



FOR SALE

INDUSTRIAL

MLS# E14121088

28 Howden Road, Toronto, ON M1R 3E4

Wexford-Maryvale, Toronto · M1R 3E4

C\$ 3,298,900

0	0	8,500	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

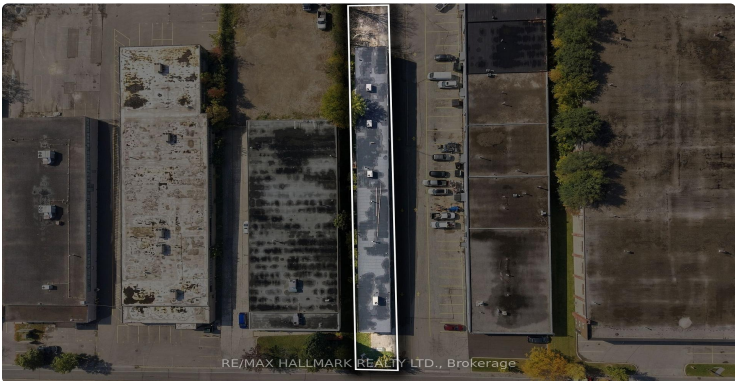
ABOUT THIS PROPERTY

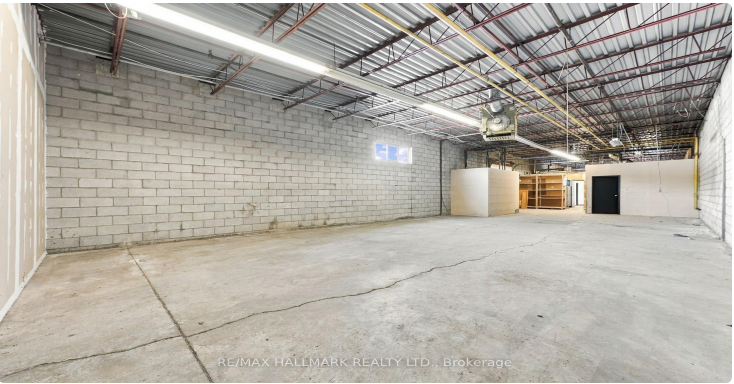
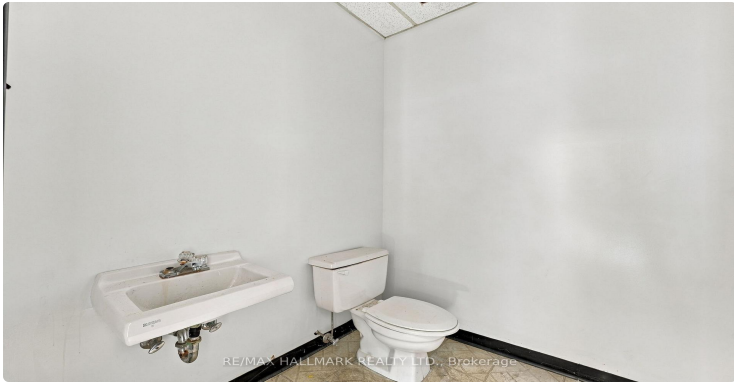
Excellent opportunity to acquire a freestanding industrial building offering approximately 8,500 sq. ft. of total space, including a 1,500 sq. ft. mezzanine. Why Pay rent? Configured as two separate units, the property provides flexibility for owner-occupiers, investors, or multi-tenant use, with independent entrances and utilities allowing each unit to operate separately. The building features both truck-level (8' x 8') and van-level (10' x 10') shipping doors, with warehouse clear heights ranging from 12' in the front unit to 15'3" in the rear unit. Fully sprinklered throughout, with convenient front and rear parking to accommodate staff, visitors, and deliveries. A new roof was installed in August 2026, adding significant value to the property. Situated in an established industrial district with convenient access to major transportation routes, the property benefits from flexible zoning that accommodates a variety of potential uses. Phase I and Phase II Environmental reports have recently been completed and are available to qualified prospective purchasers upon request. With its versatile configuration, functional shipping facilities, and recent improvements, this property represents excellent value and an outstanding opportunity for businesses and investors alike.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
ANNUAL TAX	\$20,266
POSTAL CODE	M1R 3E4
NEIGHBOURHOOD	Wexford-Maryvale

GALLERY





LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.