



495 Commissioners Street, Toronto, ON

# For Lease | Close to Downtown Core

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# Property Overview



## Site Size Options

West Parcel: 3.3 Acres

East Parcel: 1 Acre

All Parcels: 4.3 Acres



[View Property Video](#)

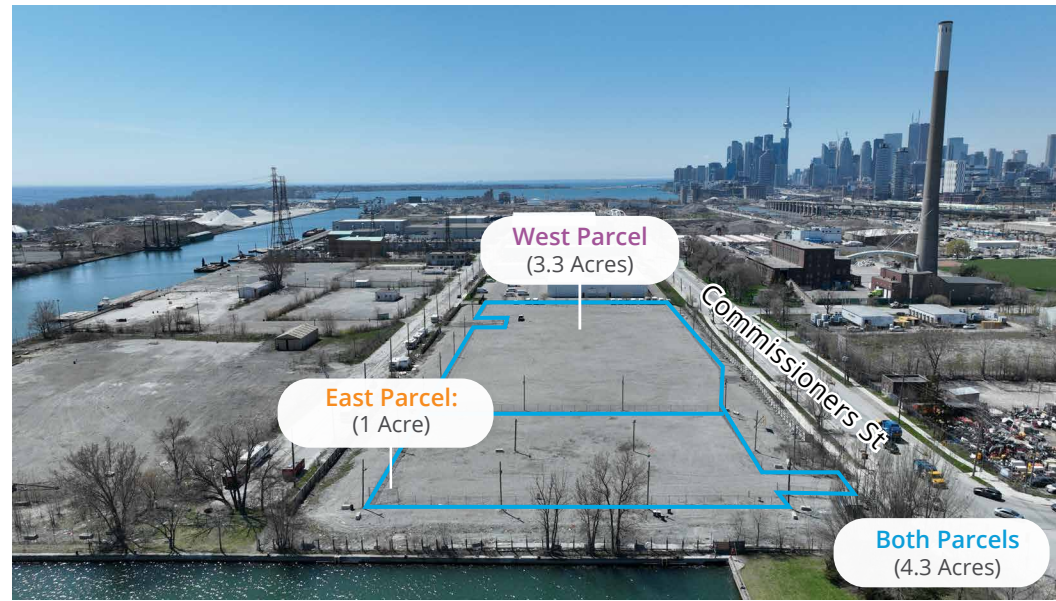
<b>Civic Address</b>	495 Commissioners Street
<b>Location</b>	Toronto, Ontario
<b>Zoning</b>	I3 D2
<b>Total Acreage</b>	4.3 Acres
<b>Lease Rate</b>	\$300,000 per acre per annum
<b>Taxes</b>	\$36,788.00 (2022)
<b>Availability</b>	Immediate

## Property Highlights

- Site is graded, compacted, lit & fenced, no water access
- Key-pad controlled security gates
- Efficient rectangular configuration
- Easily accessible via DVP and Lakeshore Boulevard
- Minutes to the studio district and Downtown Toronto
- Ideal for auto, parking, trailer parking & outside storage
- Shorter term outside storage leases will be considered with reduced rate option. Contact listing team for more details.



# Property Photos





# Property Photos



# Zoning & Permitted Uses

## (I3 D2 ZONE) NON-RESIDENTIAL USES

- I. Parks, Recreation, Places of Amusement and Assembly
  - Public Park
- II. Community Services, Cultural Arts and Arts Facilities
  - Clinic
  - Community Health Centre
  - Day Nursery
  - Fire Hall
  - Police Station
- III. General Institutions
  - Post Office
  - Union Hall
- IV. Retail and Service Shops
  - Branch of a Bank or Financial Institution
  - Brew-on-premises Establishment
  - Caterer's Shop
  - Dry-Cleaning Distribution Station
  - Duplicating Shop
  - Newsstand
  - Personal Grooming Establishment
  - Restaurant
  - Service, Rental or Repair Shop
  - Tailoring Shop
  - Take-Out Restaurant
- V. Workshops and Studios
  - Artist's or Photographer's Studio
  - Communications and Broadcasting Establishment
  - Custom Workshop
  - Data Processing Establishment
  - Designer's Studio
  - Industrial Computer Service
  - Laboratory, Class A
  - Performing Arts Studio
  - Publisher

- VI. Automobile Related Uses
  - Car Washing Establishment
  - Parking Area
  - Parking Garage
  - Private Commercial Garage
  - Private Garage
  - Sales or Hire Garage
  - Taxicab Stand or Station
- VII. Public
  - City Yard, Class A
  - Public Commercial Sales
  - Public Harbour Works including Public Wharves, Lighthouses and Beacons
  - Pumping Station
  - Waterworks
  - Software, Design and Development Establishment





# Zoning & Permitted Uses

## (I3 D2 ZONE) NON-RESIDENTIAL USES CONTINUED

### VIII. Warehousing and Storage

- Cold Storage Plant
- Contractor's Yard
- Food Warehouse
- Food Wholesaling Establishment
- Open Storage Yard
- Recycling Shop
- Storage Warehouse, Class A
- Wholesaling Establishment - General

### IX. Industrial Workshops

- Bookbinder's Shop
- Carpenter's Shop
- Cleaning Plant
- Contractor's Shop, Class A
- Contractor's Shop, Class B
- Sheet Metal Shop
- Welder's Shop

### X. Sales Outlet

- Builder's Supply Yard

### XI. Transportation, Distribution and Related Uses

- Bread Distributing Depot
- Bus Station
- Cartage, Express or Truck Transport Yard
- Commercial Stable
- Courier Service
- Industrial Catering Service
- Postal Sorting Station
- Public Transit
- Railway, including Service and Repair Yards
- Railway Station
- Security Service and Business Equipment
- Shipping, Trans-Shipping or Distributing Depot

### XII. Manufacturing and Related Uses

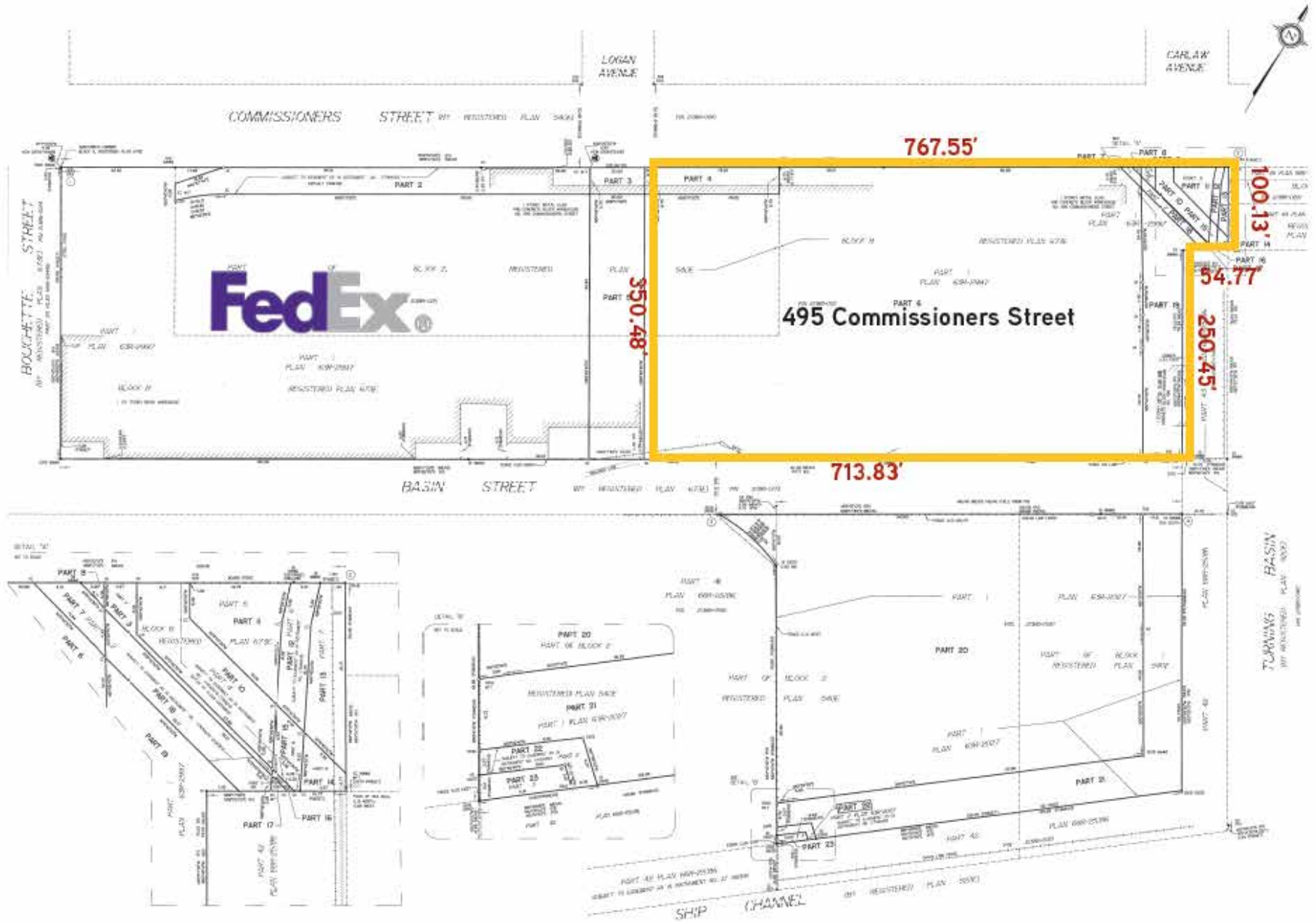
- Animal Food Factory
- Bakery
- Brewery

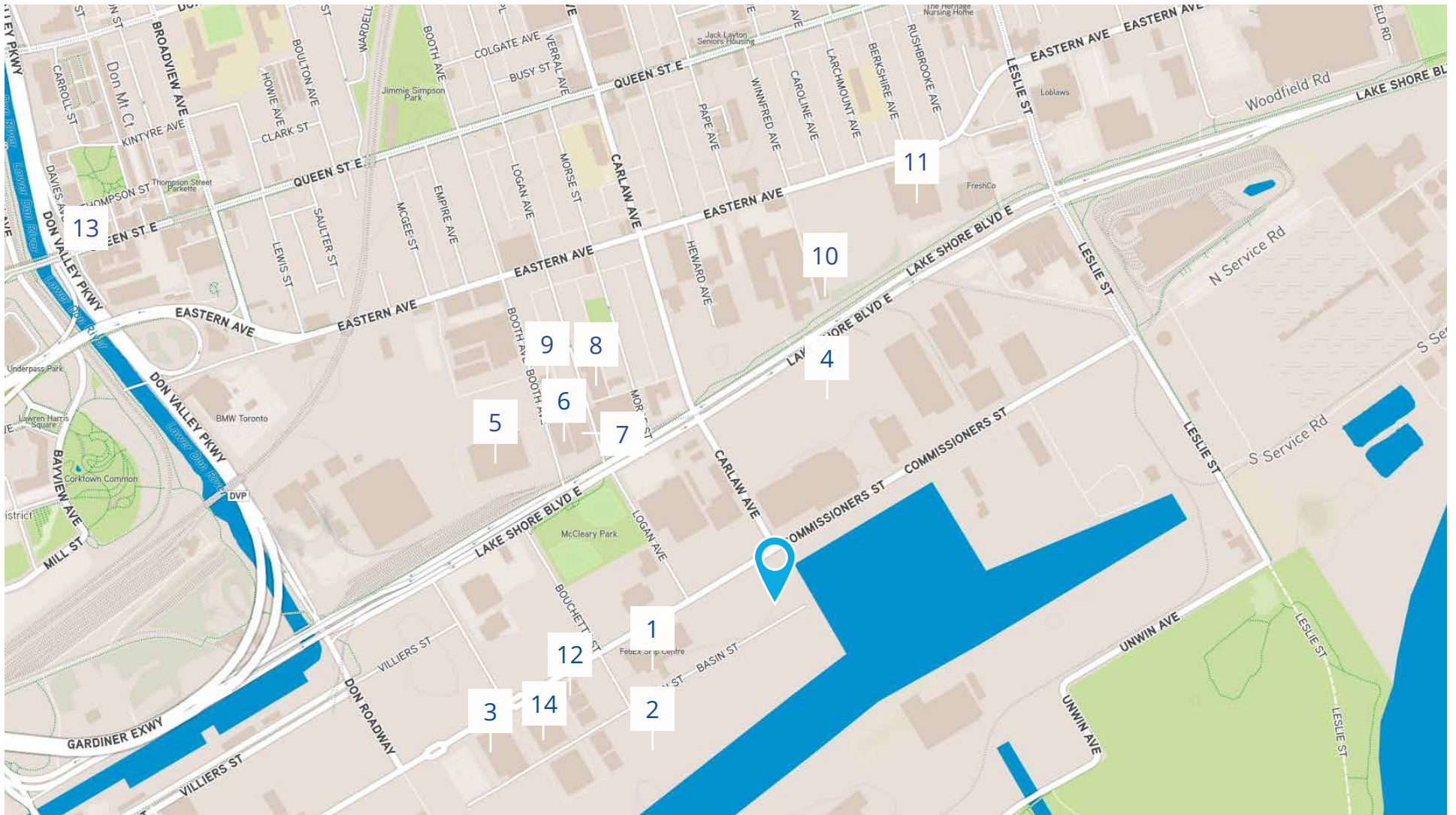
- Canning Factory (Fruits, Vegetables)
- Ceramics Factory
- Cereal Food Products Factory
- Dairy Products Plant
- Distillery
- Electronic Equipment Factory
- Garment Factory
- Gelatine Factory
- Manufacturing Plant
- Meat Products Plant
- Metal Products Plant
- Metal Wares Factory
- Packaging Plant
- Pharmaceutical Factory
- Photographic Plant
- Plastic Products Factory
- Printing Plant
- Soft Drink Bottling Works
- Textile Factory
- Vegetable Food Products Factory
- Wholesale Dyeing Plant
- Winery
- Wood Products Factory

### XIII. Miscellaneous

- Animal Hospital
- Commercial School
- Market Gardening
- Newspaper Plant
- Ornamental Structure
- Trade School

# Survey





 495 Commissioners Street

# Corporate Neighbours

- |                            |                     |  |
|----------------------------|---------------------|--|
| 1 Fedex Ship Centre        | 6 S1 Group          | 11 Future GM Campus                                      |
| 2 Performance Solutions    | 7 Shaftesbury       | 12 Sheridan Screen Industries Research & Training Centre |
| 3 Pinewood Toronto Studios | 8 Berman & Co. Ltd. | 13 Factory Film Studio                                   |
| 4 Showline Studios         | 9 Sugino Studio     | 14 SK Films Inc.   |
| 5 Cinspace Studios         | 10 Pixmondo         |  |





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