

**REDUCED PRICE**

CONVERTED OFFICE SPACE  
**FOR SALE**



**39 ADVANCE RD**  
ETOBICOKE, ONTARIO, CA

**10,312**  
SQUARE FEET

**BETTY BEBEN**

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# PROPERTY HIGHLIGHTS

Presenting an exceptional opportunity to purchase a beautifully designed 10,312 square foot building, featuring 14-foot exposed ceilings and premium modern finishes throughout. Ideally located in the heart of Etobicoke, the property offers convenient access to the Gardiner Expressway, QEW, and Highway 427.

This space seamlessly blends functionality and style, featuring highly sought-after Employment E.10 zoning. Ideal for a wide range of commercial, office, or industrial uses, it offers endless possibilities for both end users and investors.



**PROXIMITY  
TO HWY 427**



**14' EXPOSED  
CEILINGS**



**NEWLY  
RENOVATED**

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**BUILDING SIZE: 10,312 Sq. Ft**

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**YEAR RENOVATED: 2019**

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**CLEAR HEIGHT: 14' Ft**

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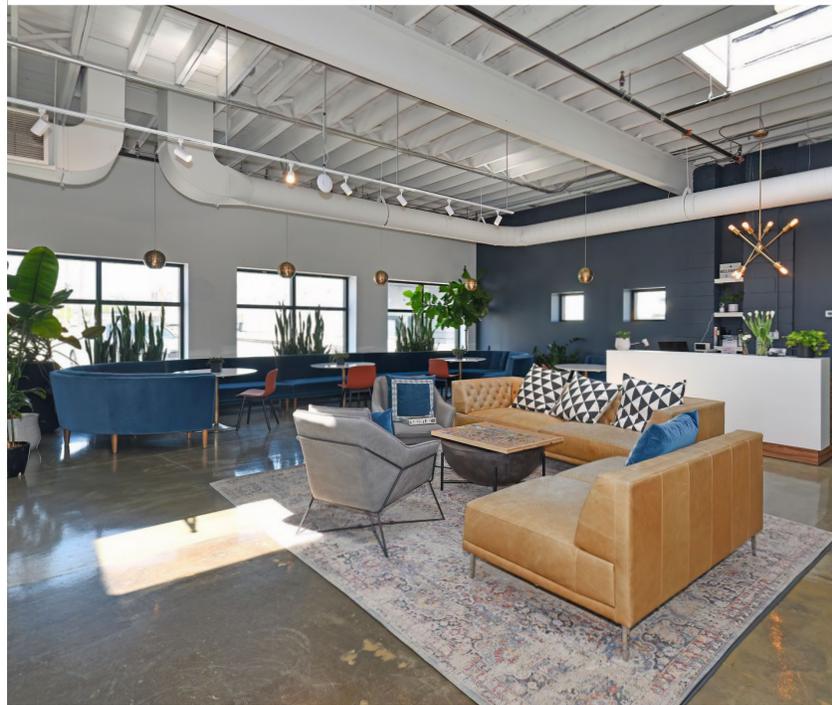
**ZONING: E1.0**

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**TAXES: \$33,786.09 (2025)**

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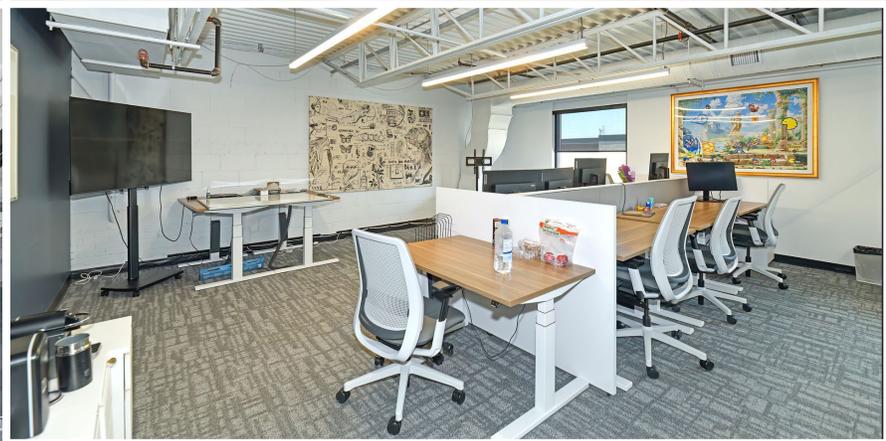
**SALE PRICE: \$5,499,000.00**



# PHOTOS

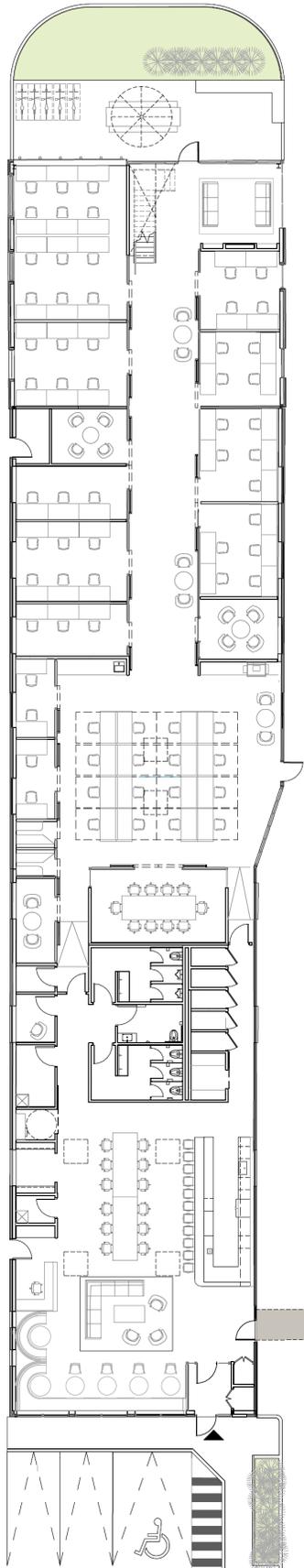
FOR SALE

39 ADVANCE ROAD | ETOBICOKE, ON

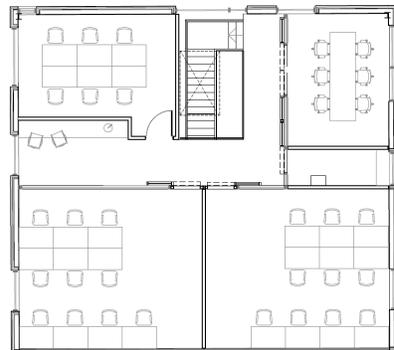




## Ground Floor

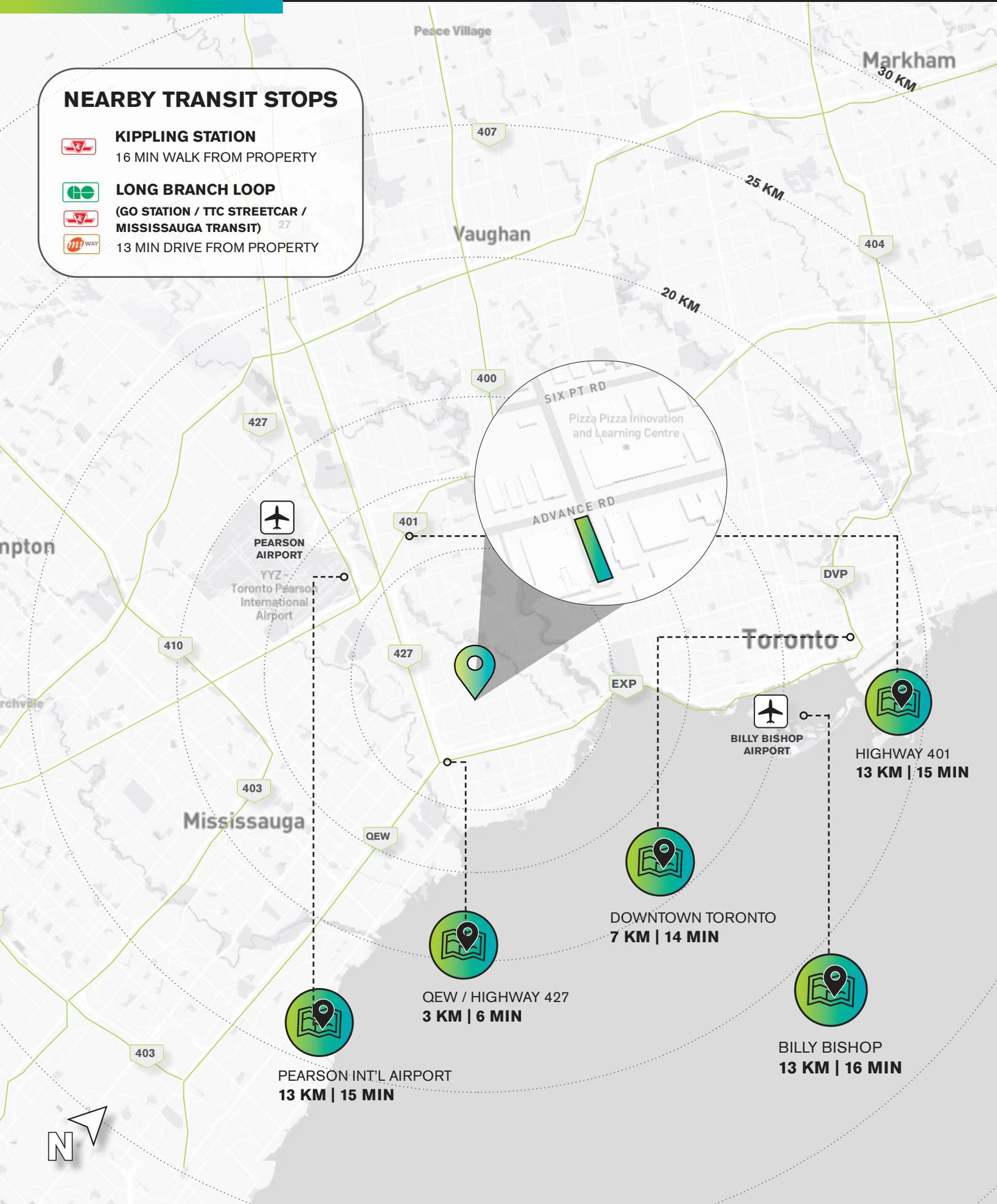


## Second Floor



## NEARBY TRANSIT STOPS

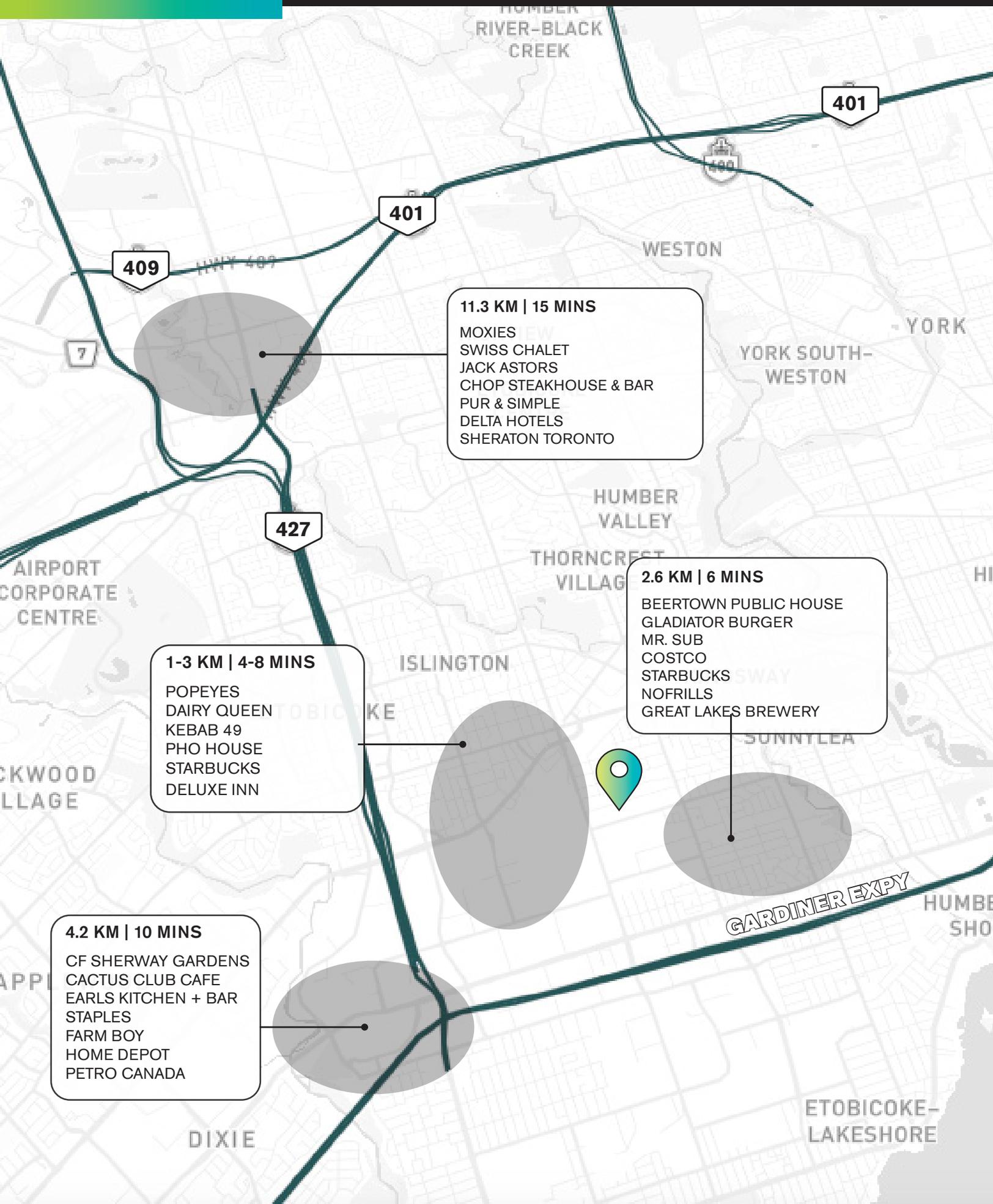
-  **KIPLING STATION**  
16 MIN WALK FROM PROPERTY
-  **LONG BRANCH LOOP**  
(GO STATION / TTC STREETCAR / MISSISSAUGA TRANSIT) 27
-  13 MIN DRIVE FROM PROPERTY



# AMENITIES

FOR SALE

39 ADVANCE ROAD | ETOBICOKE, ON



**11.3 KM | 15 MINS**  
MOXIES  
SWISS CHALET  
JACK ASTORS  
CHOP STEAKHOUSE & BAR  
PUR & SIMPLE  
DELTA HOTELS  
SHERATON TORONTO

**2.6 KM | 6 MINS**  
BEERTOWN PUBLIC HOUSE  
GLADIATOR BURGER  
MR. SUB  
COSTCO  
STARBUCKS  
NOFRILLS  
GREAT LAKES BREWERY

**1-3 KM | 4-8 MINS**  
POPEYES  
DAIRY QUEEN  
KEBAB 49  
PHO HOUSE  
STARBUCKS  
DELUXE INN

**4.2 KM | 10 MINS**  
CF SHERWAY GARDENS  
CACTUS CLUB CAFE  
EARLS KITCHEN + BAR  
STAPLES  
FARM BOY  
HOME DEPOT  
PETRO CANADA

## EMPLOYMENT INDUSTRIAL (E1.0)

### **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 Services Use  
Kennel  
Laboratory  
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

### **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)  
Renewable Energy (26)  
Retail Service (3)  
Retail Store (4,30)  
Shipping Terminal (11)  
Takeout 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)

### **ALL MANUFACTURING USES EXCEPT:**

Abattoir, Slaughterhouse or Rendering of Animals Factory  
Ammunition, Firearms or Fireworks Factory  
Asphalt Plant, Cement Plant, or Concrete Batching Plant  
Crude Petroleum Oil or Coal Refinery  
Explosives Factory  
Industrial Gas Manufacturing  
Large Scale Smelting or Foundry  
Operations for the Primary  
Processing of Metals  
Pesticide or Fertilizer Manufacturing

Petrochemical Manufacturing  
Primary Processing of Gypsum  
Primary Processing of Limestone  
Primary Processing of Oil-based  
Paints, Oil-based Coatings or Adhesives  
Pulp Mill, using pulpwood or other vegetable fibres  
Resin, Natural or Synthetic Rubber  
Manufacturing  
Tannery

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REALTY

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