



FOR SALE

INDUSTRIAL

MLS# W13838362

20 Jenet Avenue, Toronto, ON M6H 1R4

Dovercourt-Wallace Emerson-Junction, Toronto · M6H 1R4

C\$ 1

0	0	5,519	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare Freestanding Industrial Opportunity in Central Toronto. An exceptional opportunity to acquire a freestanding industrial property in one of Toronto's most supply-constrained employment corridors. Located just north of Bloor Street near Lansdowne Avenue, this 5,519 sq. ft. facility sits on a 0.288-acre (12,561 sq. ft.) site and offers outstanding owner-user, investor, and redevelopment potential. The property features two functional workspaces, including a 1,250 sq. ft. mechanic shop with 13-foot clear height and a 4,280 sq. ft. body shop with 20.5-foot clear height. Additional features include two drive-in doors, two grade-level doors, gas forced-air heating, and excellent accessibility with the TTC subway just minutes away. Zoned Employment Industrial (E1), the property supports a broad range of industrial and employment uses, including automotive, manufacturing, warehousing, trades, contractor services, and other industrial operations. The site has the ability to expand the existing building to approximately 14,000 sq. ft., creating significant long-term value and redevelopment potential (Buyer to obtain permits). The sale includes a long-established automotive business together with an extensive package of fixtures, chattels, and equipment, including a spray booth, hoists, frame racks, workbenches, storage systems, office furniture, and a comprehensive inventory of shop equipment, allowing for immediate occupancy and operation. Opportunities to acquire a freestanding industrial asset of this nature in central Toronto are increasingly rare. Whether you're an owner-user looking to expand your operations, an investor seeking a strategic industrial holding, or a developer pursuing long-term intensification potential, this property offers exceptional flexibility and upside.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
ANNUAL TAX	\$47,535
POSTAL CODE	M6H 1R4
NEIGHBOURHOOD	Dovercourt-Wallace Emerson-Junction

GALLERY



20 JENET AVENUE

TORONTO, ON M6H 1R4

RARE FREESTANDING INDUSTRIAL OPPORTUNITY IN CENTRAL TORONTO

PROPERTY HIGHLIGHTS

- Freestanding industrial building
- 5,519 sq. ft. building on 0.288-acre (12,561 sq. ft.) lot
- Two functional workspaces: 1,200 sq. ft. mechanic shop & 4,300 sq. ft. utility shop
- Clear heights:
 - 13 ft. (mechanic shop)
 - 20.5 ft. (utility shop)
- Two drive-in doors
- Two grade-level doors
- Gas forced-air heating
- Zoned Employment Industrial (E1)
- Ability to expand to approx. 14,000 sq. ft. (Buyer to obtain permits)
- TTC subway just minutes away
- near Landmark & Bloor
- Established automotive business and extensive equipment package included

OFFERING SUMMARY

Building Size: 5,519 sq. ft.
Lot Size: 0.288-acre (12,561 sq. ft.)
Zoning: Employment Industrial (E1)
Clear Height: 13 - 20.5
Property Type: Freestanding Industrial
Taxes (2024): \$47,834.73
Sale Includes: Fixtures, Furnishings, Chandeliers and Equipment

EXCELLENT ACCESSIBILITY

TTC Landmark Station 4-min walk
Minutes to Bloor St. W. & Dupont St.
Quick access to Queen's Expressway & Highway 401

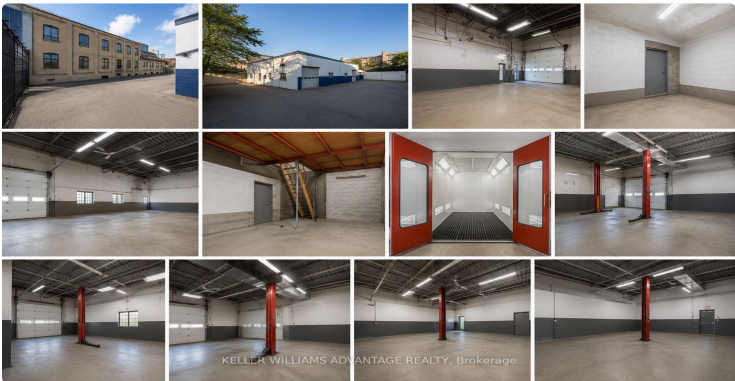
LOCATION MAP

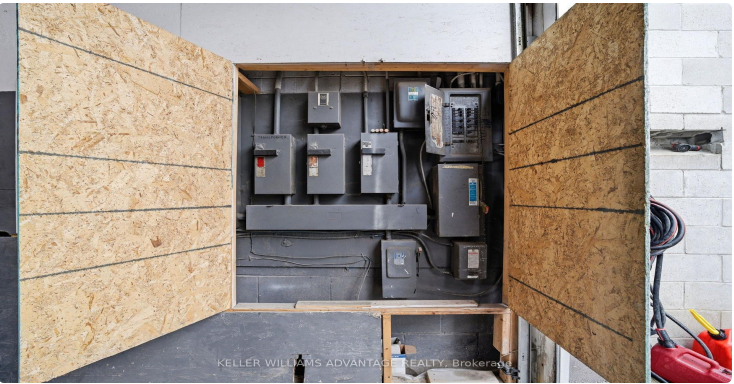
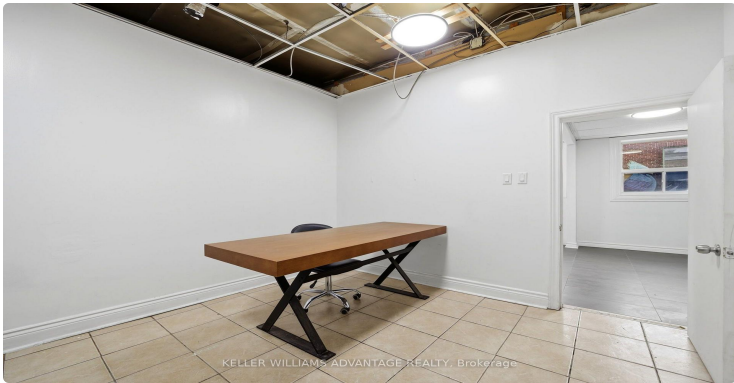
IDEAL FOR

- Automotive / Collision
- Manufacturing
- Warehousing / Distribution
- Trucks / Courier/Service
- Inventory / Redesign/development

PRIME CENTRAL TORONTO LOCATION
OWNER-USER
REDEVELOPMENT POTENTIAL

UNIQUE INDUSTRIAL ASSET | RARE FREESTANDING OPPORTUNITY | FLEXIBLE USES | SIGNIFICANT UPSIDE





LISTING AGENT

Pavel Shaganenko

KELLER WILLIAMS ADVANTAGE REALTY

Email: pshaganenko@gmail.com

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.