



# 60 Progress Avenue

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**For Sale:** 11,757 SF Vacant  
Industrial User Opportunity  
● ● ● ● ● ●



**Lennard:**

Lennard Commercial Realty  
200-55 University Avenue, Toronto

[lennard.com](http://lennard.com)

# 60 Progress Avenue



Site Area  
**0.551 acres**

Frontage  
**84.83 feet**

Depth  
**242.0 feet**



Total Building Size  
**11,757 SF**

Office  
**2,500 SF**

Warehouse  
**9,257 SF**



Shipping  
**1 Truck Level Door**

Clear Height  
**14' - 16'**

Power  
**200 volts, 600 amps**



Zoning  
**E 0.7**



Asking Price  
**\$5,999,000**

Taxes  
**\$34,210.19 (2024)**



Listing Agents  
**Andrew Meanchoff\***  
Partner

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**Sasha Ischenko\***  
Vice President

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sasha@lennard.com

\*Sales Representative



PIN  
**061660024**

Legal Description

**LT 32 RCP 9953 SCARBOROUGH;  
TORONTO, CITY OF TORONTO**

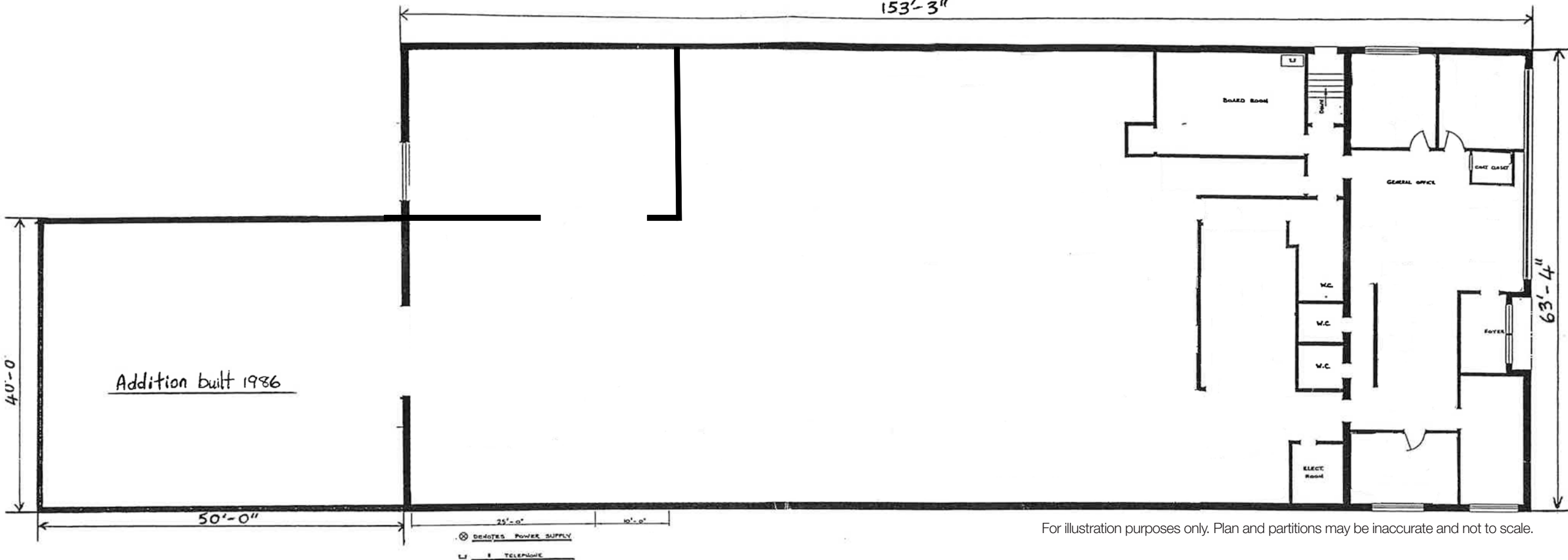
## Property Highlights

- Rarely available 11,757 SF warehouse facility
- Uniquely sized vacant user opportunity
- Exceptionally well maintained with recently paved parking lot
- Strategically located less than 1 KM from Hwy 401
- Adjacent to a wide variety of amenities including Kennedy Commons and Tim Hortons
- Next to TTC bus stop
- Opportunity to create a drive-in door
- 53 ft trailer full turn access
- Office furniture included
- Flexible financing options available





# Floor Plan



For illustration purposes only. Plan and partitions may be inaccurate and not to scale.

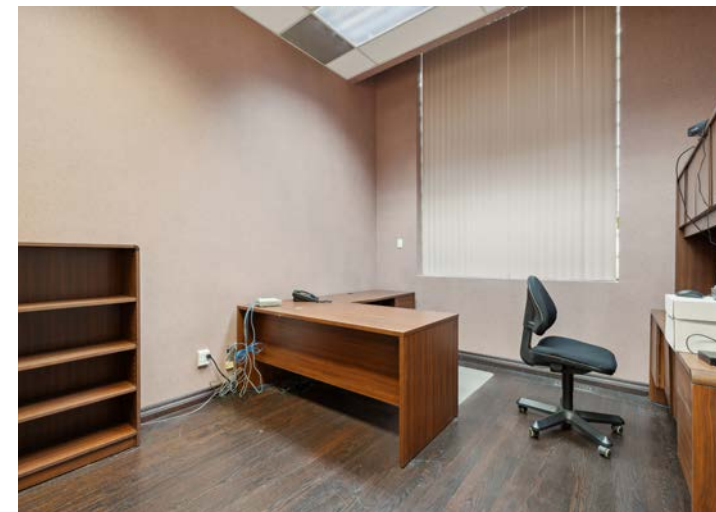
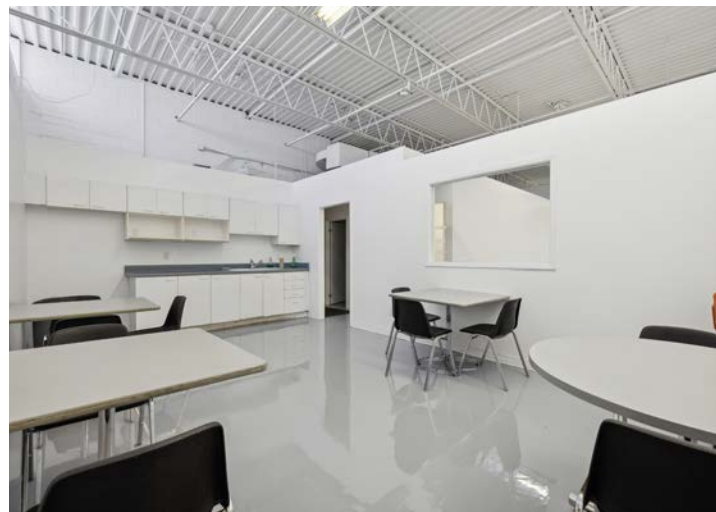
# Exterior Views



# Warehouse Space



# Office Space





# Zoning

## Zoning - Employment Industrial Zone

The following uses are permitted in the Employment Industrial Zones:

### Use - E Zone

- 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 [By-law: OMB PL130592]

### Use with Conditions - E Zone

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

- Body Rub Service <sup>(32)</sup>
- Cogeneration Energy <sup>(26)</sup>
- Crematorium <sup>(33)</sup>
- Drive Through Facility <sup>(5,21)</sup>
- Eating Establishment <sup>(1,19,30)</sup>
- Marihuana production facility <sup>(2)</sup>
- Metal Factory involving Forging and Stamping <sup>(25)</sup>
- Open Storage <sup>(10)</sup>
- Outdoor Patio <sup>(9)</sup>
- Public Utility <sup>(27,29)</sup>
- Recovery Facility <sup>(8)</sup>
- Recreation Use <sup>(7)</sup>
- Renewable Energy <sup>(26)</sup>
- Retail Service <sup>(3)</sup>
- Retail Store <sup>(4,30)</sup>
- Shipping Terminal <sup>(11)</sup>
- Take-out Eating Establishment <sup>(1,30)</sup>
- Transportation Use <sup>(28)</sup>
- Vehicle Depot <sup>(6)</sup>
- Vehicle Fuel Station <sup>(16,30)</sup>
- Vehicle Repair Shop <sup>(23)</sup>
- Vehicle Service Shop <sup>(17,31)</sup>
- Vehicle Washing Establishment <sup>(18)</sup> [By-law: 0403-2014] [By-law: 1124-2018] [By-law: 1198-2019]



For full zoning, including list of specific conditions referenced above, please visit <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/>



# Local Amenities

Over 350,000 vehicles per day pass Kennedy Road on Highway 401

401

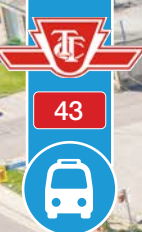
Kennedy Road

401

**metro**  
豐泰 **FOODMART**  
**TD KITCHEN STUFF PLUS**  
**PET SMART**  
**Macho burrito**  
fresh mexican grill

*Tim Hortons*

**DOLLARAMA** \$1  
**LCBO** LA FITNESS  
**sunset grill.** **Nando's** **Party City**  
**McDonald's** **LOUISIANA KITCHEN POPEYES**  
**Michael's** **The BRICK**



60 Progress Avenue

Progress Avenue

Over 22,000 vehicles per day pass along Progress Avenue

**Andrew Meanchoff\***

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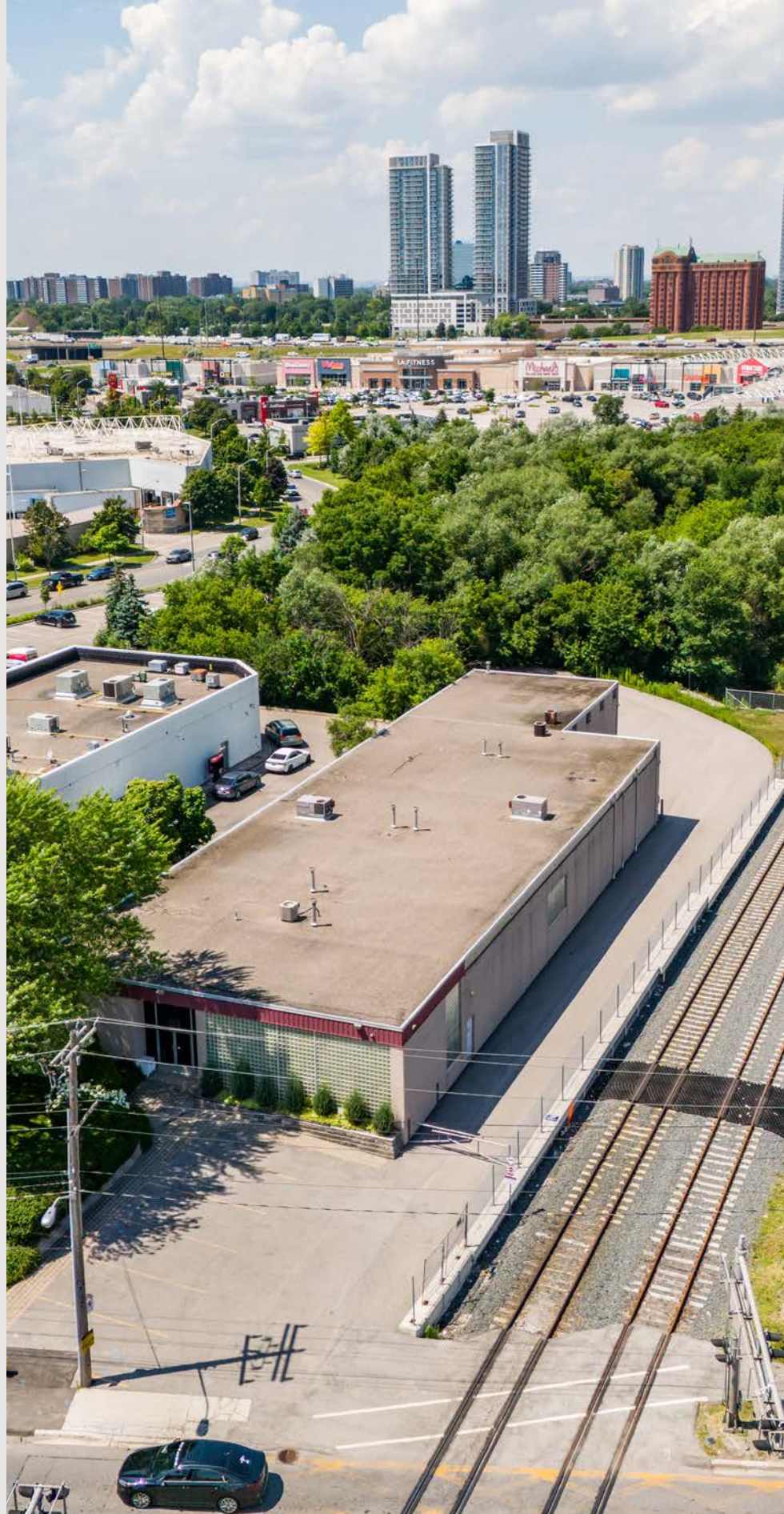
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**Lennard:**

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