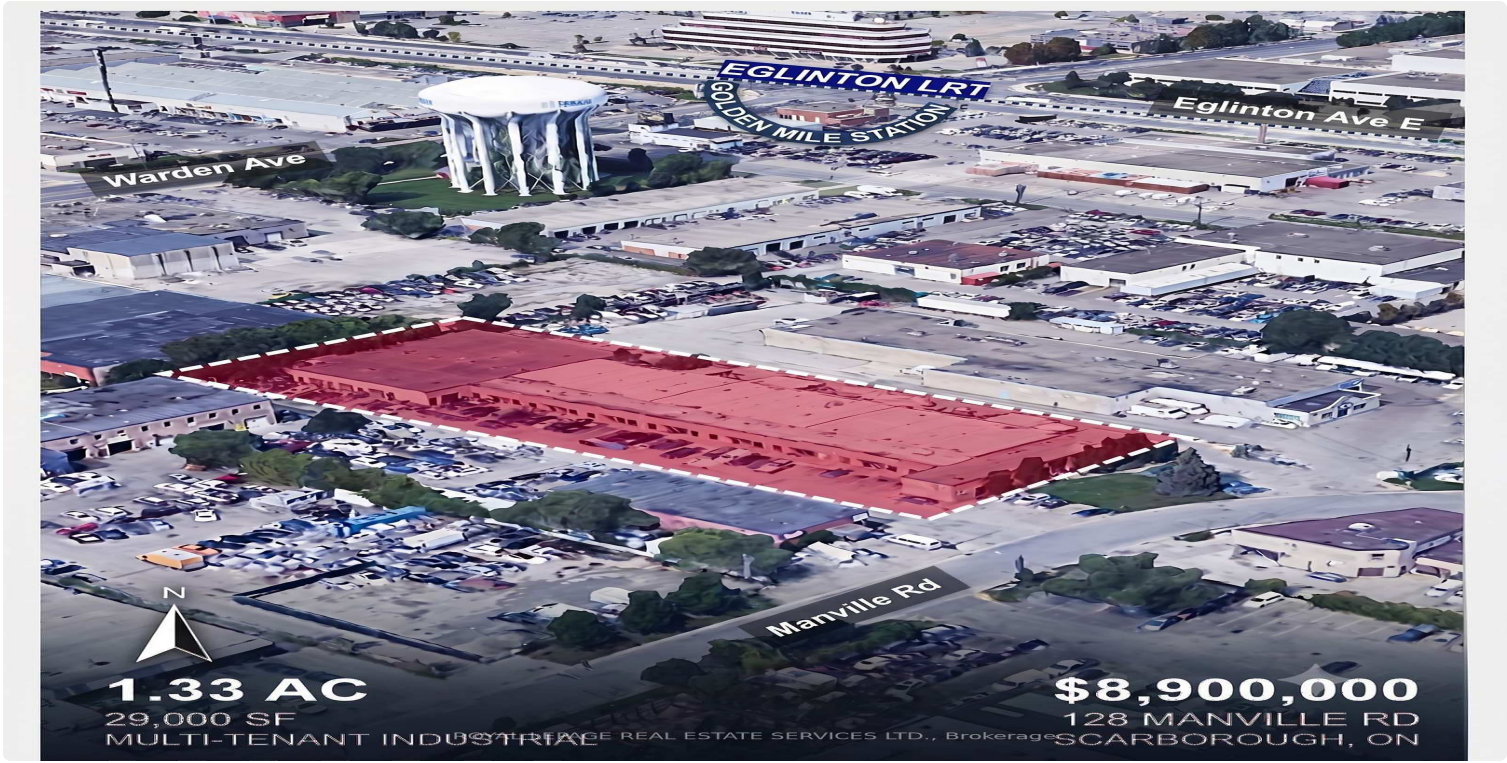




FOR SALE

INDUSTRIAL

MLS# E13415240

128 Manville Road, Toronto, ON M1L 4J5

Clairlea-Birchmount, Toronto · M1L 4J5

C\$ 8,900,000

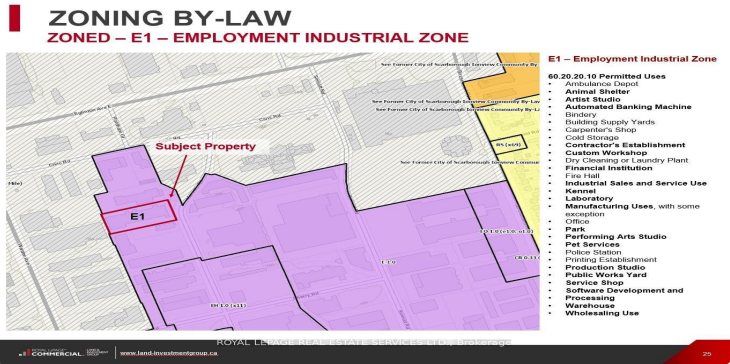
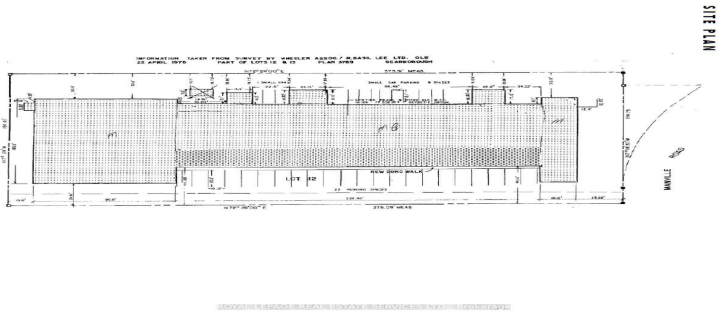
0	0	29,000	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime Functional Rare Multi Small Bay Industrial Investment in the Golden Mile Regeneration Area in a prime industrial node near Warden/Eglinton Ave E, surrounded by service industrial and flex uses within 300 meter walking distance to Golden Mile Eglinton LRT Station on Eglinton/Warden with rent well below the market, creating a significant upside with 11 D/I Door and 4 Van Height Door(rare ratio for mid-size buildings), a good mix of tenant rooster with extremely low TMI cost, zoned E1 Functional bays with flexible uses serving Scarboroughs established trade area. The area is going under significant revitalization including significant redevelopment of the entire Golden Mile area(~280 Acre) with over 37,000 units across more than 75 towers proposed in the Golden Mile with expectation of 56,000 new residence and 20,000 employment within the immediate area. Do not talk to the tenant. Weighetd Average Lease of

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
ANNUAL TAX	\$56,200
POSTAL CODE	M1L 4J5
NEIGHBOURHOOD	Clairlea-Birchmount



LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE REAL ESTATE SERVICES LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.