



FOR SALE

INDUSTRIAL

MLS# W13479542

45 Brisbane Road 9, Toronto, ON M3J 2K1

York University Heights, Toronto · M3J 2K1

C\$ 14

0	0	2,100	—	—	For Sub-Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Modern, bright commercial sub-lease opportunity, perfectly move-in ready unit for food-use business. The office layout features a welcoming reception area, a private office, and a versatile open area suitable for a showroom or additional workstations. The warehouse is equipped with a roll-up shipping door and a premium walk-in fridge/freezer combo unit, which is to be purchased by the subtenant for \$50,000 (Freezer: ~800 SF; Fridge/Cooler: ~500 SF). Property restrictions: overnight parking, trailer parking, and outside storage are strictly prohibited. Current Lease is set to expire on January 31, 2028.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
ANNUAL TAX	\$6
POSTAL CODE	M3J 2K1
NEIGHBOURHOOD	York University Heights

GALLERY



LISTING AGENT

Pavel Shaganenko

VANGUARD REALTY BROKERAGE CORP.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.