

INDUSTRIAL/OFFICE SPACE AVAILABLE

FOR LEASE



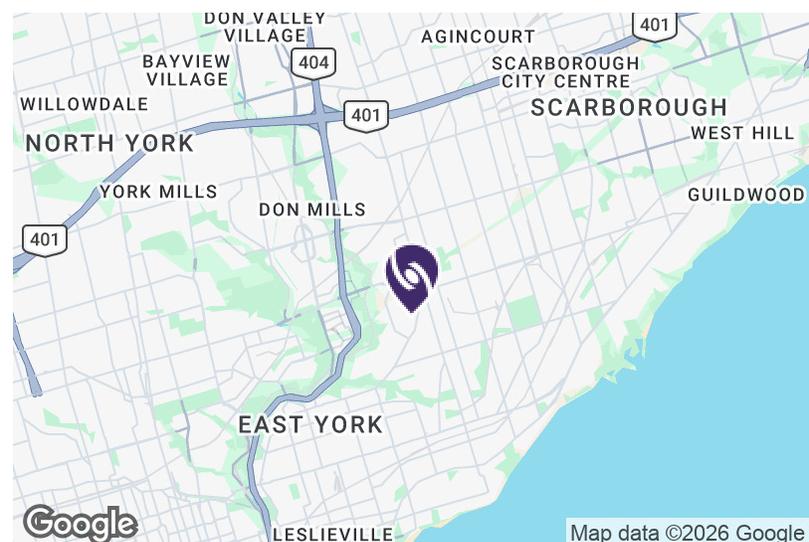
71 Sunrise Avenue, Toronto, ON, M4A 1A9



SIZE: 4,571 SF

Clean industrial unit located conveniently at Victoria Park & Eglinton, offering a strong labour pool, and convenient access to transit and major highways.

- Unit is currently operating as a micro-brewery/event space consisting of storage, seating and tasting area, and offices.
- Can be converted back to traditional warehouse, storage or office uses.
- One truck-level door on the side of the unit with a loading platform, accommodating mid-sized trucks.
- Tenant responsible for their own utilities, water, and proportionate share of snow removal costs.
- Four designated parking spots available in front of the building.



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The Behar Group Realty Inc., Brokerage



PROPERTY DETAILS	
Size:	4,571 SF
Lease Rate:	\$23.50 SF/yr (Gross)
Truck Level Doors:	One (1) with loading platform
Clear Height:	12'
Zoning:	E1 (x4)

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	13,392	150,858	422,157
Daytime Population	14,239	147,627	376,756
Total Households	4,883	55,244	155,754
Average Household Income	\$99,128	\$104,968	\$126,057

Data Source: Environics Estimates 2025

Map data ©2026 Google Imagery ©2026 Airbus, CNES / Airbus, First Base Solutions, Maxar Technologies

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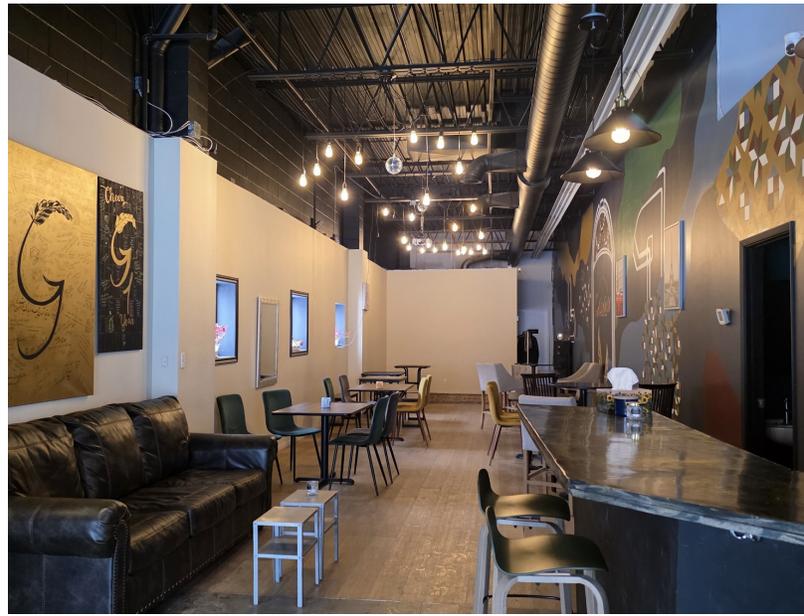
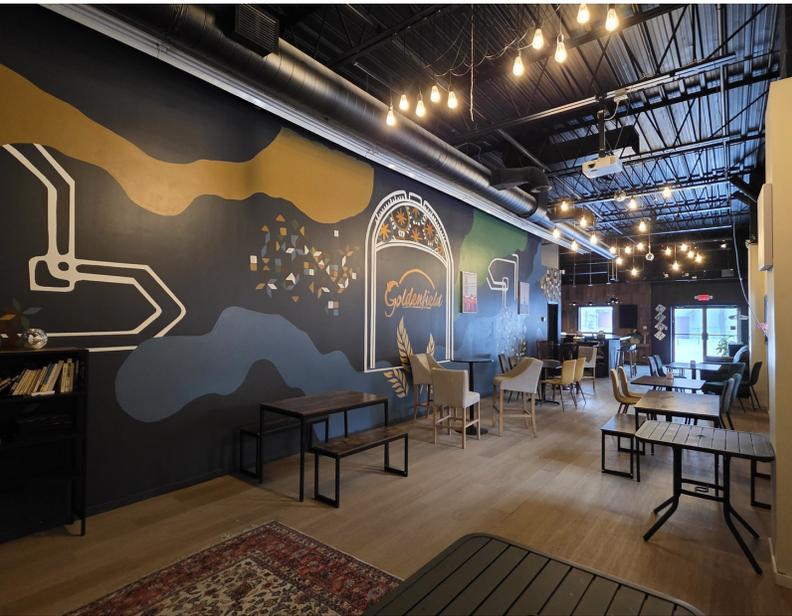
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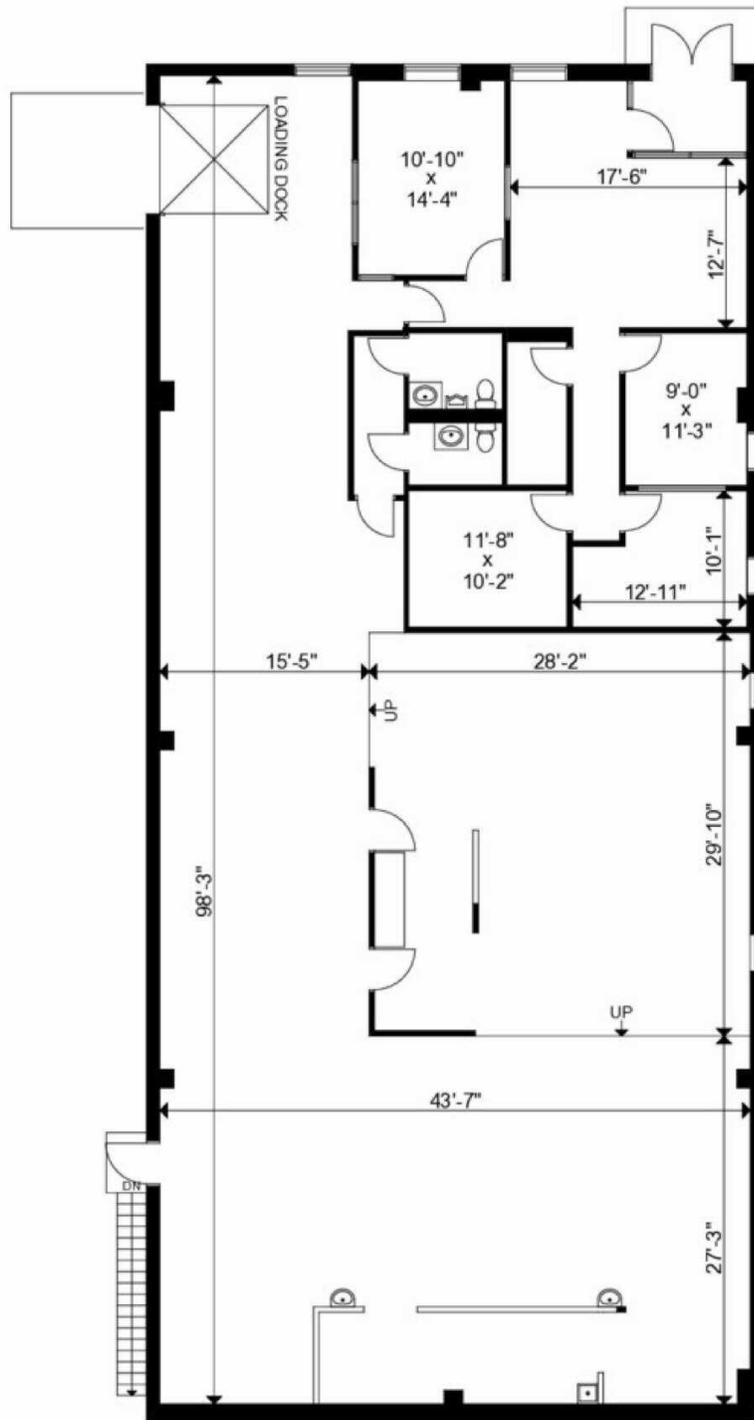
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**Floor plan for reference only.
Does not reflect current build out.**



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Site-Specific ZONING

E 1.0 (EMPLOYMENT INDUSTRIAL ZONE)

PERMITTED USES:

Ambulance Depot
Animal Shelter
Artist Studio
Automated Banking Machine
Bindery
Building Supply Yards
Carpenter's Shop
Cold Storage
Contractor's Establishment
Custom Workshop
Dry Cleaning or Laundry Plant
Financial Institution
Fire Hall
Industrial Sales and Service Use
Kennel
Laboratory
All Manufacturing Uses except:
1) Abattoir, Slaughterhouse or Rendering of Animals Factory;
2) Ammunition, Firearms or Fireworks Factory;
3) Asphalt Plant;
4) Cement Plant, or Concrete Batching Plant;
5) Crude Petroleum Oil or Coal Refinery;
6) Explosives Factory;
7) Industrial Gas Manufacturing;

PERMITTED USES - WITH CONDITIONS

Body Rub Service (32)
Cogeneration Energy (26)
Crematorium (33)
Drive Through Facility (5,21)
Eating Establishment (1,19,30)
Marihuana production facility (2)
Metal Factory involving Forging and Stamping (25)
Open Storage (10)
Outdoor Patio (9)
Public Utility (27,29)
Recovery Facility (8)
Recreation Use (7)

8) Large Scale Smelting or Foundry Operations for the Primary Processing of Metals;
9) Pesticide or Fertilizer Manufacturing;
10) Petrochemical Manufacturing;
11) Primary Processing of Gypsum;
12) Primary Processing of Limestone;
13) Primary Processing of Oil-based Paints, Oil-based Coatings or Adhesives;
14) Pulp Mill, using pulpwood or other vegetable fibres;
15) Resin, Natural or Synthetic Rubber Manufacturing;
16) Tannery
Office
Park
Performing Arts Studio
Pet Services
Police Station
Printing Establishment
Production Studio
Public Works Yard
Service Shop
Software Development and Processing
Warehouse
Wholesaling Use [By-law: OMB PL130592]

Renewable Energy (26)
Retail Service (3)
Retail Store (4,30)
Shipping Terminal (11)
Take-out Eating Establishment (1,30)
Transportation Use (28)
Vehicle Depot (6)
Vehicle Fuel Station (16,30)
Vehicle Repair Shop (23)
Vehicle Service Shop (17,31)
Vehicle Washing Establishment (18) [By-law: 0403-2014]
[By-law: 1124-2018] [By-law: 1198-2019]

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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