



VERTICAL MARKETING REALTY, Brokerage

FOR SALE

INDUSTRIAL

MLS# W13772610

14 Toro Road, Toronto, ON M3J 2A7

York University Heights, Toronto · M3J 2A7

C\$ 4,300,000

0	0	8,928	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Freestanding industrial investment opportunity situated on just under half an acre in the highly sought-after York University Heights area. Ideally located just off Keele Street, south of Finch Avenue, with excellent exposure and convenient access to rapid transit. The building offers clear heights ranging from approximately 12 to 18 feet and flexible zoning permitting a variety of uses, including automotive. Fully tenanted with a long-term lease, annual rent escalations and two additional five-year renewal options. Currently generating an approximate 4.6% capitalization rate. Located in a rapidly transitioning neighbourhood experiencing substantial development and a diminishing supply of industrial and office properties-providing excellent long-term upside and potential future redevelopment opportunities. The seller will complete exterior re-stuccoing and has recently completed Phase III environmental remediation at the rear of the property. An exceptional opportunity to acquire a well-located income-producing property with strong future potential.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
ANNUAL TAX	\$32,016
POSTAL CODE	M3J 2A7
NEIGHBOURHOOD	York University Heights

GALLERY





LISTING AGENT

Pavel Shaganenko

VERTICAL MARKETING REALTY

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