



INDUSTRIAL SPACE FOR SALE

22 Goodmark Pl #7-8,
Toronto

COMMENTS

Exceptional opportunity to acquire a versatile double unit in the heart of Etobicoke. Units 7-8 at 22 Goodmark Place offer a functional and flexible layout ideal for a wide range of users or investors. The combined space features two (2) 10' x 12' drive-in doors, 14 ft clear height, and skylights throughout the warehouse, providing an abundance of natural light and an enhanced working environment. The units are fully air conditioned, offering comfort year-round for both office and warehouse operations. Benefit from excellent exposure onto busy Steeles Avenue West, ideal for businesses seeking visibility and signage opportunities along a high traffic corridor. This property presents a unique opportunity for an owner occupier to utilize the entire space or occupy one unit while generating income by leasing the other. Well-suited for light industrial, warehousing, or service-based businesses. Centrally located with convenient access to major highways, public transit, and nearby amenities, this is a rare chance to secure a highly functional small bay industrial asset in a sought after Etobicoke location.

DETAILS

Total Size: 3144 Sq. Ft.

Office Area: 471 Sq. Ft.

Industrial Area: 2673 Sq. Ft.

Retail Area: 0 Sq. Ft.

Zoning: E

List Rate: \$1,599,000

TMI: 6,841.24 (2026) Annual

Clear Height: 14 0

Loading: 2 Drive-In Level Door

Sprinklers: Yes

Heat: Gas Forced Air Open

Available: 08/01/2026



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