



INDUSTRIAL OFFERING MEMORANDUM

Unit 21 – 130 Industry Street, Toronto, Ontario

Asking Price **\$1,399,999** | Building Area **3,768 SF** | Approx. **\$372 PSF**

An institutional-style marketing package for direct investors, owner-users, and brokerage networks evaluating a flexible industrial / showroom condominium opportunity in Toronto's Brookhaven-Amesbury node.

Prepared for **Evelyn Santizo** | Commercial Real Estate Broker

Executive Summary

\$1.4M

Asking Price

\$1,399,999 total

3,768

Building Area (SF)

Two-level configuration

\$372

Price / SF

Subject asking PSF

\$517

Selected Comp Avg.

LoopNet Canada references

Unit 21 presents a rare opportunity to acquire a highly flexible industrial commercial condominium in Toronto — combining showroom-style frontage, finished office, and rear loading functionality. At **\$372 PSF**, the subject sits at an approximate **28% discount** to the selected LoopNet Canada comparable set averaging ~\$517 PSF. Investment themes include flexible small-bay product, visible showroom image, multiple end-user profiles, and a value-oriented entry basis.

Investment Highlights & Property Overview

Key Highlights

- 3,768 SF two-level industrial condo with storefront-style entrance
- Asking \$1,399,999 (~\$372 PSF) — favorable vs. selected comps
- Rear loading door supports warehouse / receiving functionality
- Showroom, office, and storage capability for diverse users
- Brookhaven-Amesbury location; quick access to Black Creek Dr & Hwy 401
- Suitable for owner-user, partial lease-up, or full lease-up strategies

Property Details

Address: Unit 21 – 130 Industry St, Toronto, ON M6M 5G3

Product Type: Industrial commercial condo / flex showroom

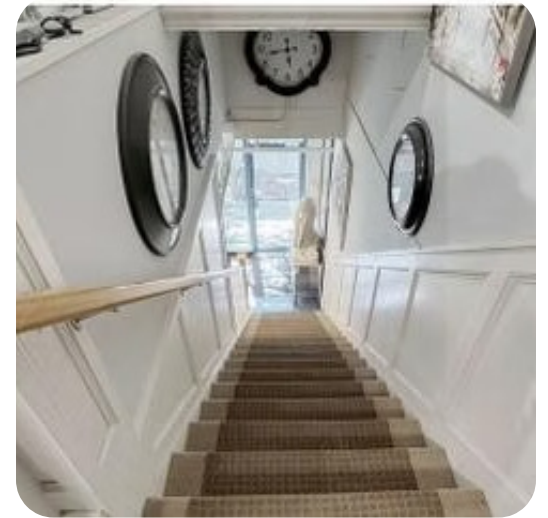
Complex: 125,126 SF rentable area; Class C; flex / showroom; built / renovated 1990 / 2023

Major Intersections: Black Creek Dr & Lawrence Ave W; Keele St & Lawrence Ave W

Visual Identity: Storefront glazed entry plus rear loading — supports both client-facing and warehouse functions

Photography – Exterior Presence & Access

Exterior imagery supports an institutional marketing narrative: established complex identity, customer-facing glazing, and visible rear loading — a dual personality that is a major leasing advantage.



Photography – Interior Merchandising & Storage Utility



Showroom / Merchandising Area — polished retail-showroom environment ideal for apparel, home furnishing, décor, and wholesale operators.



Rear Storage / Loading Area — functional receiving capacity supporting e-commerce, light distribution, and inventory-heavy users.

This combination can be attractive to apparel, home furnishing, décor, wholesale, e-commerce, and service-oriented occupiers, subject to zoning and condominium approvals.



Location, Access & Competitive Positioning

Roadway Advantage

Quick connection to Black Creek Drive improves north/south movement and connects efficiently toward Highway 401.

Client-Facing Benefit

Two-storey glazing and front entry create a stronger customer impression than purely industrial back-lot product.

Operational Benefit

Rear loading supports receiving / storage for wholesale, light distribution, and inventory-heavy users.

Use Case Profiles & Tenant Appeal

This asset can be marketed to a wider set of users than standard small-bay warehouse space, offering front-of-house presentation value and back-of-house storage functionality.



Wholesale / Showroom

Glazed entry and merchandising-ready interior support product display; rear loading supports receiving.



Apparel / Décor / Furnishing

Visual merchandising environment functions as both sales showroom and fulfillment / stockroom.



E-Commerce / Light Distribution

Office + storage combination suits businesses needing customer service / admin plus inventory staging.



Owner-User Hybrid

Occupy now while retaining flexibility for partial sublease, expansion, or branding.

- ❏ All uses remain subject to purchaser confirmation of zoning, condominium declaration / by-law permissions, and any required municipal approvals.

Illustrative Rental Income & Cap Rate Snapshot

The following scenarios are **illustrative underwriting cases only** for investor discussion — not appraisals, lease quotations, or guarantees.

Rental Income Scenarios

Scenario	Rate/SF	Gross Annual Revenue
Conservative Industrial	\$21.00	\$79,128
Hybrid Office / Showroom	\$25.00	\$94,200
Premium Service / Showroom	\$28.00	\$105,504

Cap Rate Snapshot

Line Item	Cons.	Hybrid	Premium
Annual Revenue	\$79,128	\$94,200	\$105,504
Illus. Expenses	\$28,500	\$28,500	\$28,500
Illus. NOI	\$50,628	\$65,700	\$77,004
Implied Cap Rate	3.62%	4.69%	5.50%

❏ Expense assumptions: taxes ~\$16,000; condo/CAM ~\$9,000; insurance/misc ~\$3,500. Placeholders for marketing and sensitivity testing only — not for acquisition underwriting.

Comparable Listings & Analysis

Selected LoopNet Canada references provide directional pricing context. The subject's ask of **~\$372 PSF** is below every listing in this package, which ranges from **\$460-\$597 PSF** (avg. ~\$517 PSF).

Comparable	SF	Asking Price	PSF	Notes
35 Van Kirk Dr, Brampton	5,216	\$2,529,760	\$485	Prime flex condo; drive-in & truck-level shipping
111 Finchdene Sq, Unit 4, Toronto	4,000	\$2,100,000	\$525	Industrial condo; 14' clear; Hwy 401/407 access
525 Milner Ave, Toronto	4,538	\$2,089,000	\$460	Corner unit; substantial office finish; Hwy 401
1270 Finch Ave W, Toronto	3,332	\$1,988,000	\$597	Rare corner/end unit; two-level; North Toronto
Subject – Unit 21	3,768	\$1,399,999	\$372	~28% below selected comp avg.



vs. Van Kirk Dr

\$113 PSF below at \$485 PSF



vs. Finchdene Sq

\$153 PSF below at \$525 PSF



vs. Finch Ave W

\$225 PSF below at \$597 PSF



Buyer Strategy Options & Contact

Buyer Strategies

- **Owner-User Purchase**
Immediate control over occupancy costs, branding, and long-term ownership.
- **Owner-User + Partial Lease**
Use one level while monetizing surplus area through sublease, subject to condo approvals.
- **Full Investor Lease-Up**
Target showroom / wholesale / service users that value image plus operational capability.
- **Value-Add Repositioning**
Refresh finishes, improve branding, and market aggressively to hybrid office / showroom tenants.

Contact & Distribution

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3,768 SF | \$1,399,999 | \$372 PSF

Showroom + Office + Loading

Toronto Industrial Condo

Distribution: industrial broker lists, owner-user databases, e-commerce operators, showroom users, and targeted private capital contacts.