



For Sale

1 Whitehorse Road

Units 16-18

North York | ON

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Property Overview

1 Whitehorse Road Units 16-18, North York

High end finishing in this move in ready office condo within walking distance to the Allen Subway station. All ground floor space with the potential to install a roll up door and warehouse if required. Small mezz for storage not in square footage. Fantastic location directly across from Downsview park, abundant amenities and quick access to all major highways. Good parking and well run condo corp.

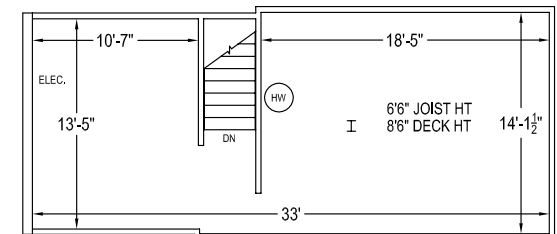
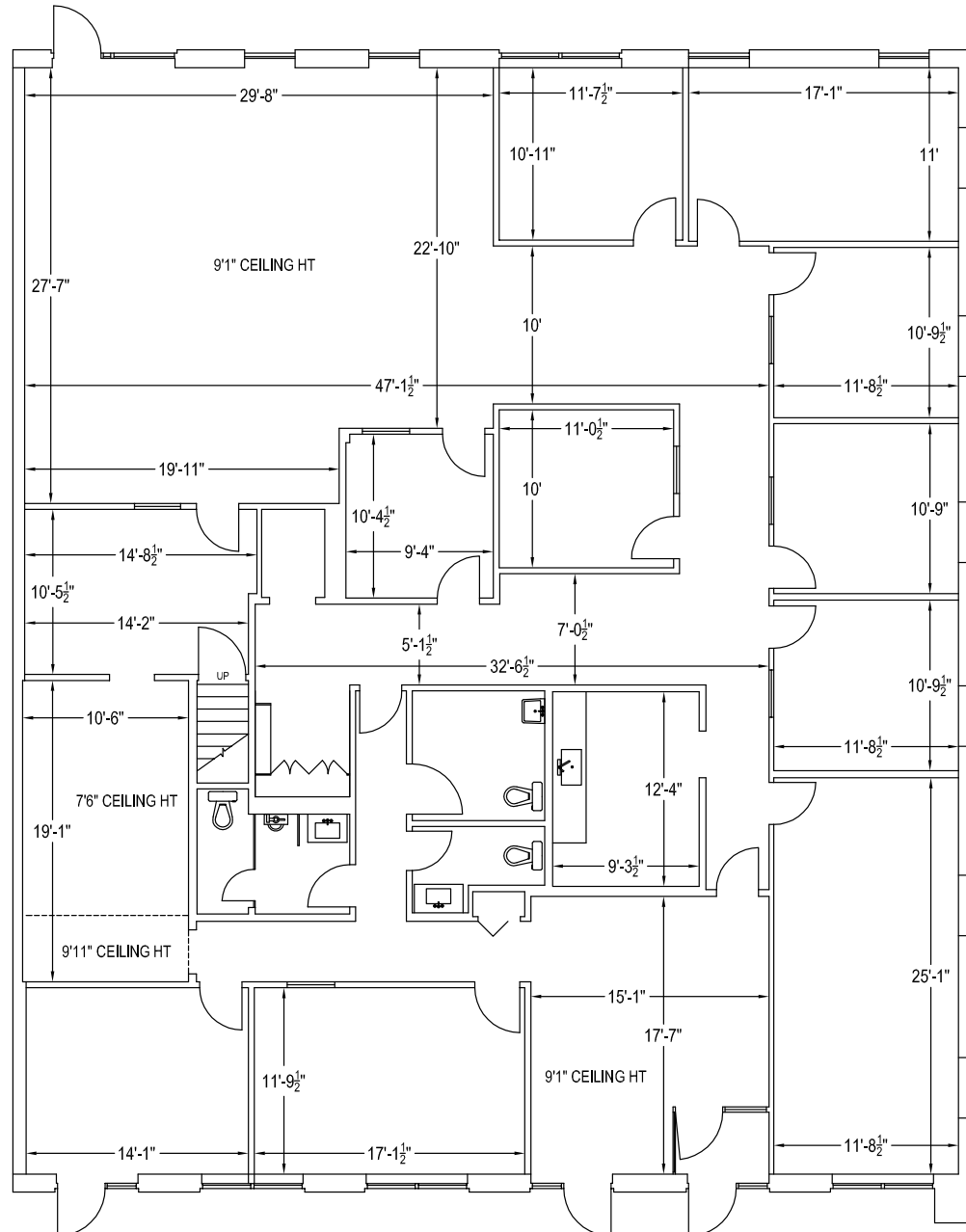
Total Area	4,388 SF + 466 SF of mezzanine
Office Area	100% - potential for buyer to convert portion to warehouse
Clear Height	15'
Shipping	1 drive-in door (can be installed by buyer)
Zoning	MC
Price	\$2,610,000
Taxes (2024)	\$21,210.98
Condo Fee (2024)	\$1,940.49
Occupancy	June 1, 2025



Property Photos



Existing Layout

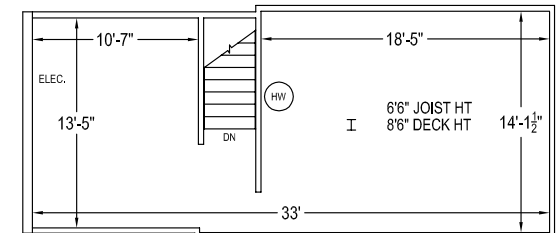
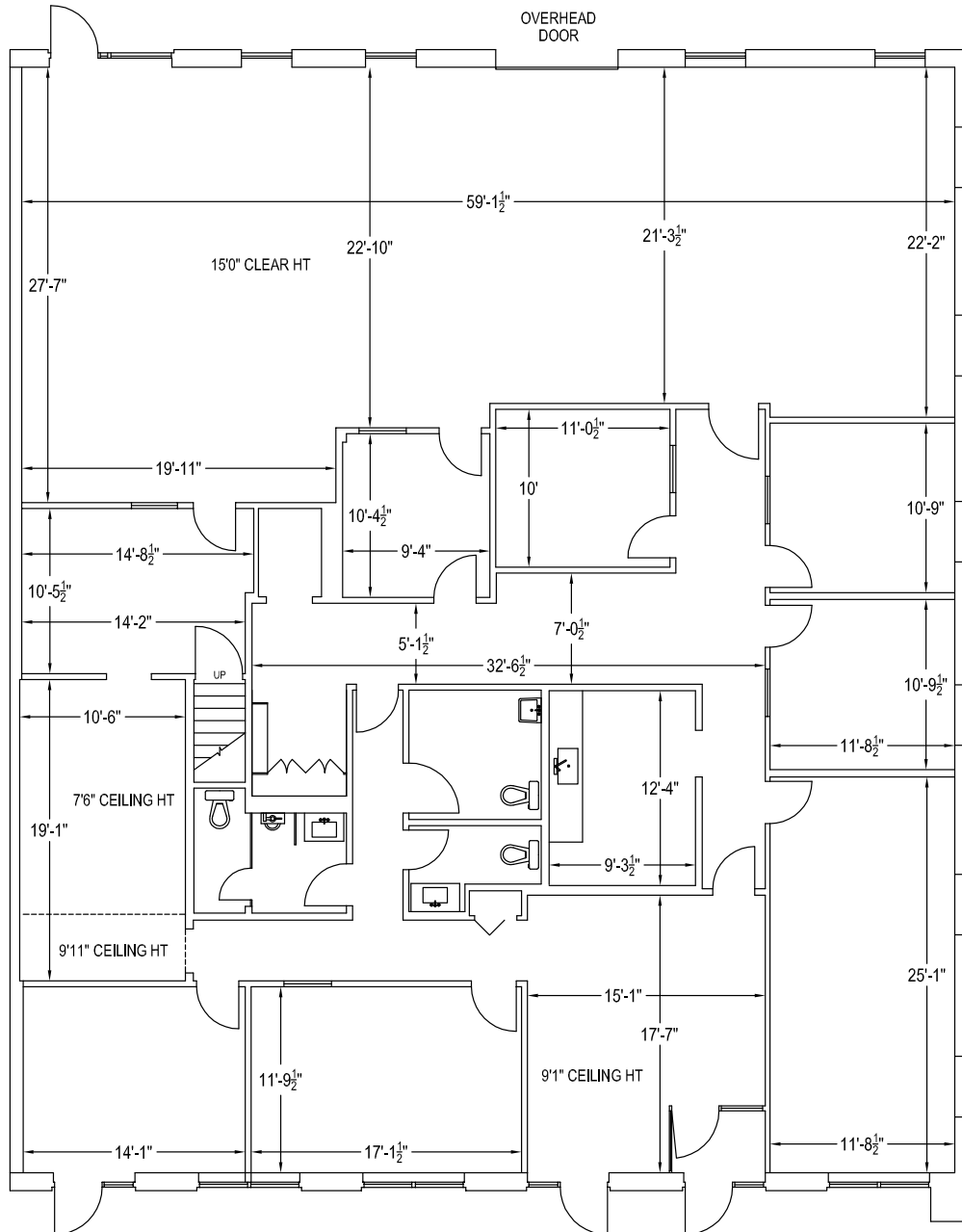


MEZZANINE

RENTABLE AREA: 4,388 SF
+ 466 SF MEZZANINE

Potential **Layout**

For Buyer to Convert a Portion of the Space back into Warehouse



MEZZANINE

OFFICE AREA: 2,873 SF

WAREHOUSE: 1,515 SF

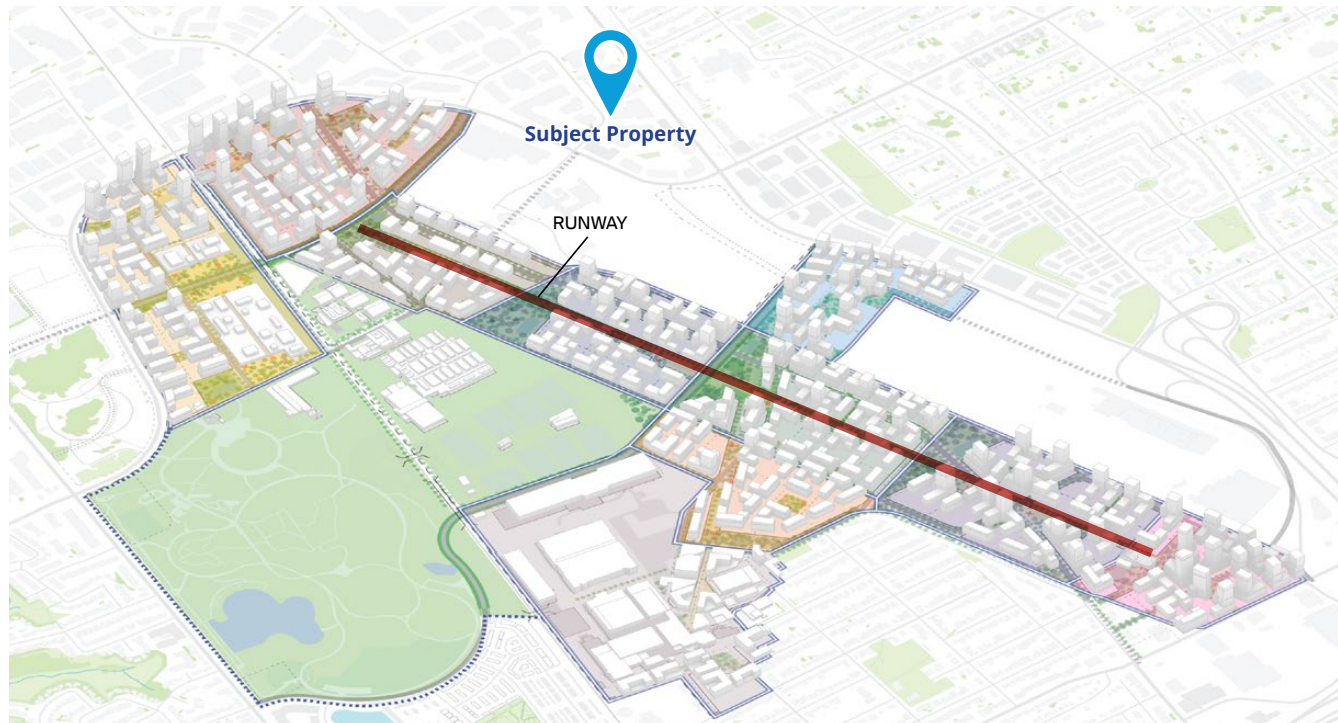
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Site Access & Amenities



Downsview Development Plan



Downsview Park, spanning 370 acres, is set to become one of the largest urban mixed-use developments in North America.

The currently undeveloped land will be converted into a collection of walkable neighborhoods that combine residential, commercial, and recreational spaces, featuring abundant amenities, arts and culture, and open areas in the coming decades. This development is expected to generate approximately 40,000 new jobs and draw around 80,000 new residents to the area.

<https://www.northcrestdev.ca/>

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