



FOR SALE

INDUSTRIAL

MLS# W13706212

186 Thirtieth Street, Toronto, ON M8W 3C5

Alderwood, Toronto · M8W 3C5

C\$ 1,395,000

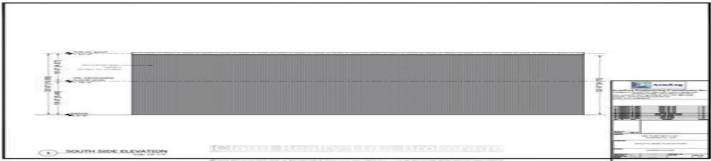
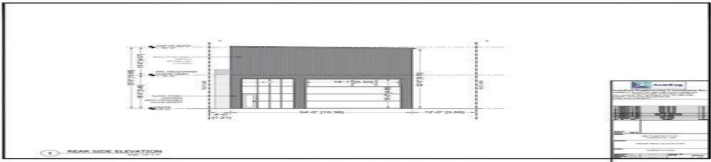
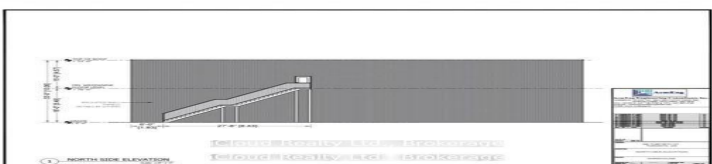
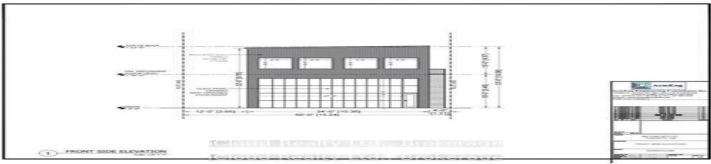
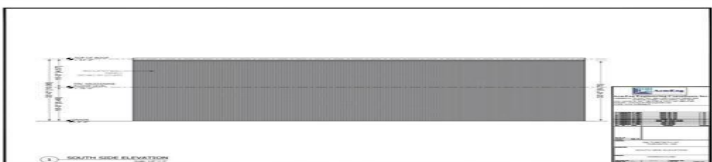
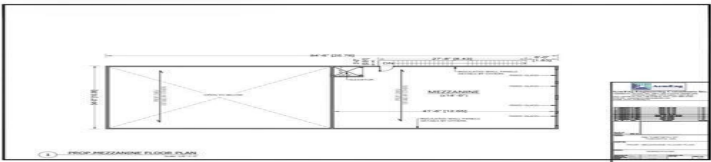
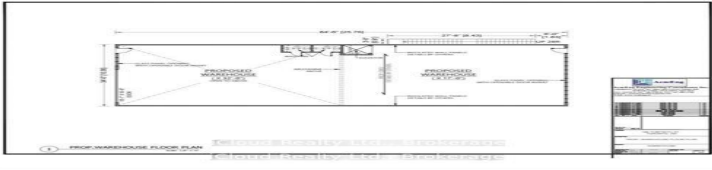
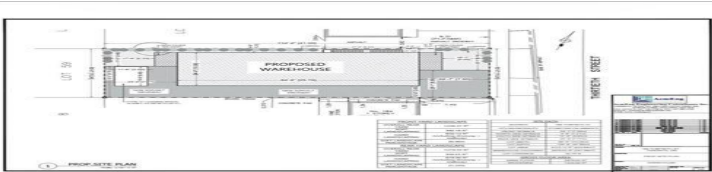
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BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

186 Thirtieth St. is a strategically located industrial property designed within a Core Employment Area, permitting a range of employment uses including warehouse development. Planning Status: the property has received final approval from the Toronto Local appeal Body for the construction of a warehouse building. the approval confirms that the proposed development complies with applicable planning policy and represents appropriate intensification of employment use on the site. Approved Development: Warehouse building with mezzanine/ functional rear loading configuration/site layout optimized for the lot's dimensions. Approved Variances (Summary) Minor variances have been approved to facilitate efficient site design, including: Reduced side yard setbacks/reduced driveway and loading access width (designed for safe one-way operation). These variances were reviewed and accepted by both the Tribunal and the City with no opposition. Key Highlights for Buyers and Developers: Fully approved development concept removes entitlement risk. Employment zoning (E.10)supports commercial /industrial uses. Infill development opportunity in a supply-constrained employment area. Efficient building footprint maximizes usable space on the lot and City- supported planning outcome. Next steps and conditions: standard conditions remain, including landscape approval, tree permits and financial securities- typical for developments of this nature. Supporting Materials Available: TLAB Decision & Order (March 19 2026) , Approved site plan, floor plans and elevations as well as Planning and technical reports!

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
ANNUAL TAX	\$3,740
POSTAL CODE	M8W 3C5
NEIGHBOURHOOD	Alderwood



LISTING AGENT

Pavel Shaganenko

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Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.