



FOR SALE

INDUSTRIAL

MLS# W13860484

35 Stoffel Drive 14, Toronto, ON M9W 6A8

West Humber-Clairville, Toronto · M9W 6A8

C\$ 2,190,000

0	0	3,840	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

3,840 SF Industrial Condo with Finished Office Build-Out for Sale in Prime Central Etobicoke. An excellent opportunity for an owner-user or investor seeking a versatile industrial unit combining functional warehouse space with professionally finished office space. Located in a renovated industrial condo complex with excellent Highway 401 exposure and convenient access to Hwys 401, 427, 409, and Pearson International Airport. The unit features a drive-in shipping door, substantial finished office build-out and E1.0 zoning, allowing for a wide variety of employment and industrial uses. The combination of warehouse and office space makes this an ideal option for businesses looking to operate their administrative and industrial functions from one location. Excellent central GTA location with strong highway connectivity and accessibility for employees, customers and distribution. Unit 13 is also available for purchase, creating a rare opportunity to acquire additional contiguous space for a larger operation.

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
ANNUAL TAX	\$10,790
POSTAL CODE	M9W 6A8
NEIGHBOURHOOD	West Humber-Clairville

GALLERY





LISTING AGENT

Pavel Shaganenko

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