

Freestanding industrial building for sale in North York

16 Benton Road

North York, ON



Get more information

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**AVISON
YOUNG**

FOR SALE

16

Benton Road
North York, ON

Property details

TOTAL AVAILABLE AREA

28,903 sf

INDUSTRIAL AREA

95%

OFFICE AREA

5%

LOT SIZE

1.42 acres

CLEAR HEIGHT

13'5" - 16'3"

SHIPPING

2 truck level, 3 drive-in doors

POWER

200A / 600V

ZONING

E1

POSSESSION

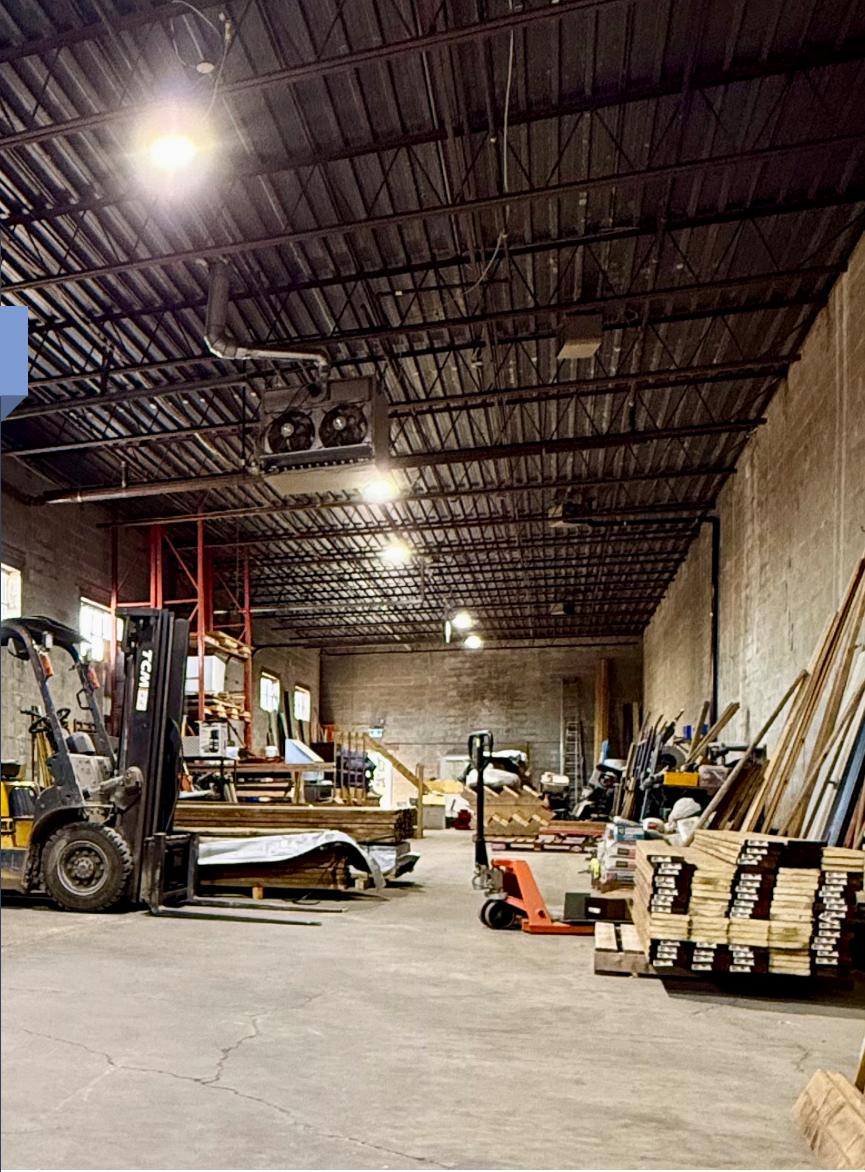
Immediate

ASKING PRICE

\$10,900,000

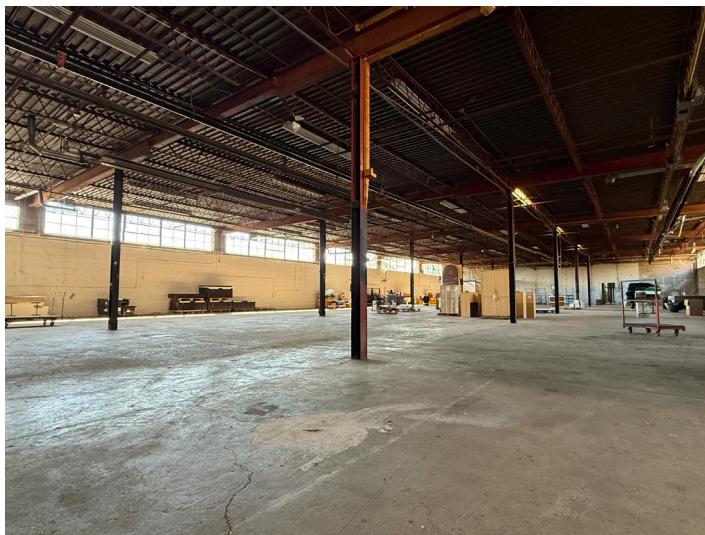
TAXES

\$69,082.61 (2025)



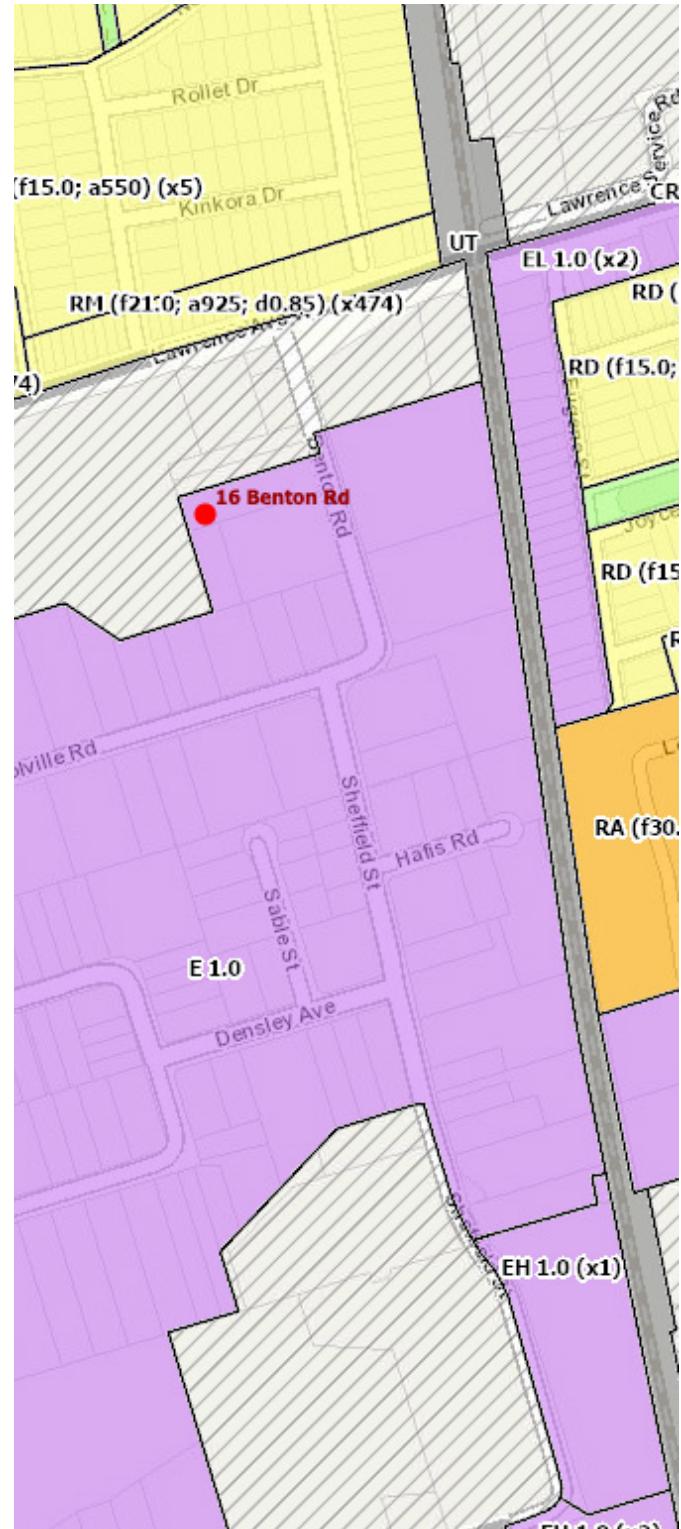
Features

- Freestanding industrial building located near Lawrence Ave W and Keele St.
- Ideal for end users and investors.
- Building is L-shaped with potential for micro industrial units or condo conversion.
- Minutes to Highway 401 and steps to TTC and countless amenities.
- Recent Building Condition Assessment report and Environmental reports completed - Speak to Listing Agents for Confidential Agreement and access to the Data Room



E1 | Employment - 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
- 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)
- Outdoor Patio (9)
- Open Storage (10)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- 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

16 Benton Road

Toronto, ON

TRANSIT & AMENITIES



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