



FOR SALE

INDUSTRIAL

MLS# W13075734

236 Canarctic Drive, Toronto, ON M3J 2P4

York University Heights, Toronto · M3J 2P4

C\$ 175,000

0	0	2,150	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

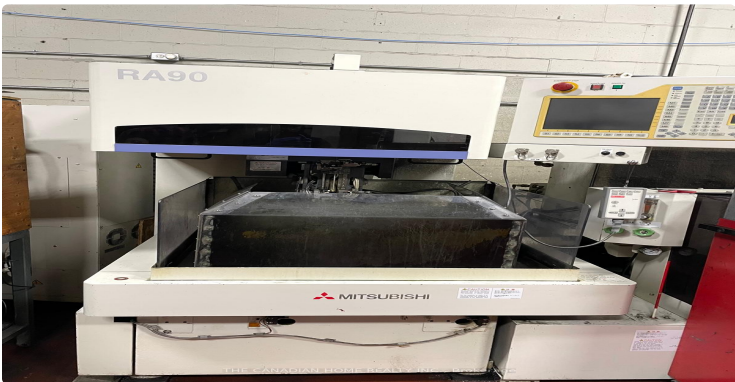
ABOUT THIS PROPERTY

Established Machine Shop & Tool & Die Business for Sale (Business Only - No Real Estate)Excellent opportunity to acquire a well-established machine shop specializing in tool & die, Custom Machining, injection Mold maintainance located in a functional industrial space. The premises offer approximately 2,150 sq. ft., including a 400 sq. ft. office area with air conditioning, providing a comfortable workspace for administrative operations. The shop features a 12 ft x 12 ft grade-level shipping door, allowing for easy loading and unloading with fixed Crane. The layout is efficient and suitable for manufacturing, machining, and fabrication operations. Lease Details: Current rent is \$3,030/month including TMI. The previous lease expired in April; the current tenant is continuing on the same terms. If needed The purchaser will be required to negotiate and enter into anew lease agreement with the landlord. Operating Costs: Approximate annual expenses for heat, hydro, water, and insurance total \$8,500.This is an ideal opportunity for an owner-operator or an expanding business looking to step into an operational setup in a convenient industrial location. Equipment and Machinery List attached.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
POSTAL CODE	M3J 2P4
NEIGHBOURHOOD	York University Heights

GALLERY



LISTING AGENT

Pavel Shaganenko

THE CANADIAN HOME 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.