

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

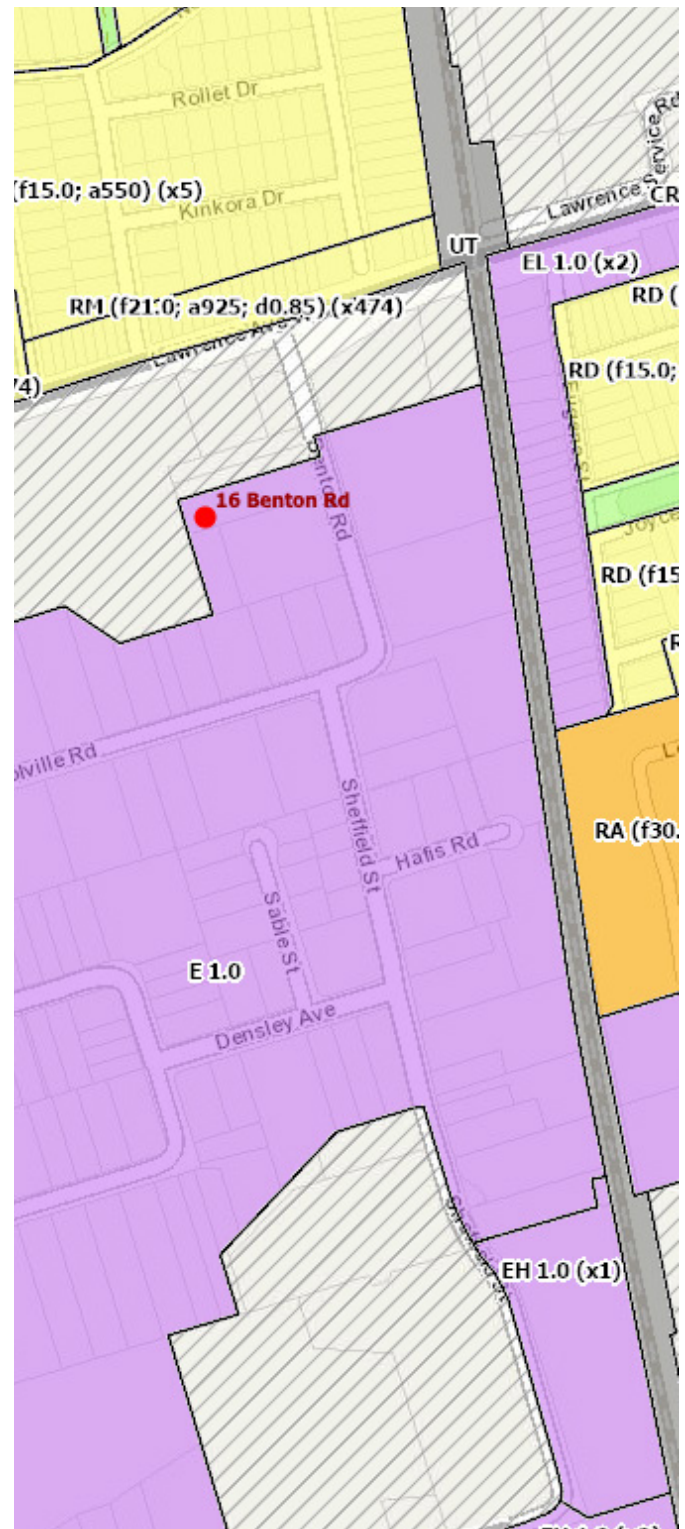


E1 | Employment - Permitted Uses

- | | |
|---------------------------------|---------------------------------------|
| - Ambulance Depot | - Service Use |
| - Animal Shelter | - Kennel |
| - Artist Studio | - Laboratory |
| - Automated Banking Machine | - Office |
| - Bindery | - Park |
| - Building Supply Yards | - Performing Arts Studio |
| - Carpenter's Shop | - Pet Services |
| - Cold Storage | - Police Station |
| - Contractor's Establishment | - Printing Establishment |
| - Custom Workshop | - Production Studio |
| - Dry Cleaning or Laundry Plant | - Public Works Yard |
| - Financial Institution | - Service Shop |
| - Fire Hall | - Software Development and Processing |
| - Industrial Sales and | - Warehouse |
| | - Wholesaling Use |

Permitted used with conditions

- | | |
|---|--|
| - Body Rub Service (32) | - Retail Service (3) |
| - Cogeneration Energy (26) | - Retail Store (4,30) |
| - Crematorium (33) | - Shipping Terminal (11) |
| - Drive Through Facility (5,21) | - Take-out Eating Establishment (1,30) |
| - Eating Establishment (1,19,30) | - Transportation Use (28) |
| - Marihuana production facility (2) | - Vehicle Depot (6) |
| - Metal Factory involving Forging and Stamping (25) | - Vehicle Fuel Station (16,30) |
| - Outdoor Patio (9) | - Vehicle Repair Shop (23) |
| - Open Storage (10) | - Vehicle Service Shop (17,31) |
| - Public Utility (27,29) | - Vehicle Washing Establishment |
| - Recovery Facility (8) | |
| - Recreation Use (7) | |
| - Renewable Energy (26) | |



16 Benton Road

Toronto, ON

TRANSIT & AMENITIES



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