



FOR SALE

Freestanding 3,973 sf building situated on 0.39 acres

54 Rivalda Road
North York, ON

Nick Neila

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**AVISON
YOUNG**



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Property details

TOTAL AVAILABLE AREA

3,973 sf

LOT SIZE

0.39 acres

CLEAR HEIGHT

15'

SHIPPING

1 drive-in door

ZONING

EL 1.0

ASKING PRICE

\$3,150,000

TAXES (2025)

\$18,103.28

Features



Freestanding industrial building capable of accommodating a wide range of industrial uses



Small lot coverage with excess land at the back of the property



Brand new roof & clean phase II environmental assessment



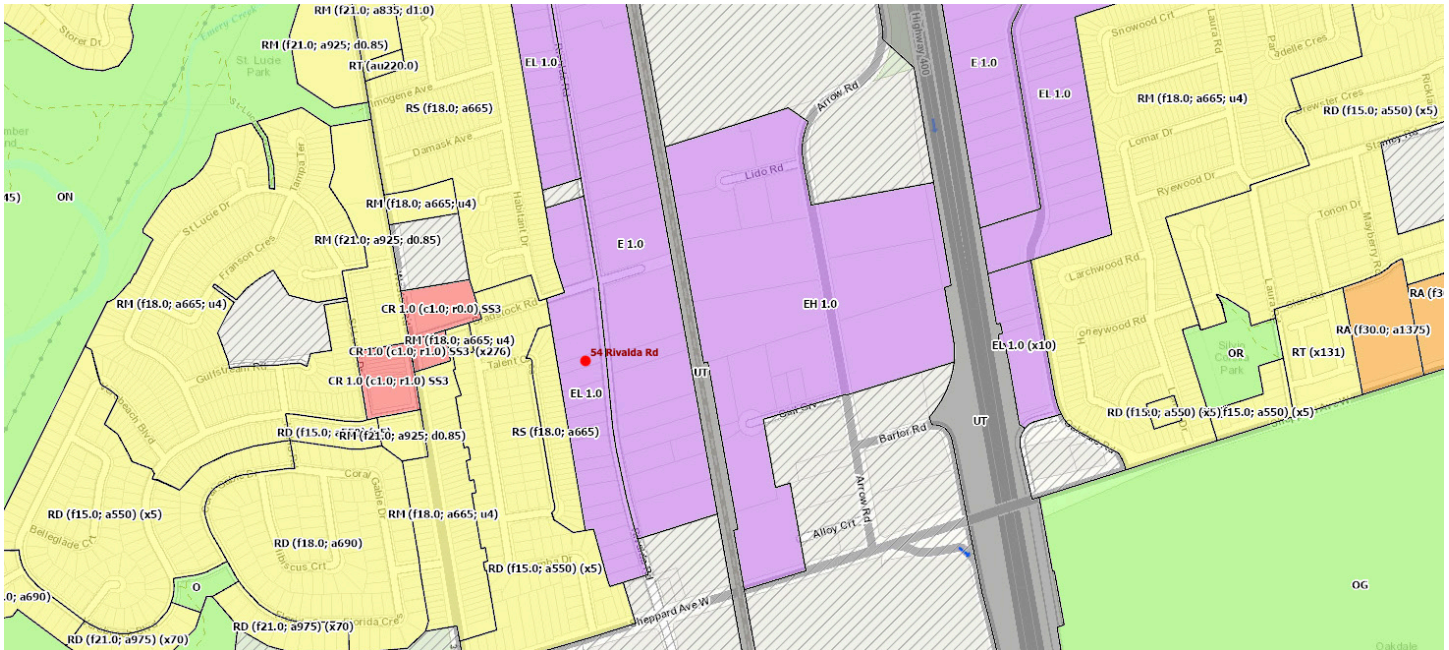
Functional interior layout with open warehouse space



Centrally located just minutes from highways 400 & 401



Good accessibility via TTC with bus stop 4 buildings over.



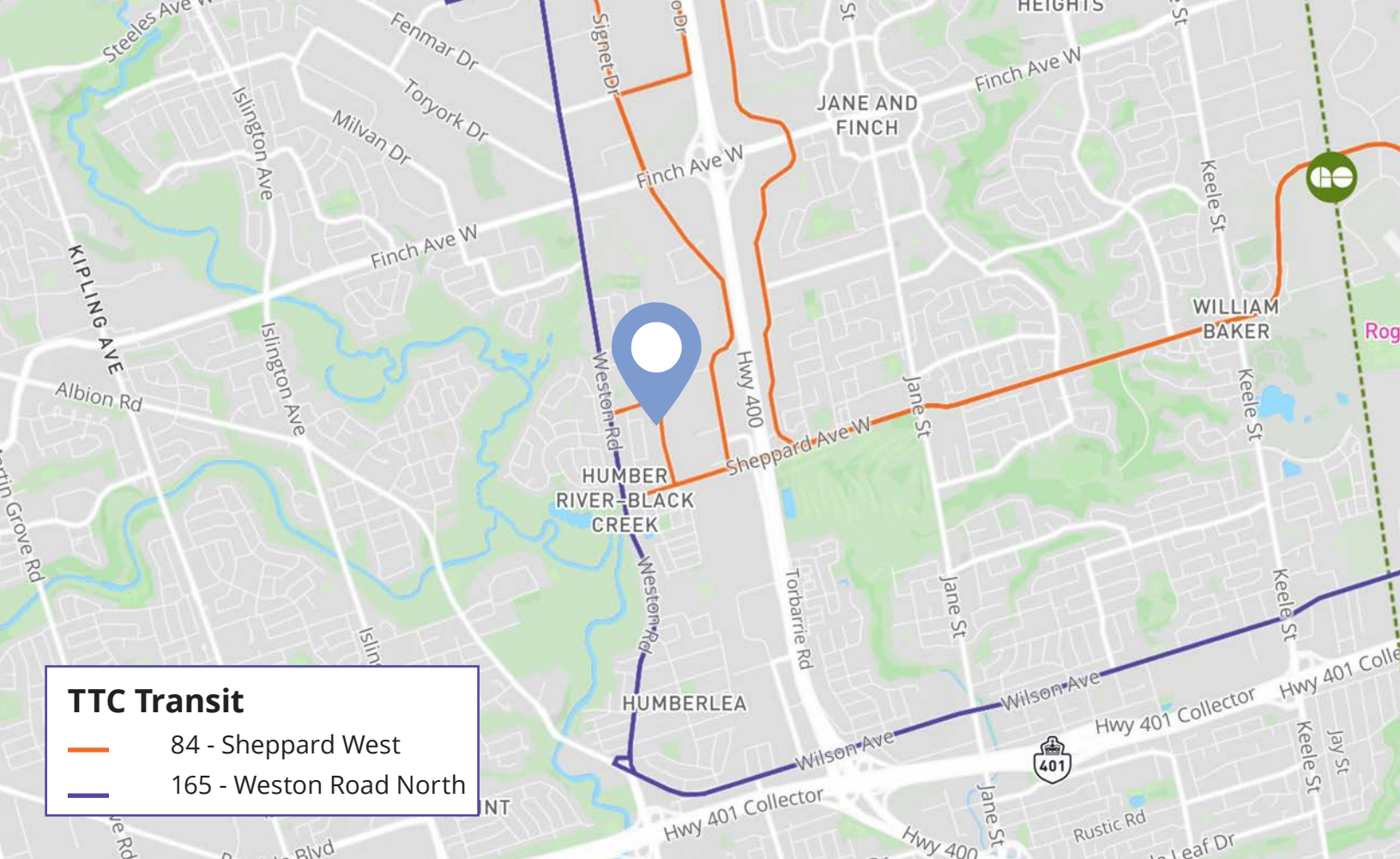
EL 1.0 - Employment Light Industrial

Permitted Uses

- Ambulance Depot
- Artist Studio
- Automated Banking Machine
- Bindery
- Carpenter's Shop
- Cold Storage
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Laboratory
- Office
- Park
- Performing Arts Studio
- Police Station
- Production Studio
- Self-storage Warehouse
- Service Shop
- Warehouse
- Wholesaling Use

Permitted Uses - With Conditions

- Apparel and Textile Manufacturing Use (9)
- Beverage Manufacturing Use (9)
- Cogeneration Energy (17)
- Contractor's Establishment (7)
- Crematorium (21)
- Eating Establishment (6,14)
- Education Use (4)
- Food Manufacturing Use (9, 10)
- Furniture Manufacturing Use (9)
- Metal Products Manufacturing Use (9)
- Open Storage (12)
- Outdoor Patio (11)
- Plastic Product Manufacturing Use (9)
- Printing Establishment (8)
- Public Utility (16,18)
- Recreation Use (1,3)
- Renewable Energy (17)
- Retail Store (5)
- Software Development and Processing (2)
- Take-out Eating Establishment (6)
- Transportation Use (19)



Amenities within 5KM



393

Restaurants



919

Retail



55

Gas Stations



43

Banks



15

Fitness Centres

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