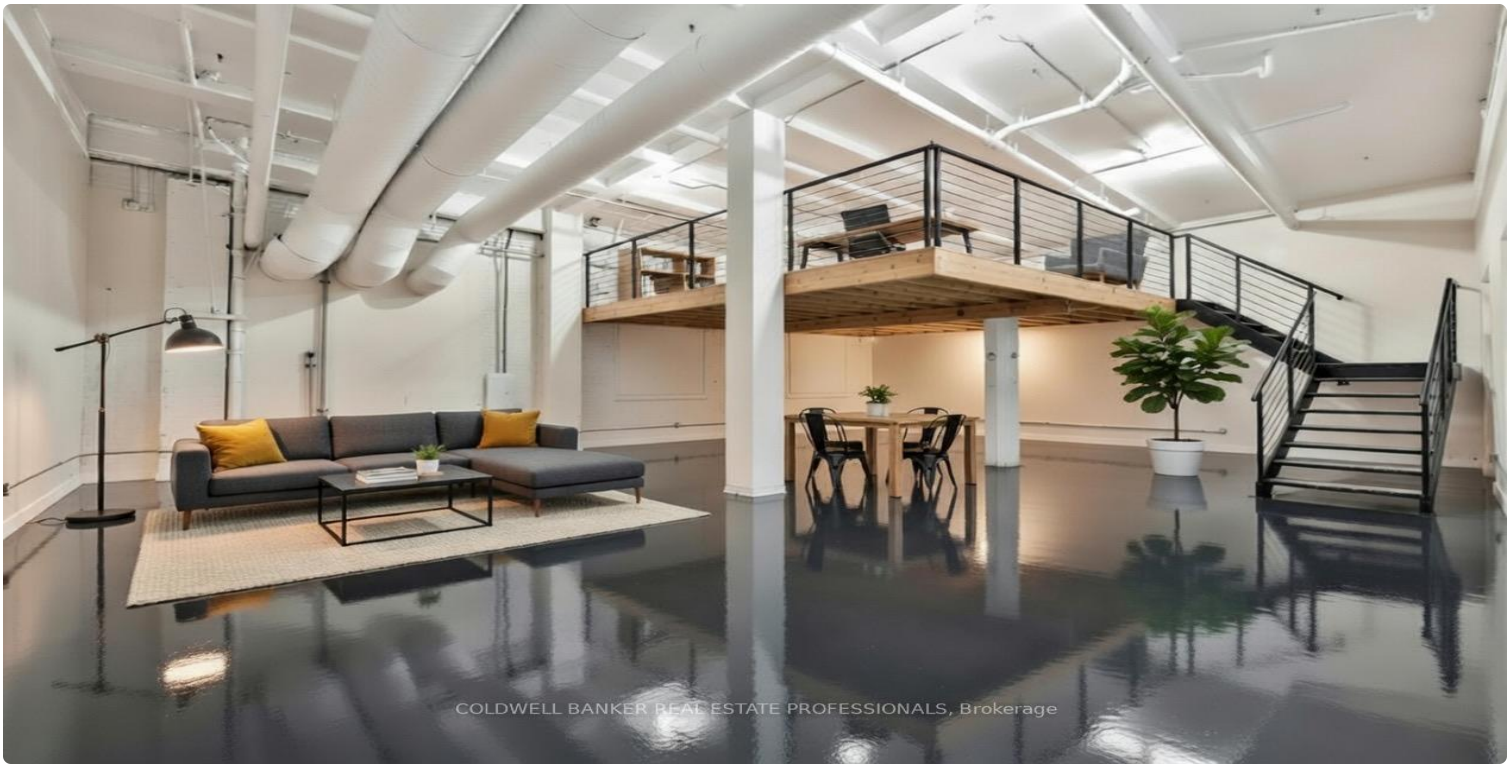




COLDWELL BANKER REAL ESTATE PROFESSIONALS, Brokerage

FOR SALE

INDUSTRIAL

MLS# E13677498

1159 Dundas Street E 152, Toronto, ON M4M 1R9

South Riverdale, Toronto · M4M 1R9

C\$ 739,000

1	0	1,501	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

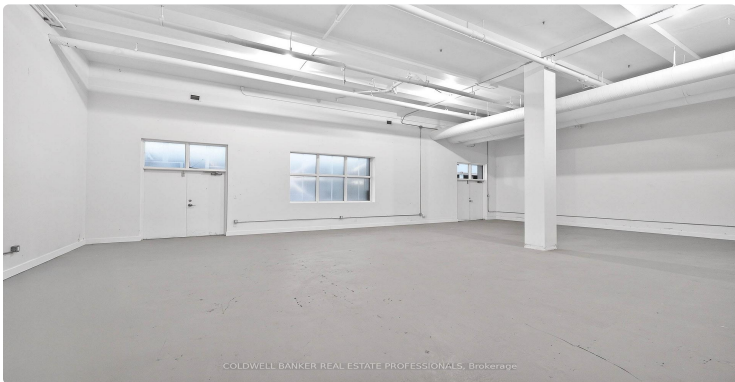
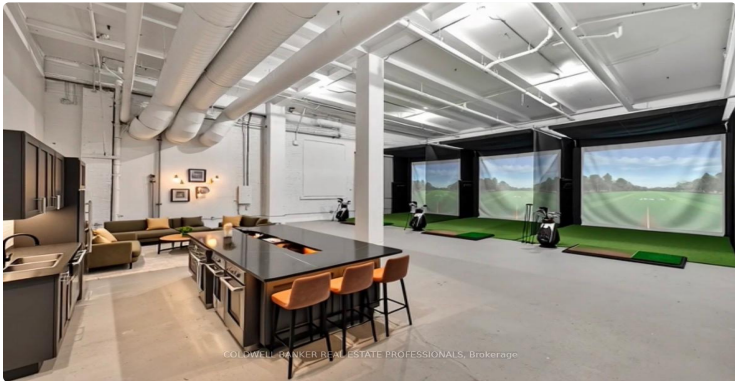
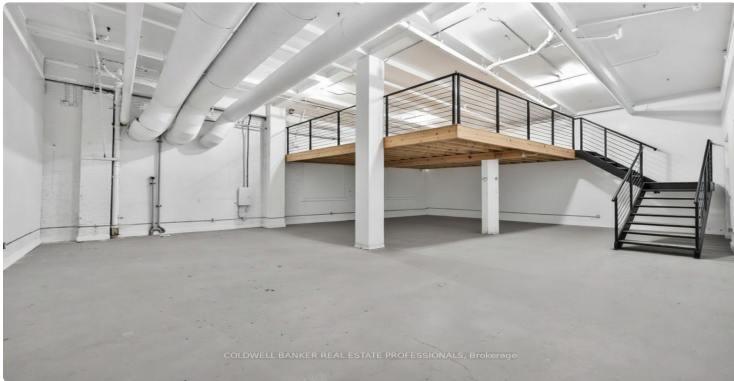
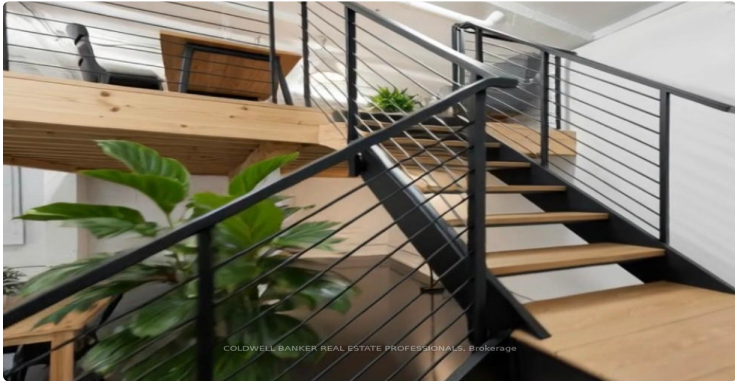
ABOUT THIS PROPERTY

Rare Industrial Canvas. Build Value Your Way. Exceptional opportunity to acquire a vacant 1,500+ SF industrial unit in the iconic i-Zone Lofts, a tightly held, design forward building where opportunities to secure commercial/industrial space are increasingly rare. With 17 ft clear heights and a wide open footprint, this unit invites a range of business possibilities. Envision a mezzanine addition of up to 600 SF, unlocking additional usable space without additional condo fees. Or capitalize on rare ceiling height to create a showpiece commercial environment from a golf simulator studio to a bold design showroom or creative headquarters. For investors, this is a blank slate asset with multiple exit strategies. Build and lease at premium rates, design for a targeted end user, or hold and benefit from continued appreciation as supply tightens. Located in the heart of Leslieville's evolving landscape, where design, density growth and experiential businesses are actively expanding. Larger industrial units are becoming increasingly impossible to find. Vacant possession provides complete control and immediate occupancy, a rare advantage in today's market. A compelling opportunity to create, elevate, and capture value in one of Toronto's most dynamic industrial communities. Strategically located in South Riverdale/Leslieville, one of Toronto's fastest evolving creative corridors. Steps to major amenities, transit and minutes to the DVP, Gardiner and Lakeshore. Future LRT expansion and continued density growth position this asset for accelerated value appreciation. Flexible seller financing options available for qualified buyers.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
ANNUAL TAX	\$15,229
POSTAL CODE	M4M 1R9
NEIGHBOURHOOD	South Riverdale

GALLERY





Pavel Shaganenko

COLDWELL BANKER REAL ESTATE PROFESSIONALS

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.