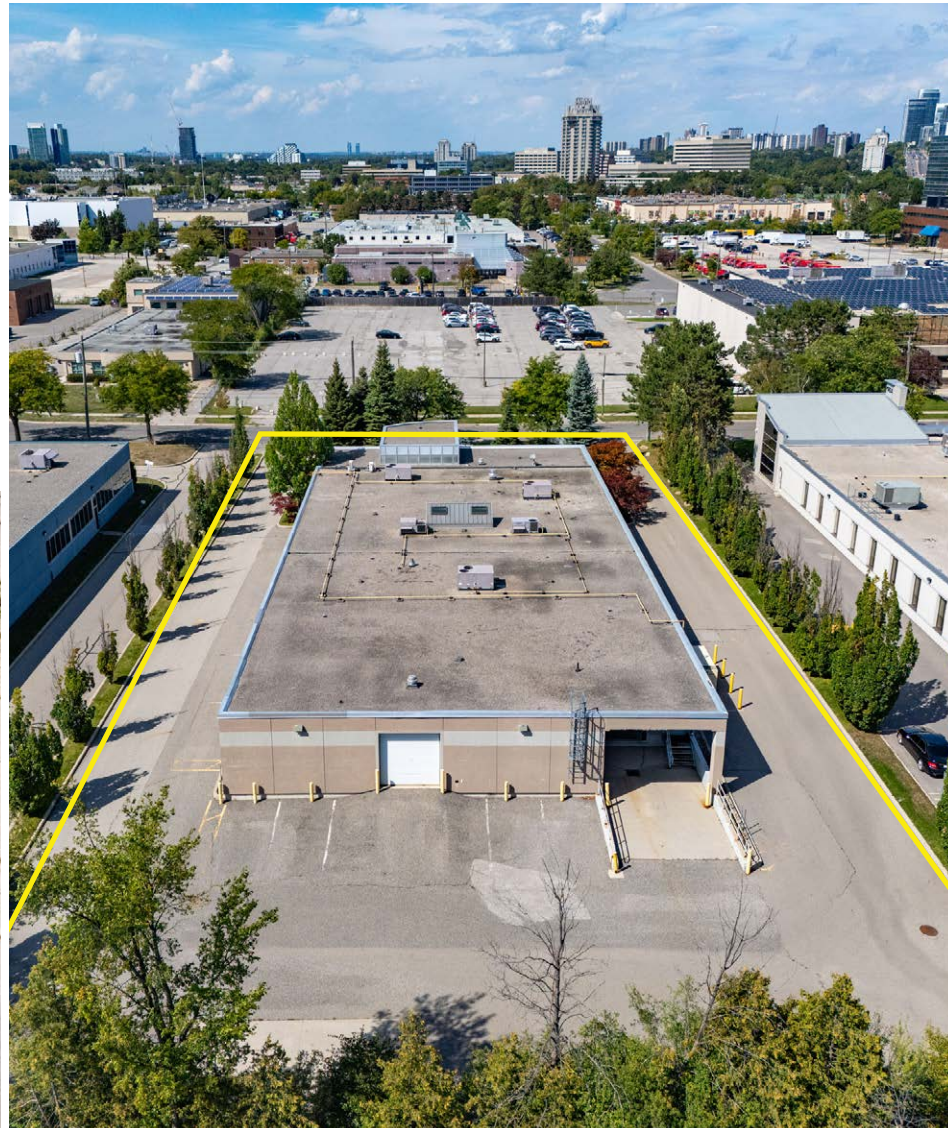
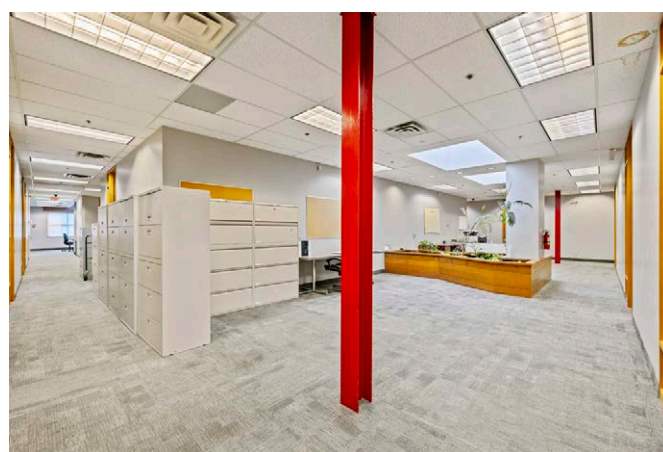
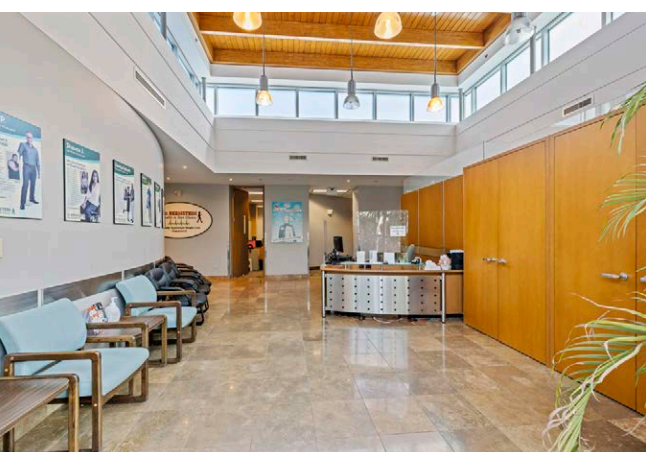
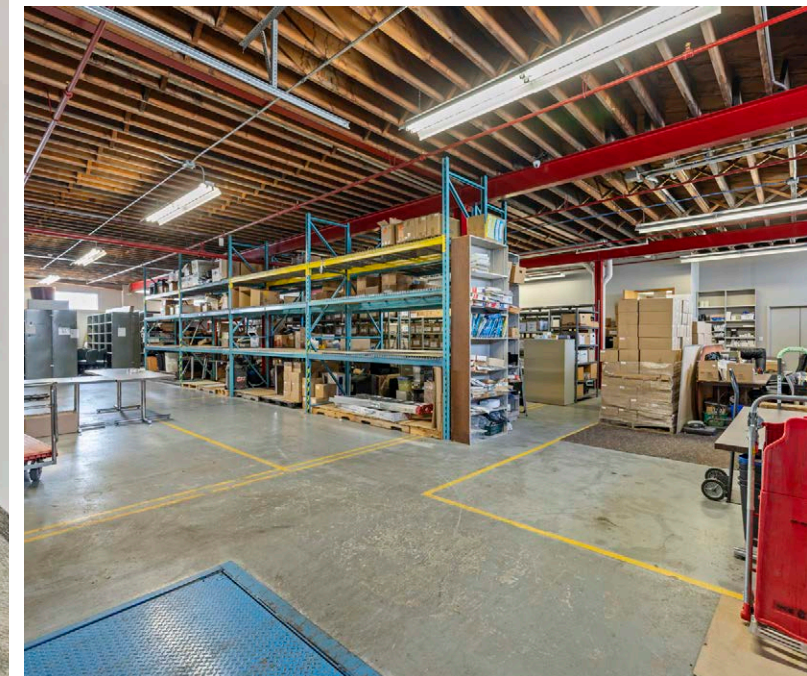
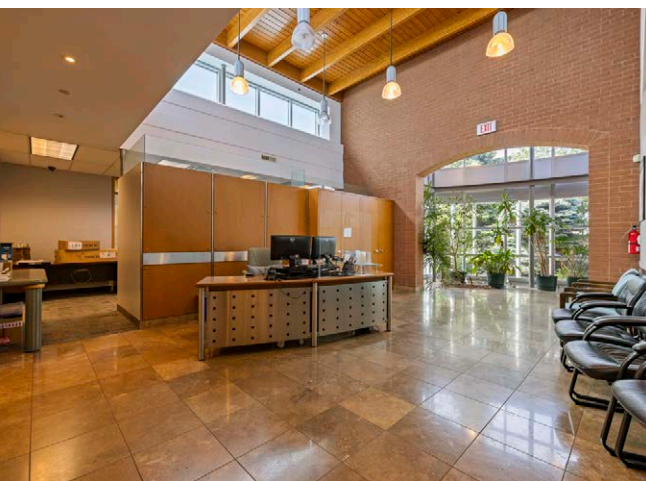
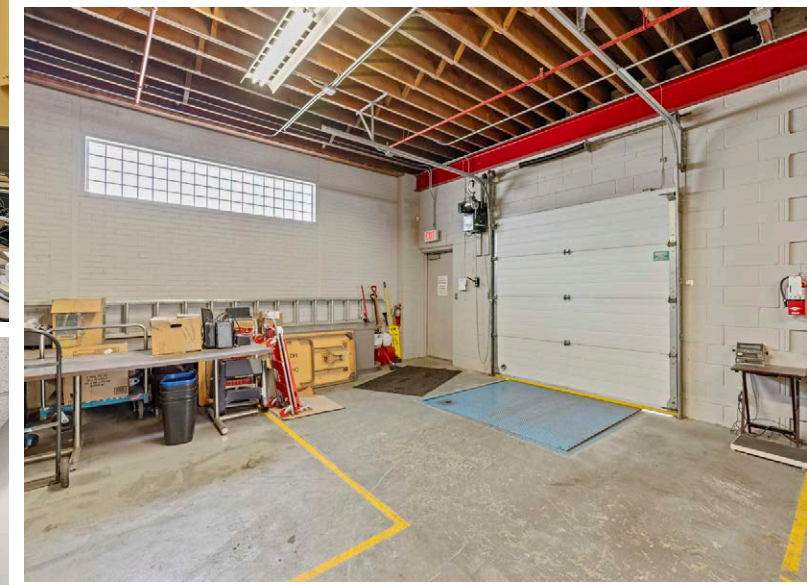
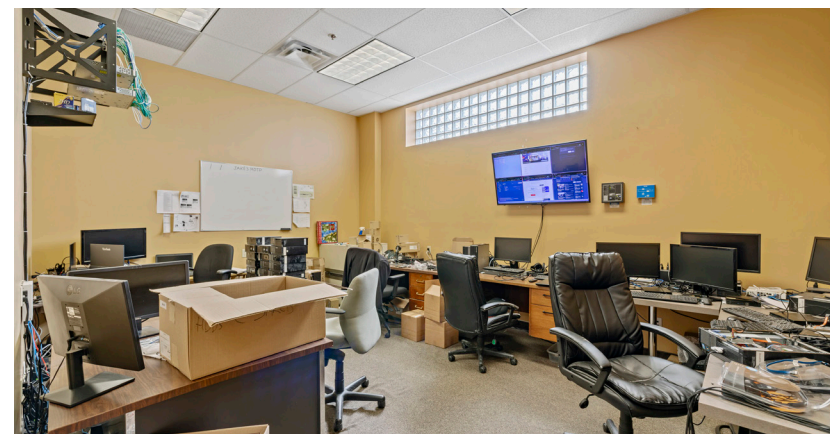
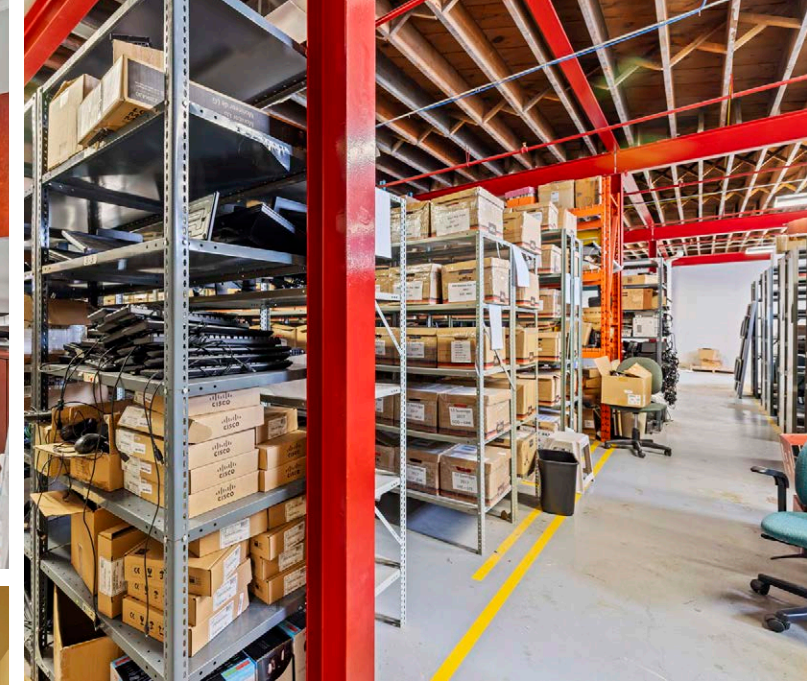
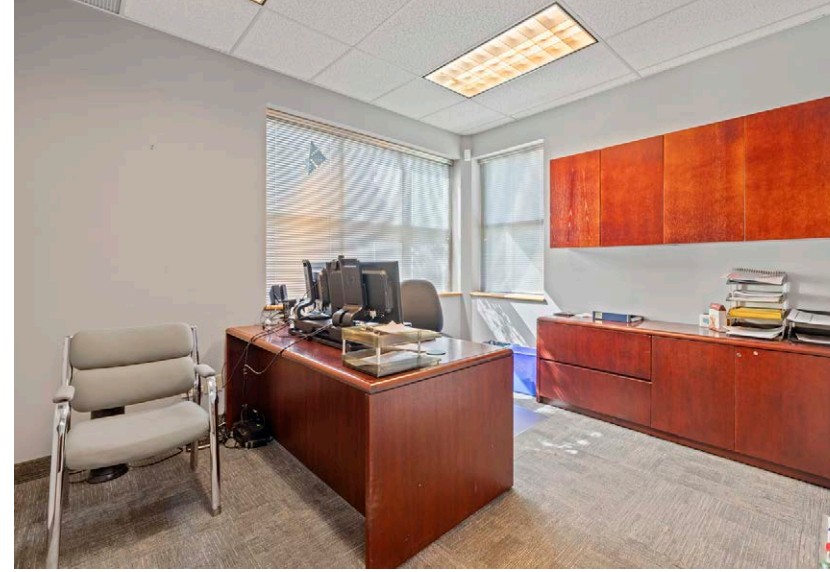
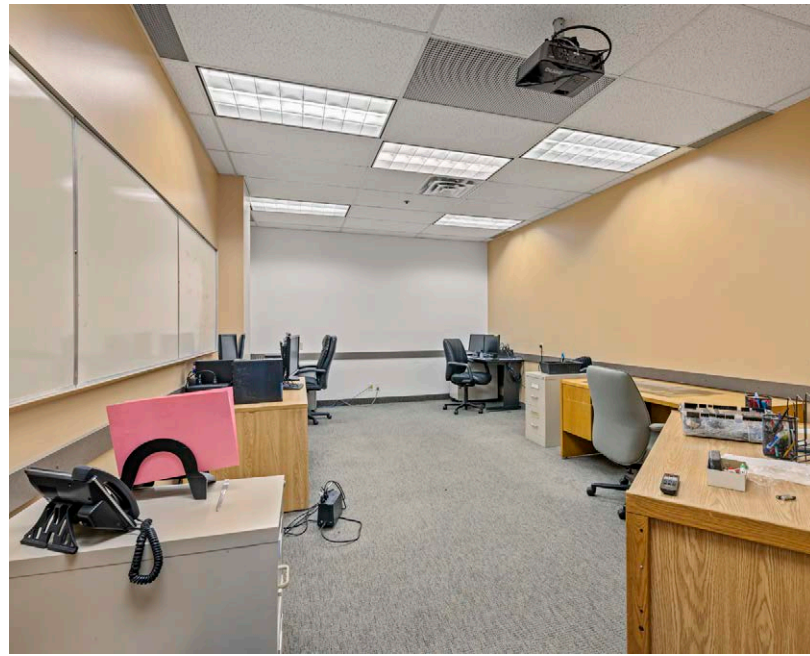


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