

FOR SALE

33 KERN ROAD

Toronto, ON



 Matterport

PRIME MIXED USE BUILDING, INVESTOR/USER OPPORTUNITY LOCATED IN NORTH YORK

67,893 SQ. FT. BUILDING FOR SALE | 15,416 SQ. FT. OF OFFICE SPACE AVAILABLE FOR INCOMING USE

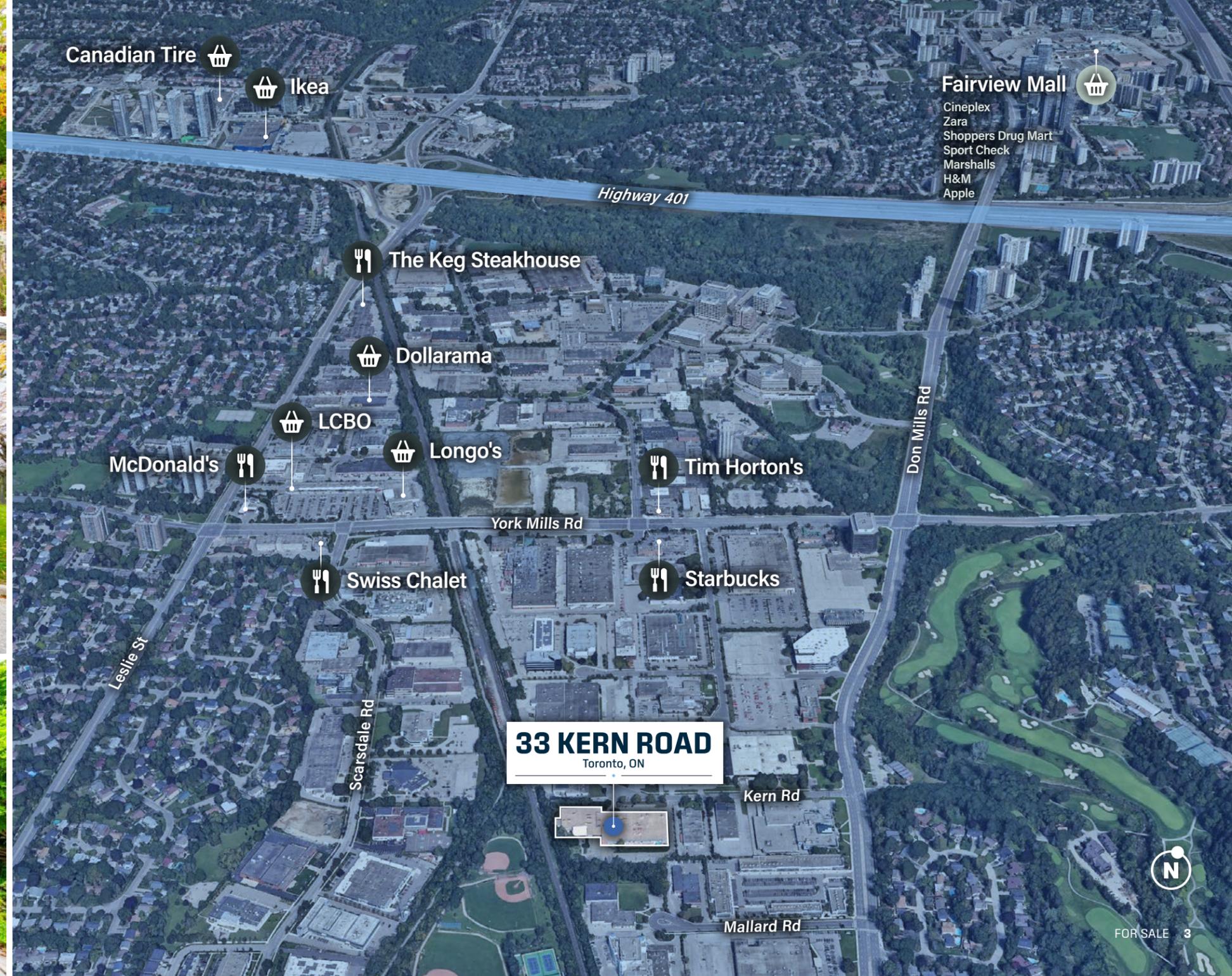
THE OFFERING

Located at the intersection of Kern Road and Don Mills Road, 33 Kern Road is a prime opportunity for users/investors and businesses seeking a high-quality flex building in a central location.

CBRE Limited (the "Advisor") is pleased to present for sale 33 Kern Road (the "Property" or "Site"), in the City of Toronto. The property features a 1-story flex commercial building offering approximately 67,893 sq. ft. total area on 4.42 acres of land. The property offers a versatile and highly desirable layout with office and warehouse space. Constructed in 1960, the building has undergone various improvements, and continues to be well maintained and in excellent condition. 33 Kern Road, benefits from its proximity to major arterial roads, Highway 401 and Don Valley Parkway, and TTC Transit. Additionally, the Property has an on-site daycare and is minutes away from various retail, entertainment, and restaurant amenities.

PROPERTY DETAILS

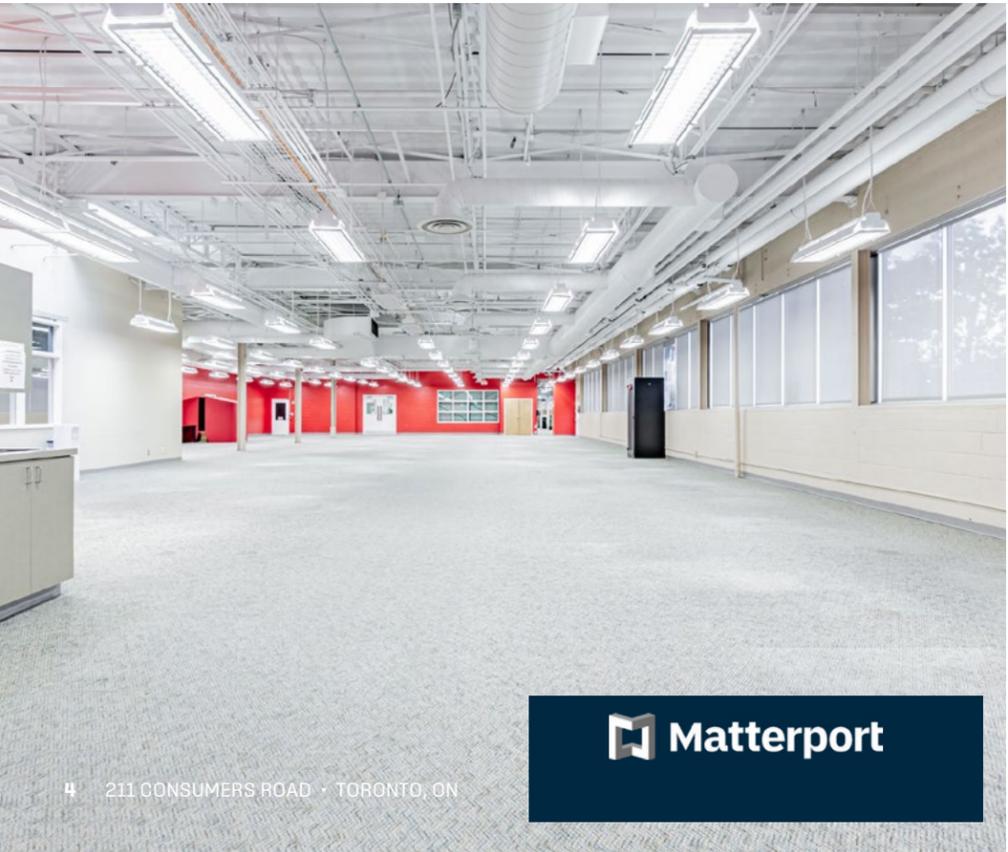
ADDRESS	33 Kern Road, Toronto, ON
TOTAL BUILDING AREA	67,893 sq. ft. (Approx. Office: 65% Warehouse: 35%) 15,416 sq. ft. office available for incoming use
LAND AREA	4.42 Acres
ASKING PRICE	\$20,500,000
TAXES	\$148,017.53 (Annual 2025)
YEAR BUILT	1960
STOREYS	1
ZONING	Employment Industrial Zone (E)
SHIPPING	2 Truck-Level Doors
PARKING	Surface Parking Available 106 Parking Spots



BUILDING HIGHLIGHTS

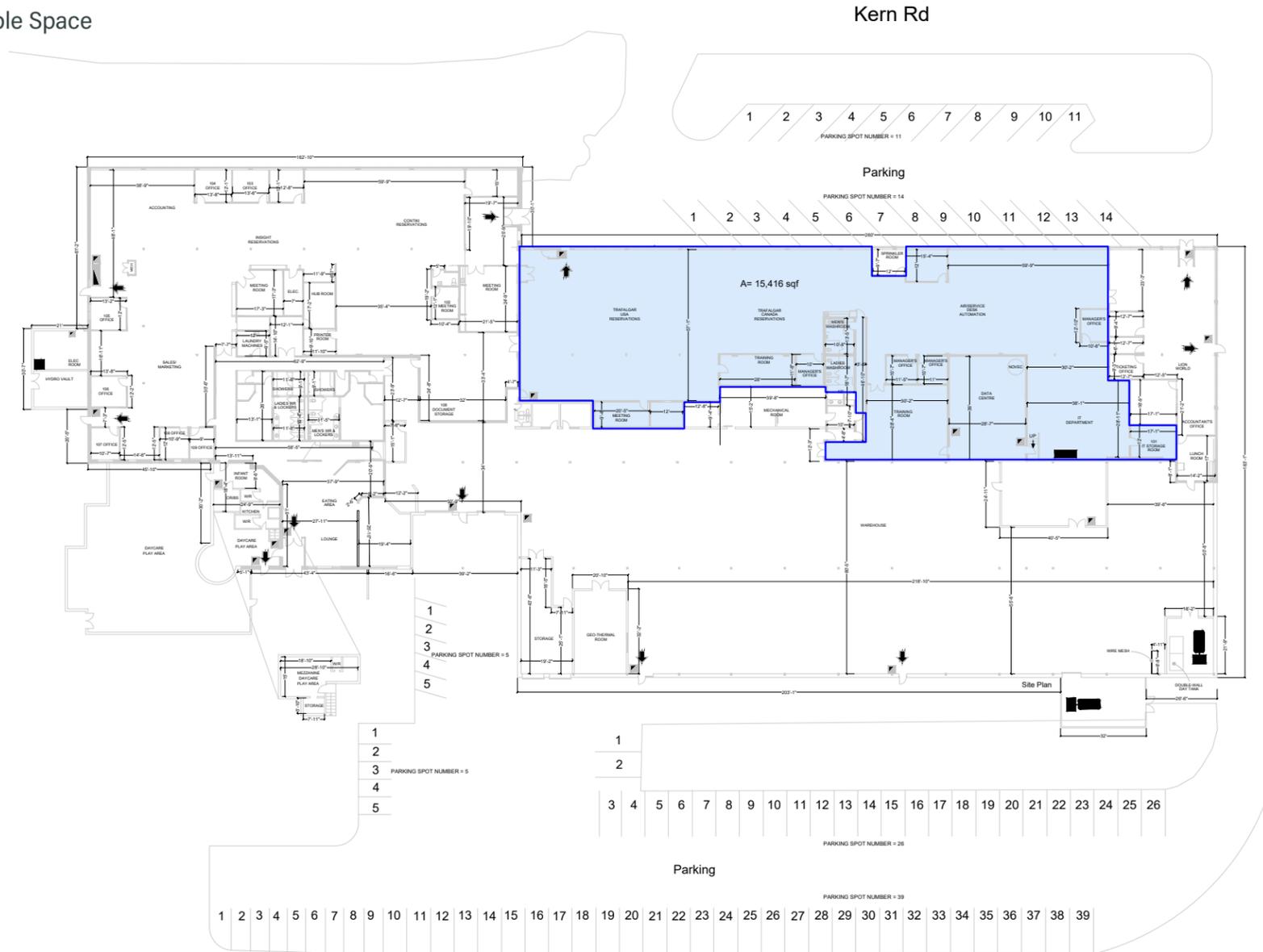
33 Kern Road offers a prime mixed-use opportunity with highly desirable building size and layout.

The Building features a combination of office and warehouse space, with the office portion complete with private offices, meeting rooms, ample open space for workstations, and a kitchen with employee eating area. Current tenants in the building include established businesses in travel/hospitality, automotive, and childcare sector. The Building also offers ample surface parking, accommodating approximately 106 vehicles.



FLOORPLAN

Available Space



ZONING

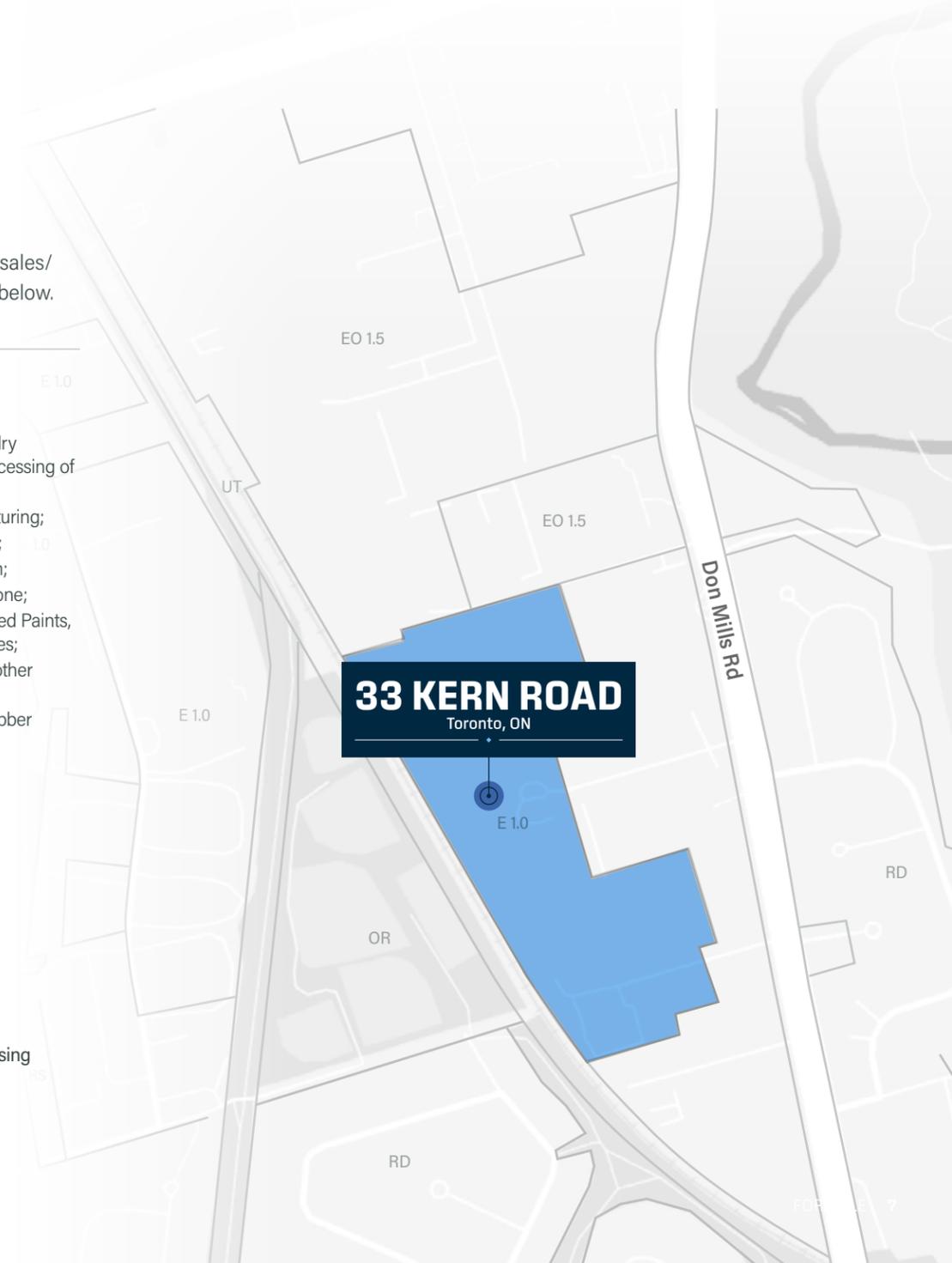
Employment Industrial Zone (E)

The Site's zoning permits a range of uses including, but not limited to industrial sales/service, manufacturing uses, and more. See zoning report for more information below.

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;
 - 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



AMENITY-RICH LOCATION

33 Kern Road, located at Kern and Don Mills, provides convenient access to various amenities such as retail, restaurants, and entertainment. Additionally, new residential developments are emerging in the area, driven by population growth. The location offers a 5-minute drive to the Don Valley Parkway and Highway 401. Public transportation options are extensive, including the Eglinton Crosstown LRT, the Sheppard Subway Line, TTC buses, and the future Ontario Subway Line.

Food & Beverage

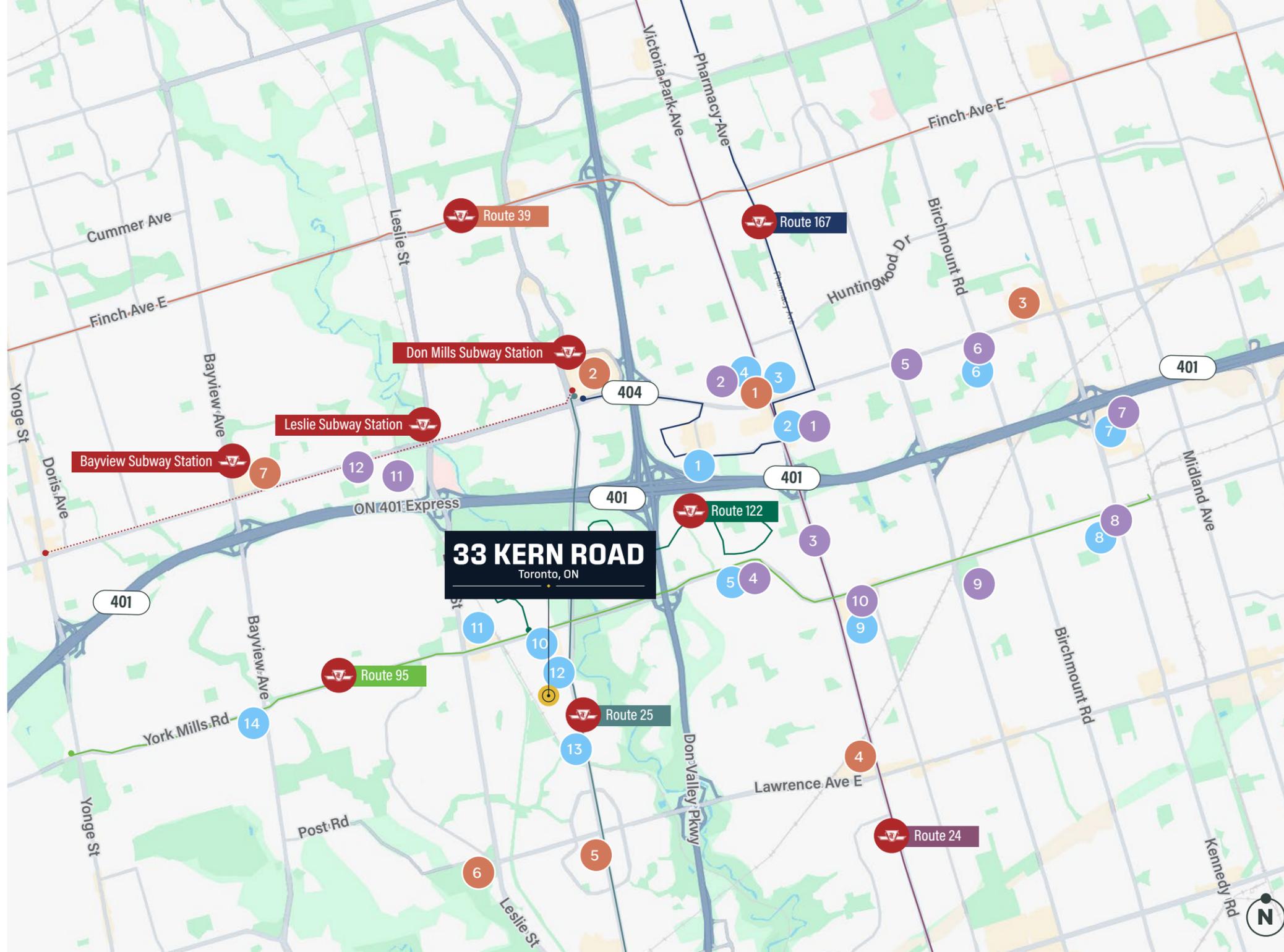
- 1 Aroma Espresso Bar
- 12 Old Time Chinese
- Burrito Boyz
- Simba's Hot Chicken
- Burger Park
- Rose Kebab
- 2 Harvey's
- Yummy BBQ
- Starbucks
- ShawarBite
- Wendy's
- 13 Baretto Caffe
- 3 Eggmart
- 14 Hero Certified Burgers
- 4 Pizza Nova
- Pearl Bayview
- 4 Pizza Pizza
- 5 Subway
- A&W
- Tim Hortons
- Pizza Pizza
- Tim Hortons
- 6 A&W
- 7 Popeyes
- 8 Wendy's
- 9 McDonald's
- 10 Tim Hortons
- 11 Starbucks
- Swiss Chalet
- McDonald's

Retail & Services

- 1 TD Bank
- 2 BMO Bank
- Winners
- Petro-Canada
- CIBC Bank
- Shoppers Drug Mart
- 3 Petro-Canada
- 4 Food Basics
- Shoppers Drug Mart
- Dollarama
- 5 Esso
- Shell
- TD Bank
- 6 Rexall
- 7 LA Fitness
- LCBO
- The Brick
- Michaels
- Metro
- PetSmart
- 8 Esso
- RBC
- 9 Costco
- 10 Metro
- TD Bank
- LCBO
- CIBC Bank
- Staples
- 11 IKEA
- 12 Canadian Tire

Shopping & Entertainment

- 1 Victoria Park Square Mall
- 2 Fairview Mall
- 3 Agincourt Mall
- 4 Victoria Terrace Shopping Centre
- 5 Shops at Dons Mills
- 6 Toronto Botanical Garden
- 7 Bayview Village Centre



TRANSIT-ORIENTED

The Property benefits from convenient access to major Highways 401 and Don Valley Parkway and public transportation routes, allowing for a seamless commute for visitors and tenants alike.



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*Sales Representative | All Outlines Are Approximate

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