



FOR SALE

INDUSTRIAL

MLS# E13871580

50 Weybright Court 30, Toronto, ON M1S 5A8

Agincourt South-Malvern West, Toronto · M1S 5A8

C\$ 2,993,000

0	2	1,450	—	31-50	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity to acquire an industrial condominium unit together with an established laboratory business, laboratory equipment, and a range of specialized regulatory licenses and permits. The business operation includes laboratory equipment and regulatory approvals associated with pharmaceutical, cosmetic, natural health product, controlled substance, cannabis analytical testing, cannabis research, and related laboratory services. Regulatory licenses/permits include: Health Canada DEL (Drug Establishment License) covering pharmaceutical, cosmetic and Natural Health Products; CDS License (Controlled Drug Substance License) with an approved list of substances; Cannabis Analytical Testing License; and Cannabis Research License. The operation also includes an Alcohol Users License for the use of alcohol as a solvent. The purchaser must satisfy all applicable regulatory requirements and must be capable of transferring or obtaining the required licenses and permits under the purchaser's own name or through a qualified individual, including a person meeting the required Chemist/qualified personnel requirements, as applicable. Sale is subject to the purchaser's satisfactory due diligence, confirmation of eligibility, and approval/transfer of all applicable licenses and permits by the relevant regulatory authorities. Purchaser and purchaser's advisors are responsible for independently verifying all licenses, permits, regulatory requirements, equipment, business operations, and permitted uses prior to completing the transaction. Business, laboratory equipment, licenses and permits are being offered together with the industrial condominium unit, subject to mutually agreed terms and applicable regulatory approvals.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
AGE	31-50 years
ANNUAL TAX	\$3,131
POSTAL CODE	M1S 5A8
NEIGHBOURHOOD	Agincourt South-Malvern West

LISTING AGENT

Pavel Shaganenko

RE/MAX ACE REALTY INC.

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.