

For Sale

5 Vanley Crescent
North York, ON



20,103 sf industrial building on 1.32 acres

Get more information

Tessa Compagno, B.E.S

Sales Representative

+1 416 400 1015

tessa.compagno@avisonyoung.com

Tom Clancy

Senior Vice President, Broker, Principal

+1 647 774 6040

tom.clancy@avisonyoung.com

**AVISON
YOUNG**



FOR SALE

5 Vanley Crescent
North York, ON

Property details

TOTAL AVAILABLE AREA

20,103 sf (15% office)

TOTAL ACREAGE

1.32 acres

POWER

400A/600V

CLEAR HEIGHT

20'

SHIPPING

2 TL & 1 DI (16'x 10.5')

ZONING

EH1.0(x45)

ASKING PRICE

\$9,850,000

PROPERTY TAXES(2025)

\$60,640.69

POSSESSION

January 1, 2026

Features



Existing crane rails in place



Radiant heating in the warehouse



Poured concrete mezzanine with existing infrastructure for HVAC, changerooms, washrooms and management offices



Both truck level doors can accommodate 53' trailers backing in from Vanley Crescent



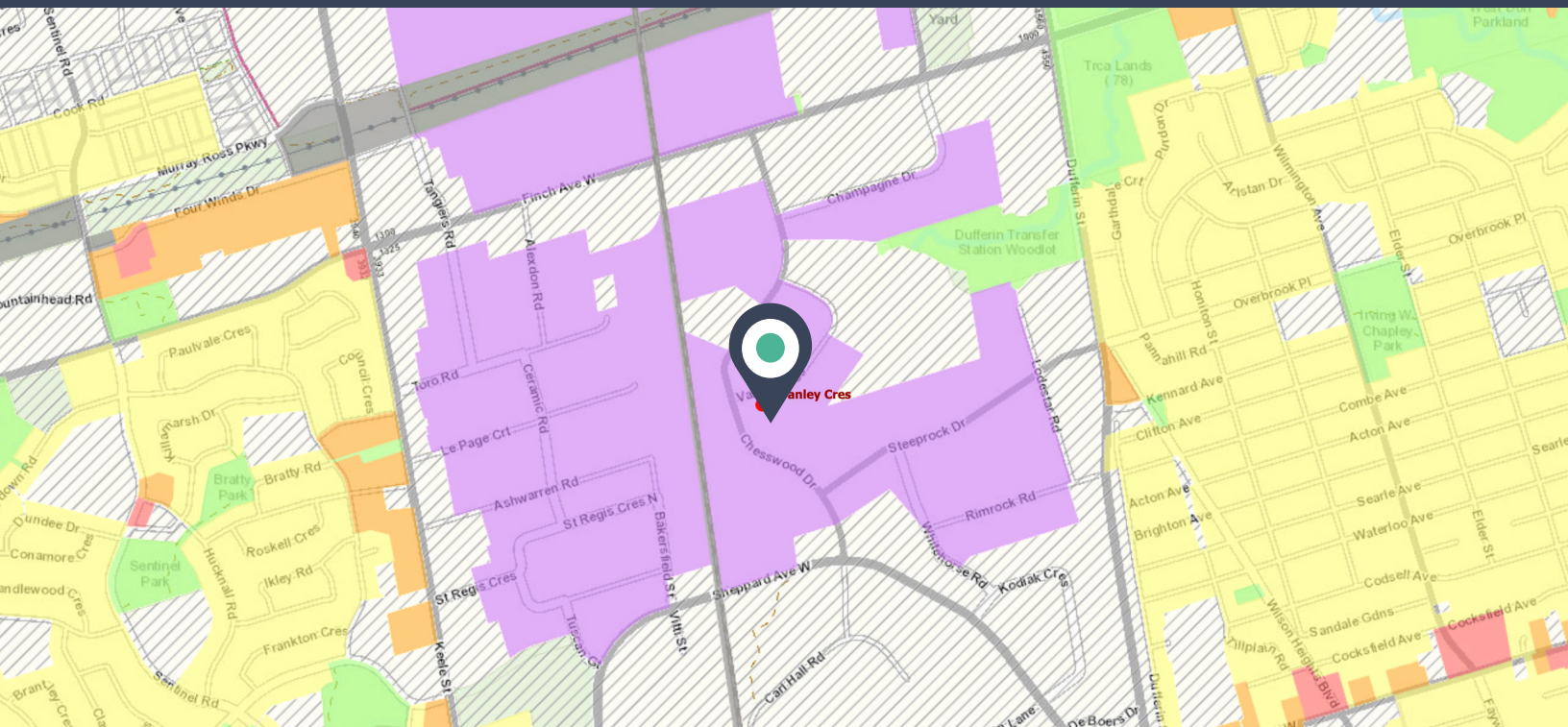
West and southwest portions of the lot can be graded and paved to increase parking



Ample parking on site and steps to TTC bus stop



Close proximity to Highway 400, 407 and 401



Zoning

EH 1.0 - Employment Heavy Industrial Zone

► [Click here for zoning by-law](#)

PERMITTED USES

- Ambulance Depot
- Animal Shelter
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Chemical Materials Storage
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Fire Hall
- Fuel Storage
- Industrial Sales and Service Use
- Police Station
- Public Utility

- Public Works Yard
- Recovery Facility
- Service Shop
- Shipping Terminal
- Vehicle Depot
- Vehicle Repair Shop
- Warehouse
- Waste Transfer Station
- All Manufacturing Uses Except:
 - Ammunition, Firearms or Fireworks Factory
 - Crude Petroleum Oil or Coal Refinery
 - Explosives Factory
 - Tannery

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

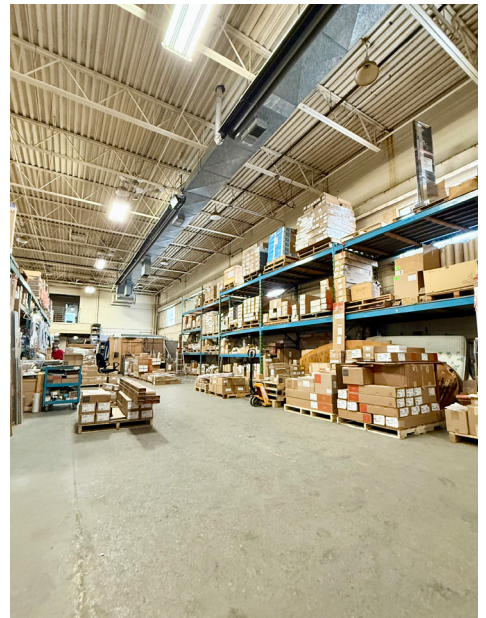
BY-LAW EXCEPTION 45

- Prevailing by-laws and prevailing sections
- (A) Schedule 'D' Airport Hazard Map from City of North York zoning by-law 7625

5 Vanley Crescent

North York, ON

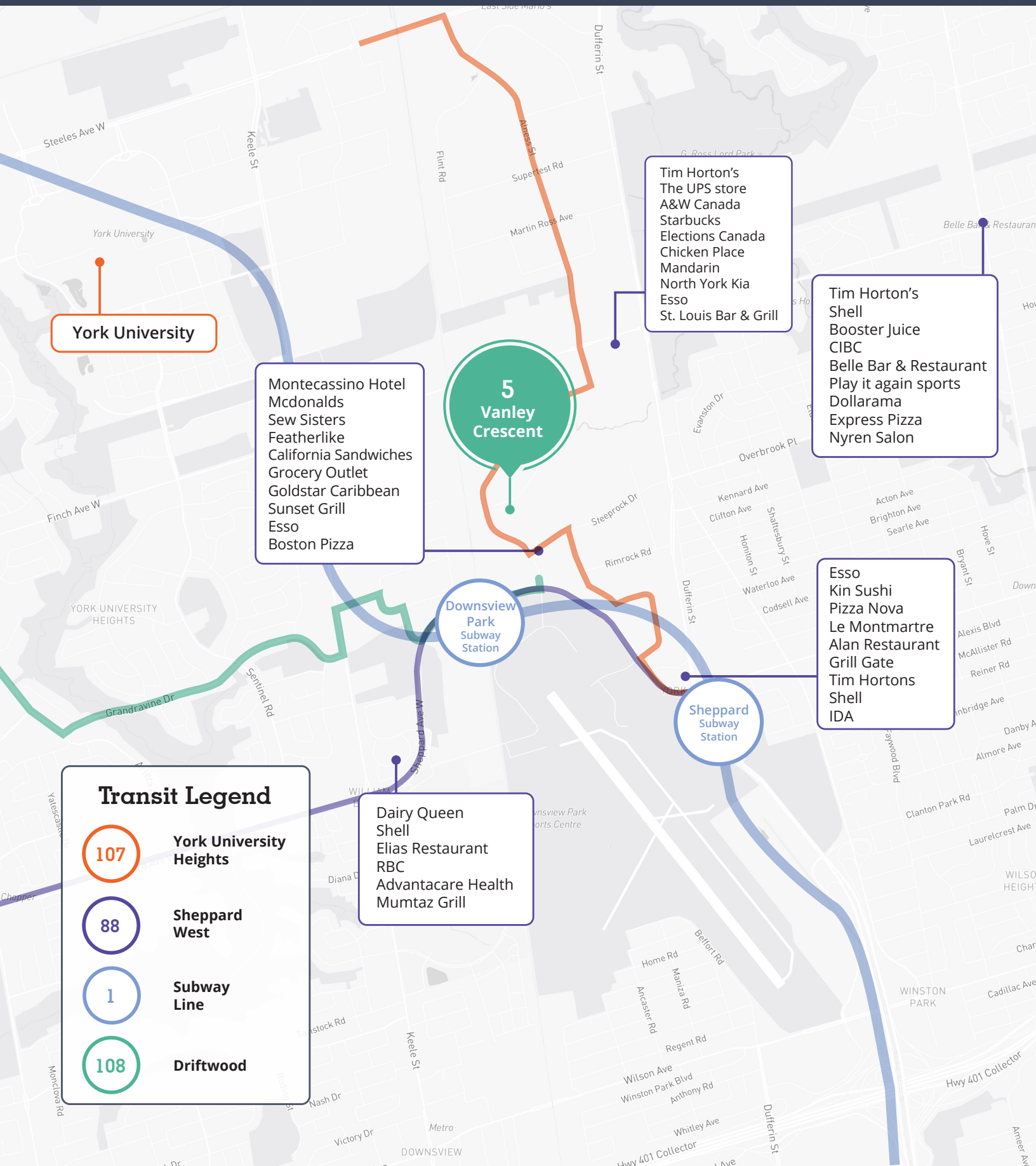
PHOTOS



5 Vanley Crescent

North York, ON

LOCATION OVERVIEW



York University

Montecassino Hotel
Mcdonalds
Sew Sisters
Featherlike
California Sandwiches
Grocery Outlet
Goldstar Caribbean
Sunset Grill
Esso
Boston Pizza

5
Vanley
Crescent

Downsview
Park
Subway
Station

Tim Horton's
The UPS store
A&W Canada
Starbucks
Elections Canada
Chicken Place
Mandarin
North York Kia
Esso
St. Louis Bar & Grill

Tim Horton's
Shell
Booster Juice
CIBC
Belle Bar & Restaurant
Play it again sports
Dollarama
Express Pizza
Nyren Salon

Esso
Kin Sushi
Pizza Nova
Le Montmartre
Alan Restaurant
Grill Gate
Tim Hortons
Shell
IDA

Dairy Queen
Shell
Elias Restaurant
RBC
Advantacare Health
Mumtaz Grill

Transit Legend

107

York University
Heights

88

Sheppard
West

1

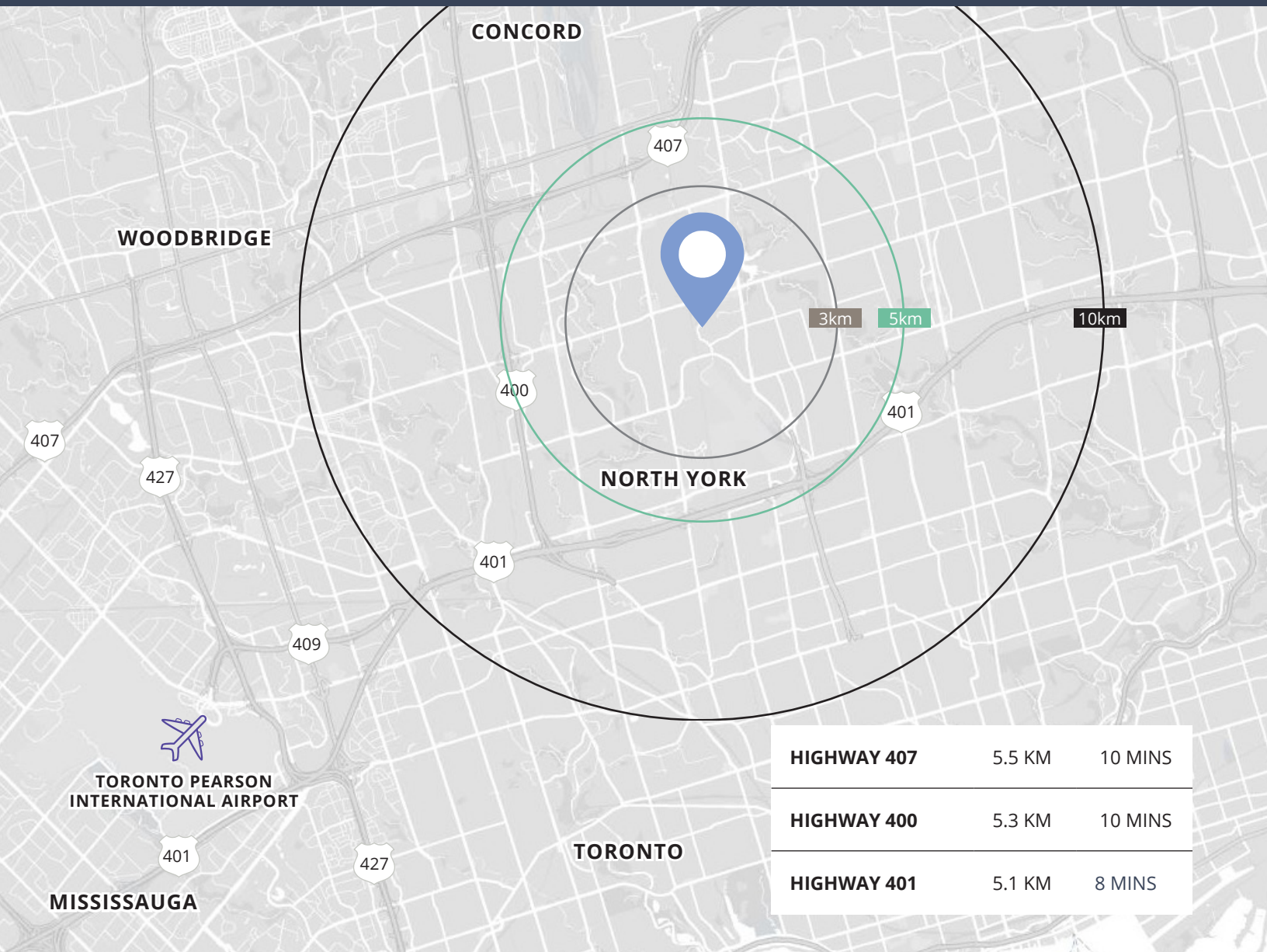
Subway
Line

108

Driftwood

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Avison Young Commercial Real Estate Services, LP, Brokerage

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

Office 905 712 2100 Fax 905 712 2937 avisonyoung.ca

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