



FOR SALE

COMMERCIAL RETAIL

MLS# W13162914

1530 Keele Street, Toronto, ON M6N 3E9

Keelesdale-Eglinton West, Toronto · M6N 3E9

C\$ 5,990,000

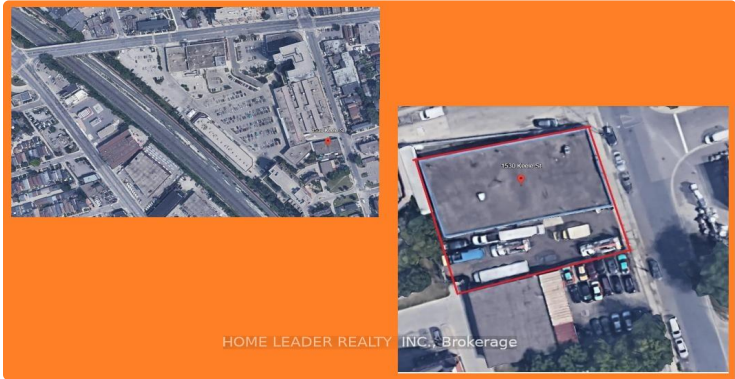
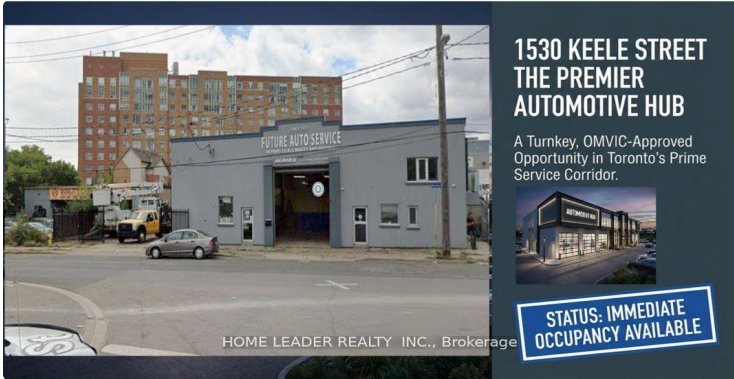
0	1	12,368	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

MIXED-USE COMMERCIAL + RESIDENTIAL ZONING Prime Keelesdale Auto Shop - 50+ Yr Legacy! Lease & Get Business FREE at this OMVIC-approved, zoned for bodyshop mechanical/repair/body shop. Over 50 years serving auto/truck repairs - instant reputation & clientele, no buy-in needed! Highlights: - 12,367 sq ft lot (fenced) - 7,200 sq ft bldg. (14' ceilings) - 3 drive-in gates-500 sq ft office mezzanine - 22 parking spots (15 out/7 in) - Turnkey for techs - \$3800/Y Insurance, Act fast! - RESIDENTIAL \ COMMERCIAL ZONING WITH POSSIBILITY OF BUILDING 16 PLUS STCKED TOWNHOME AS SHOWN ON IMAGES.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Sale
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$17,079
POSTAL CODE	M6N 3E9
NEIGHBOURHOOD	Keelesdale-Eglinton West

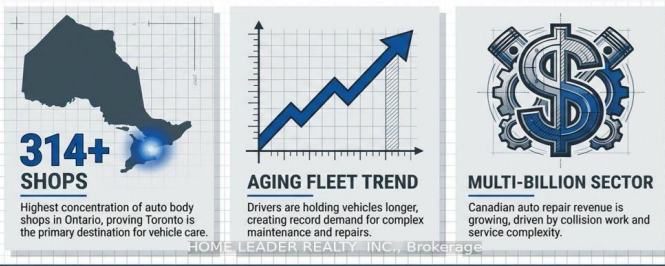


EXECUTIVE SUMMARY: THE OPPORTUNITY



MACRO VALIDATION: TORONTO MARKET ANALYSIS

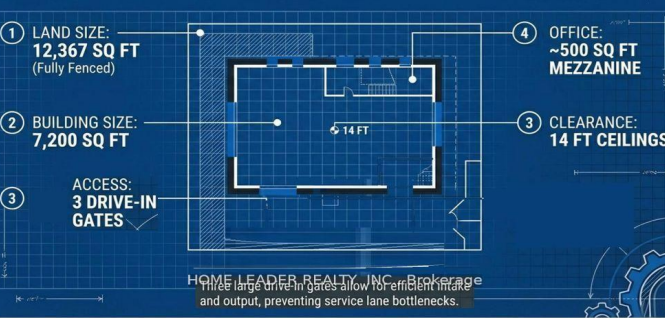
Demand for Repair Services is Outpacing Supply Across the GTA.



MICRO ECOSYSTEM: PROVEN SERVICE CLUSTER



ASSET SPECIFICATIONS



THE TURNKEY ADVANTAGE LOGISTICS & OPERATIONAL READINESS

PARKING CAPACITY

22 (Total Spaces)
15 Outdoor Spaces / 7 Indoor Spaces

SECURITY

- Fully Fenced & Secured Perimeter (Vital for overnight vehicle storage).

THE 1530 KEELE ADVANTAGE

- OMVIC-Approved Safety Certification Status
- Zoning Approved: Auto/Service/Repair/Body Shop
- 50+ Year Legacy Site
- Start Billing Customers Day 1

HOME LEADER REALTY INC., Brokerage

STRATEGIC POTENTIAL: REVENUE AVENUES



RETAIL & COMMUTERS

Routine maintenance for the dense surrounding residential population.



COMMERCIAL FLEETS

High-uptime service for local delivery and trade vehicles.



HEAVY TRUCKS

14ft ceilings accommodate diagnostics for large vans and trucks.



INSURANCE & BODY

Collision repair revenue from insurance claims.

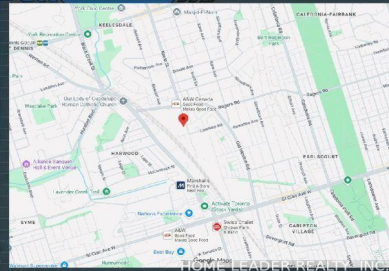


SPECIALTY / EV

High-margin niches like EV tuning and detailing.

HOME LEADER REALTY INC., Brokerage

CONNECTIVITY & POSITIONING



STRATEGIC CORRIDOR

Located on a high-volume north-south artery.
Proximity to major routes facilitates access for tow trucks and fleet drivers.
Strong street visibility maximizes brand exposure.

HOME LEADER REALTY INC., Brokerage

WHY 1530 KEELE IS A SUPERIOR ASSET

01. INFRASTRUCTURE



High ceilings, 3 drive-in gates, and secured fencing optimize workflow for both standard cars and heavy trucks.

02. MARKET STRENGTH



Located in a proven cluster of high-performing shops within a multi-billion dollar growth sector.



OMVIC readiness and existing zoning eliminate the regulatory lag time typical of new locations.

HOME LEADER REALTY INC., Brokerage

SECURE YOUR FOOTHOLD

NEXT STEPS

- Contact Broker to sign Confidentiality Agreement.
- Schedule a private tour of the facility.
- Discuss client base projections and lease terms.



MAZIAR MOINI
BROKER OF RECORD
HOME LEADER REALTY INC.
Maziar.mo@homeliderrealty.com
647-370-7654

A rare opportunity to acquire a legacy Brokerage site.



LISTING AGENT

Pavel Shaganenko

HOME LEADER REALTY INC.

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.