



ROYAL LEPAGE FLOWER CITY REALTY Brokerage

FOR SALE

INDUSTRIAL

MLS# W13866836

37 Stoffel Drive 9, Toronto, ON M9W 6A8

West Humber-Clairville, Toronto · M9W 6A8

C\$ 19

0	0	4,400	—	0-5	For Sub-Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime industrial leasing opportunity with excellent Highway 401 exposure in a recently upgraded commercial-industrial plaza. This versatile space is ideal for light manufacturing, warehousing, distribution, B2B operations, showroom, office, or other permitted E1 uses. The unit offers approximately 1,200 sq. ft. of professionally finished office/retail area with modern finishes and lighting, plus approximately 3,200 sq. ft. of functional warehouse space designed for efficient operations. Features include modern leasehold improvements, strong signage visibility, and 15+ parking spaces. This is an excellent option for businesses requiring flexibility, accessibility, and a highly visible Toronto location.

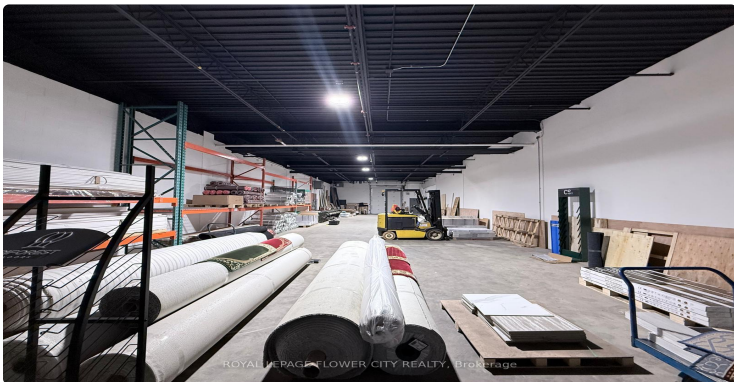
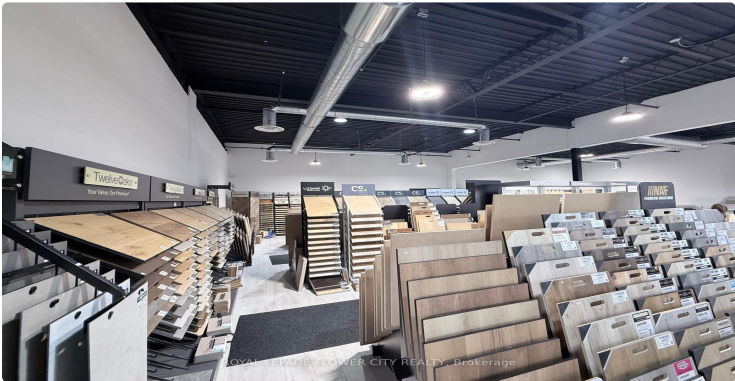
FEATURES

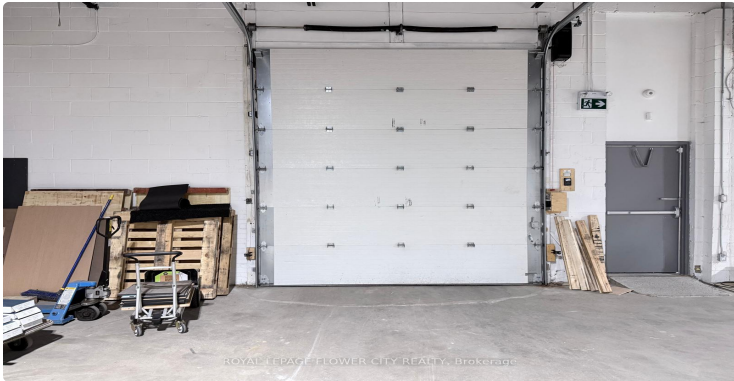
✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Industrial
LISTING STATUS	For Sale
PROPERTY TYPE	Industrial
AGE	0-5 years
ANNUAL TAX	\$8
POSTAL CODE	M9W 6A8
NEIGHBOURHOOD	West Humber-Clairville

GALLERY





LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE FLOWER CITY REALTY

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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.