

FREESTANDING INDUSTRIAL OPPORTUNITY

JUST LISTED

5,519 SF WITH POTENTIAL
TO BUILD UP TO 14,000 SF

20 JENET AVENUE
TORONTO, ONTARIO

CONTACT

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INTRODUCING

20 JENET AVENUE

TORONTO, ONTARIO, CA

PROPERTY HIGHLIGHTS

TOTAL BUILDING SIZE:	5,519 Square Feet
OFFICE AREA:	5%
INDUSTRIAL AREA:	95%
CLEAR HEIGHT:	20' 5"
SHIPPING:	2 Drive Ins / 2 Double Mans
ZONING:	E1
SALE PRICE:	Contact Listing Agent



THE OFFERING



DUAL-SHOP INDUSTRIAL FACILITY

Freestanding building featuring a 1,250 sq ft mechanic shop with 13 ft ceilings and a 4,280 sq ft body shop with 20 ft clearance — ideal for auto services, light manufacturing, or skilled trades.



PRIME LOCATION WITH TTC ACCESS

Walking distance to TTC subway access in one of Toronto's fastest-growing neighbourhoods, adding strong long-term value and connectivity.



FLEXIBLE E1.0 ZONING

Situated on a versatile employment-zoned lot, offering flexibility for a wide range of industrial and commercial uses.



EXCEPTIONAL INVESTMENT OPPORTUNITY

A standout acquisition for investors, owner-operators, and developers looking to capitalize on a well-positioned, income-generating industrial asset.

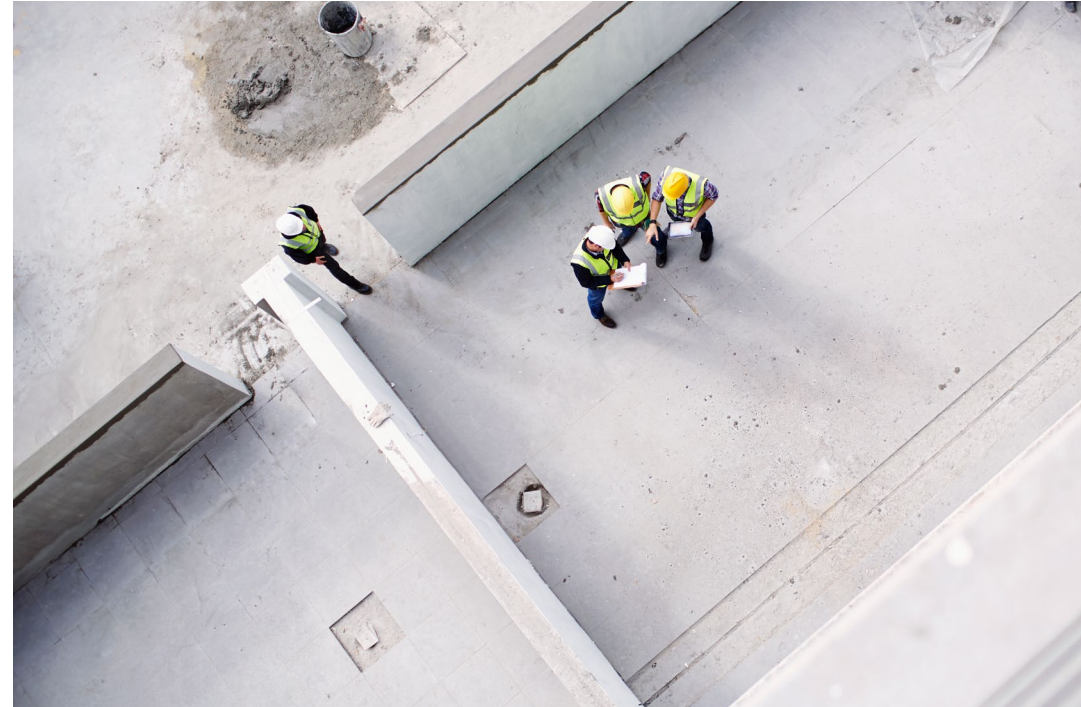
EMPLOYMENT INDUSTRIAL (E1.0)

PERMITTED USES:

Ambulance Depot	Industrial Sales and Services Use
Animal Shelter	Kennel
Artist Studio	Laboratory
Automated Banking Machine	Office
Bindery	Park
Building Supply Yards	Performing Arts Studio
Carpenter's Shop	Pet Services
Cold Storage	Police Station
Contractor's Establishment	Printing Establishment
Custom Workshop	Production Studio
Dry Cleaning or Laundry Plant	Public Works Yard
Financial Institution	Service Shop
Fire Hall	Software Development and Processing
	Warehouse
	Wholesaling Use

PERMITTED USES WITH CONDITIONS:

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



ALL MANUFACTURING USES EXCEPT:

Abattoir, Slaughterhouse or Rendering of Animals Factory	Processing of Metals
Ammunition, Firearms or Fireworks Factory	Pesticide or Fertilizer Manufacturing
Asphalt Plant; cement Plant, or Concrete Batching Plant; Crude Petroleum Oil or Coal Refinery	Petrochemical Manufacturing
Explosives Factory	Primary Processing of Gypsum
Industrial Gas Manufacturing	Primary Processing of Limestone
Large Scale Smelting or Foundry Operations for the Primary	Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives
	Pulp Mill, using pulpwood or other vegetable fibres; Resin, Natural or Synthetic Rubber Manufacturing
	Tannery

PROPERTY PHOTOS

OPPORTUNITY | 20 JENET AVENUE

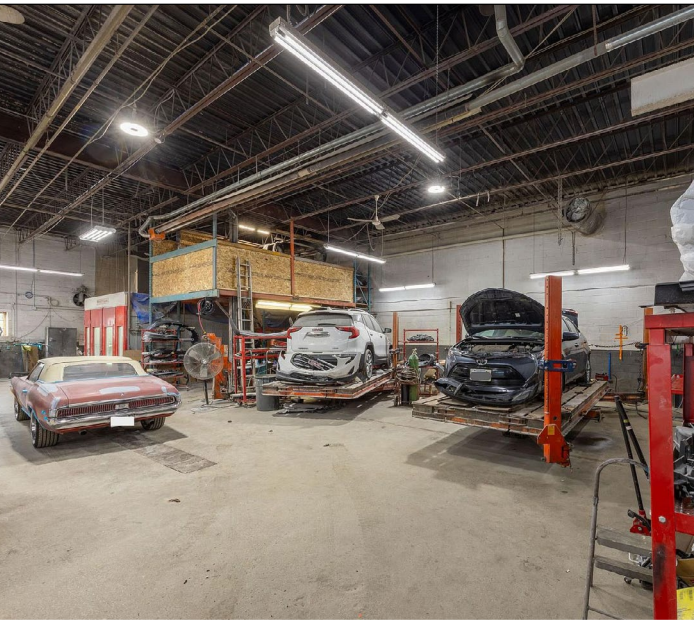
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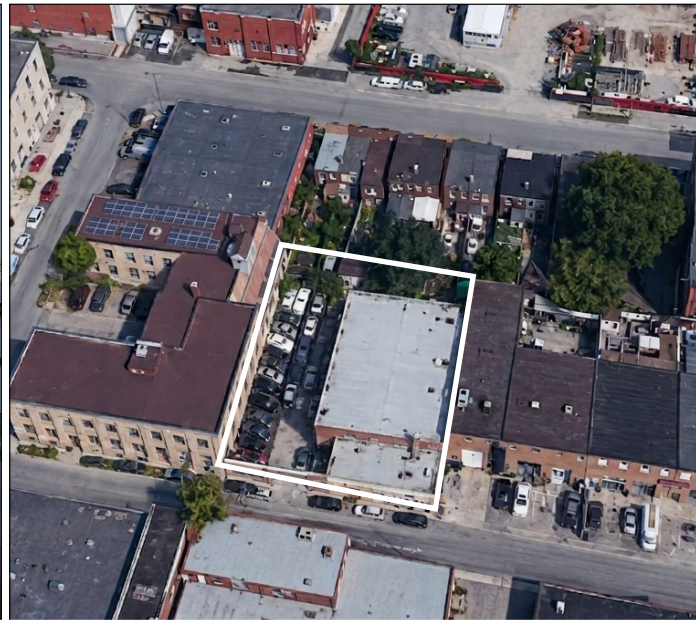
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AMENITIES MAP

OPPORTUNITY | 20 JENET AVENUE

TORONTO, ONTARIO, CA



DRIVE TIMES

11 MIN | 2.7 KM

DRIVE TO BLOOR
GO STATION

16 MIN | 4.9 KM

DRIVE TO EXHIBITION
GO STATION

23 MIN | 8.5 KM

DRIVE TO
UNION STATION

42 MIN | 19.2 KM

DRIVE TO TORONTO
PEARSON INTERNATIONAL
AIRPORT



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