



FOR SALE

INDUSTRIAL

MLS# W13536298

346-348 Ryding Avenue, Toronto, ON M6N 1H5

Junction Area, Toronto · M6N 1H5

C\$ 6,599,000

0	0	14,000	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

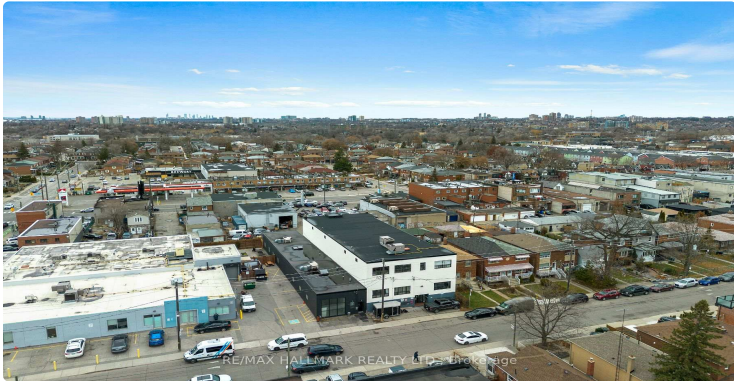
ABOUT THIS PROPERTY

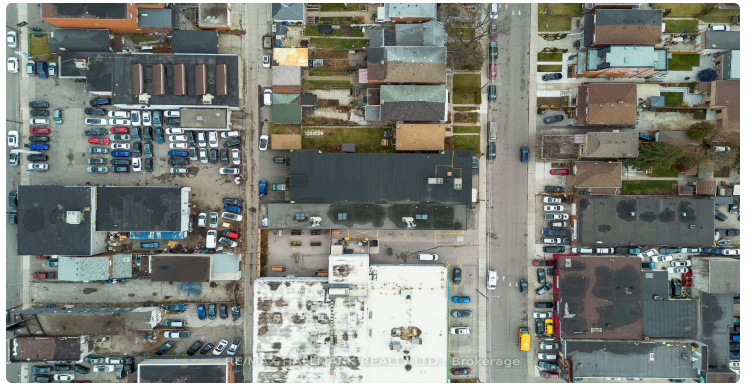
Prime Toronto Investment Opportunity in the Heart of the Junction! Opportunities like this are becoming increasingly rare. Secure a premier income-producing commercial property in one of Toronto's fastest-growing and most sought-after investment corridors-the vibrant Junction/Stockyards district.This exceptional asset is fully leased with a diverse mix of established tenants spanning office, professional, retail, service, and storage uses, providing immediate, reliable cash flow from day one. Offering strong gross rental income and an attractive return exceeding 4%, this is an investment designed to perform today while positioning you for substantial future appreciation.The upgraded building features expansive, open-concept spaces that easily accommodate a variety of commercial uses, along with two freight doors for efficient shipping, receiving, and logistics operations. Outstanding connectivity to Toronto's major highways makes this an ideal location for businesses requiring exceptional accessibility.Beyond its current income, this property offers tremendous long-term potential. Situated on a generously sized lot in an area experiencing unprecedented growth, it presents exciting opportunities for future expansion, redevelopment, or value enhancement as the neighbourhood continues to evolve. Surrounded by major retail destinations, including The Stockyards shopping district and national big-box retailers, the property is perfectly positioned to benefit from the area's ongoing revitalization, new developments, infrastructure investments, and increasing demand for commercial space.Whether you're looking to strengthen your investment portfolio with a stable, income-generating asset or secure a strategic property with outstanding future upside, this is an opportunity that deserves your attention.Complete financial statements, lease information, TMI details, and additional documentation are available through the listing agent.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
ANNUAL TAX	\$38,239
POSTAL CODE	M6N 1H5
NEIGHBOURHOOD	Junction Area

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.