



SUTTON GROUP-ADMIRAL REALTY INC., Brokerage

FOR SALE

INDUSTRIAL

MLS# W14095644

# 130 Lepage Court #1, Toronto, ON M3J 3J1

York University Heights, Toronto · M3J 3J1

C\$ 987,000

|          |           |       |         |           |          |
|----------|-----------|-------|---------|-----------|----------|
| 0        | 2         | 1,725 | —       | —         | For Sale |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE     |

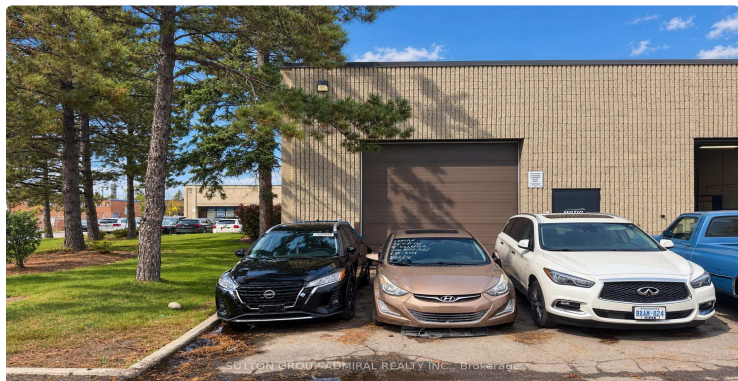
# ABOUT THIS PROPERTY

Rarely Offered Corner Industrial Condo Unit! Maximize Your Operational Footprint With This Highly Functional Layout. This Property Offers a 1725 Sq. Ft. Grade-Level Footprint (1175 Sq. Ft. Warehouse And 550 Sq. Ft. For Office/Showroom) PLUS A Bonus 400 Sq. Ft. Mezzanine - 2125 Sq. Ft. Combined. The Unit Has Been Intelligently Split To Allow You To Keep Your Primary Floor Entirely Dedicated To Operations/Manufacturing or Showroom Needs. The 400SF Mezzanine Boasts A Professionally Installed Concrete Slab Floor Allowing For An Additional Private Office And Two Storage Rooms Accessible By Two Permanent Structural Steel Stairs From The Office or Warehouse. First Unit While Driving Into The Complex Allowing For Easy Access with With 18' Ceiling Height, 16' Clear Height, 12' Drive -In Door. The Warehouse Has Epoxy Floors And The Entire Unit Has Been Updated with Bright LEDS Throughout. The Reception Area and Office Are Bright as Windows Wrap Around The Office Area Exposed Unto Greenspace, 2 Washrooms With an Additional Separate Laundry Sink. 5 Total Reserved Parking With (2) at the Front & (3) Back Of Unit, Plus Visitor Parking. Easy Access To Major Highways & To The New Keele/Finch Subway. Well Managed Building, Clean Use Unit.

## PROPERTY DETAILS

|                |                         |
|----------------|-------------------------|
| PROPERTY TYPE  | Industrial              |
| LISTING STATUS | For Sale                |
| PROPERTY TYPE  | Industrial              |
| ANNUAL TAX     | \$5,580                 |
| POSTAL CODE    | M3J 3J1                 |
| NEIGHBOURHOOD  | York University Heights |

## GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

SUTTON GROUP-ADMIRAL REALTY INC.

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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.