

**AVISON  
YOUNG**



**27,988 sf building with  
excess land**

**157 Toryork Drive**  
North York, ON

---

**Nick Neila**

Sales Representative, Associate  
905 283 3746  
nick.neila@avisonyoung.com

**Tom Clancy**

Broker, Principal  
647 774 6040  
tom.clancy@avisonyoung.com

**Brent McKean**

Broker, Vice President  
905 968 8014  
brent.mckean@avisonyoung.com



# For Sale

## 157 Toryork Drive

North York, ON

## Property details

### TOTAL AVAILABLE AREA

27,988 sf

### INDUSTRIAL AREA

80%

### OFFICE AREA

20%

### LOT SIZE

1.52 acres

### CLEAR HEIGHT

24'

### SHIPPING

1 truck level | 3 drive in

### ZONING

EH 1.0

### ASKING PRICE

\$15,342,222

### TAXES

\$84,000 (2024)

### YEAR BUILT

1984

## Features



Rare and sought after 24' clear height Building In North York



Approximate 0.40 acres of excess land approved for outside storage and expansion for up to 5 storey building with underground parking



Fenced & secured yard with zoning for outside storage



Front-loading shipping doors can accommodate 53' trailers



Two 5-ton overhead cranes spanning the entire warehouse area



Can be divided into two units



# 157 Toryork Drive

North York, ON

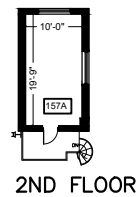
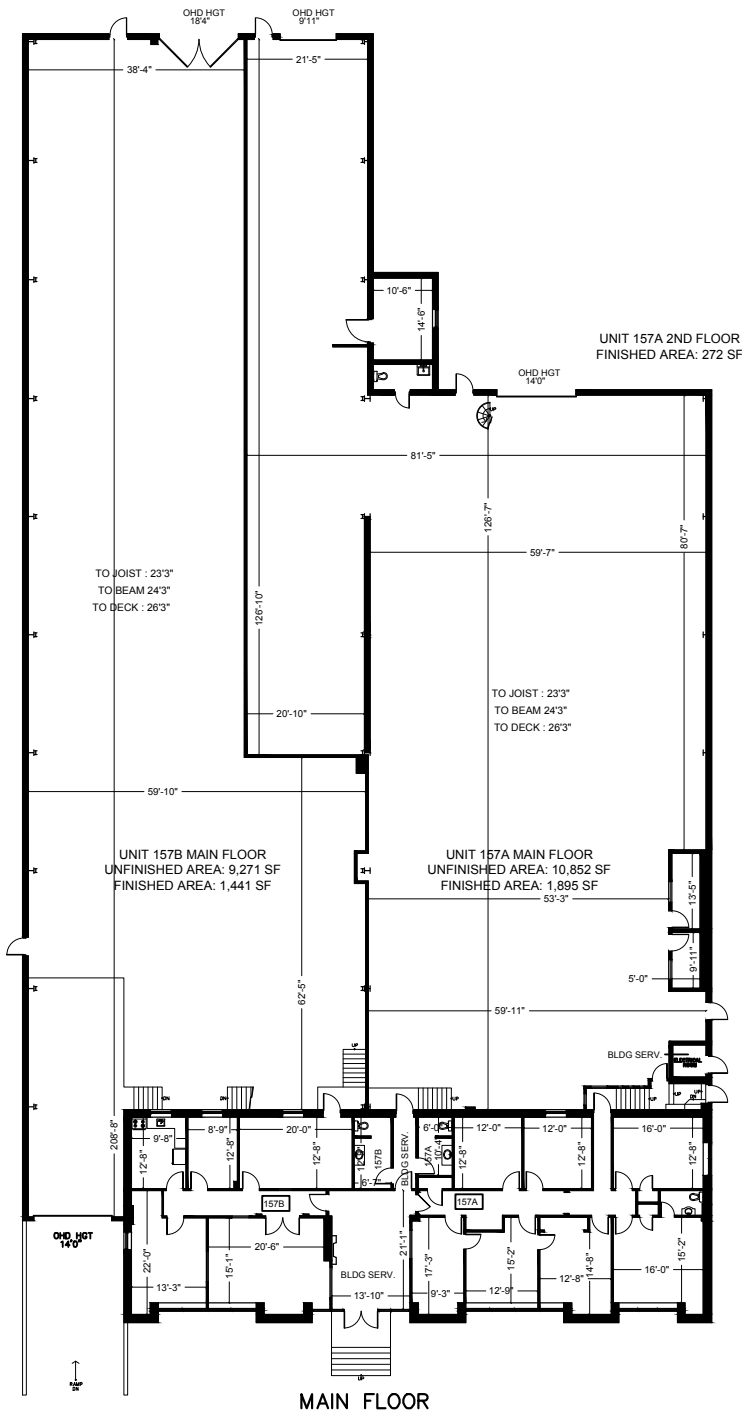
## PHOTOS



# 157 Toryork Drive

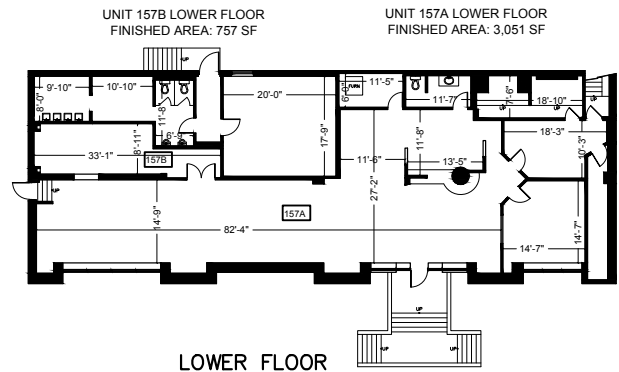
North York, ON

## FLOOR PLAN



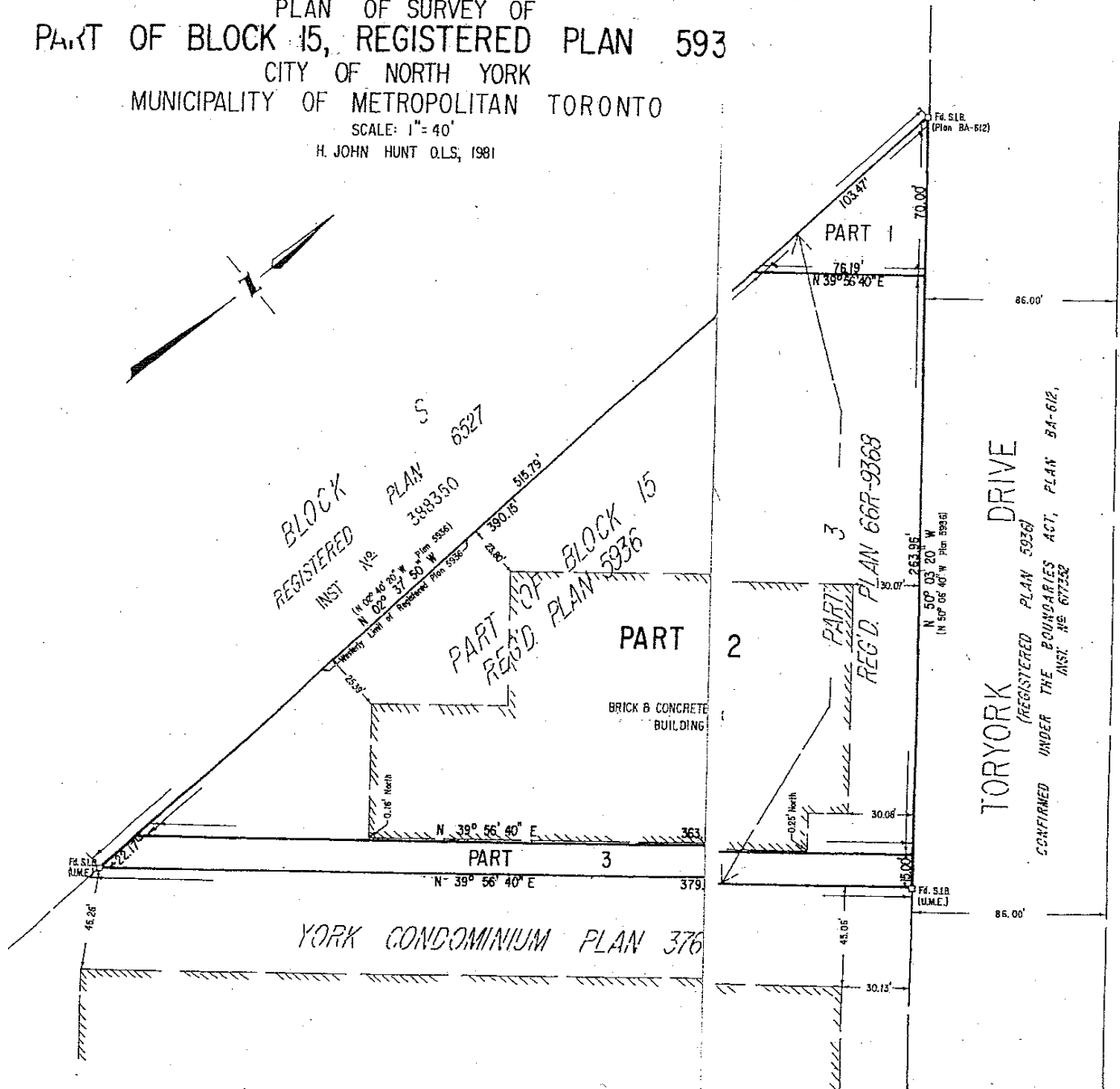
### GROSS EXTERIOR AREA:

MAIN FLOOR: 23,909 SF  
2ND FLOOR: 272 SF  
LOWER FLOOR: 3,807 SF  
TOTAL: 27,988 SF





PLAN OF SURVEY OF  
PART OF BLOCK 15, REGISTERED PLAN 593  
CITY OF NORTH YORK  
MUNICIPALITY OF METROPOLITAN TORONTO  
SCALE: 1" = 40'  
H. JOHN HUNT O.L.S., 1981



# For Sale

## 157 Toryork Drive

North York, ON

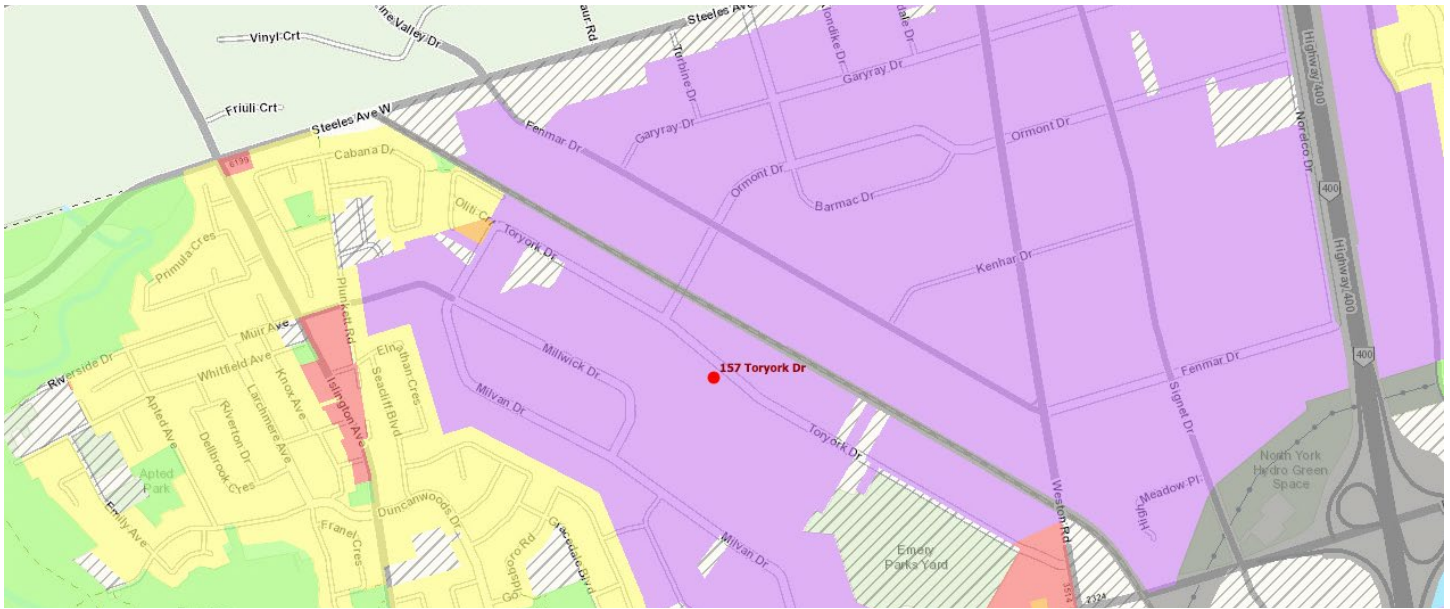


## Amenties

- |   |   |   |
|---|---|---|
| <b>1</b> Food Basics<br>Shoppers Drug Mart<br>Mart<br>Kumon<br>TD                                   | <b>4</b> SMARTCENTRES WOODBRIDGE<br>Circle K<br>Best Buy<br>Winners<br>Sport Chek<br>Michael's<br>Sleep Country | <b>6</b> Ikea<br>Dave & Buster's<br>Courtyard by Marriott |
| <b>2</b> Subway<br>Shoppers Drug Mart<br>TD<br>Central Food Market<br>Canada Post<br>Beer store     | <b>5</b> RIOCAN COLOSSUS CENTRE<br>Famous Players<br>BMO<br>Dollarama<br>Scaddabush<br>Earls<br>Homesense       | <b>7</b> Homewood Suites<br>Walmart<br>Monte Carlo        |
| <b>3</b> McDonald's<br>TD<br>Burrito Boyz<br>KFC<br>Harvey's<br>Copacabana Brazilian<br>Steak House |   |   |

# Zoning EH 1.0

## Employment Heavy Industrial



### PERMITTED USES

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractors Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Laboratory
- All Manufacturing Uses except:
  - » Ammunition, Firearms or Fireworks Factory;
  - » Crude Petroleum Oil or Coal Refinery;
  - » Explosives Factory;
  - » Tannery

- Police Station
- Public Utility
- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station

### PERMITTED USES - WITH CONDITIONS

- Cogeneration Energy
- Crematorium
- Marihuana production facility
- Open Storage
- Outside Operations
- Propane Transfer, Handling and Storage Facility
- Renewable Energy
- Transportation Use
- Vehicle Service Shop

## Get more information

### Nick Neila

Sales Representative, Associate  
905 283 3746  
nick.neila@avisonyoung.com

### Tom Clancy

Broker, Principal  
647 774 6040  
tom.clancy@avisonyoung.com

### Brent McKean

Broker, Vice President  
905 968 8014  
brent.mckean@avisonyoung.com

### Avison Young Commercial Real Estate Services, LP, Brokerage

77 City Centre Drive, Suite 301, Mississauga, Ontario L5B 1M5

Office +1 905 712 2100 Fax +1 905 712 2937

avisonyoung.ca

© 2025. Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

