

1270 Finch Ave W

Unit 13, Toronto, ON
Mixed-Use Condo Unit
For Sale by Court-appointed Receiver

INVESTMENT SUMMARY



For further details please contact the Listing Agents:

Kelly Avison (AACI - retired)
Principal, Senior Vice President, Broker
416.673.4030
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Graeme White
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647.598.2318
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The Property

Introduction

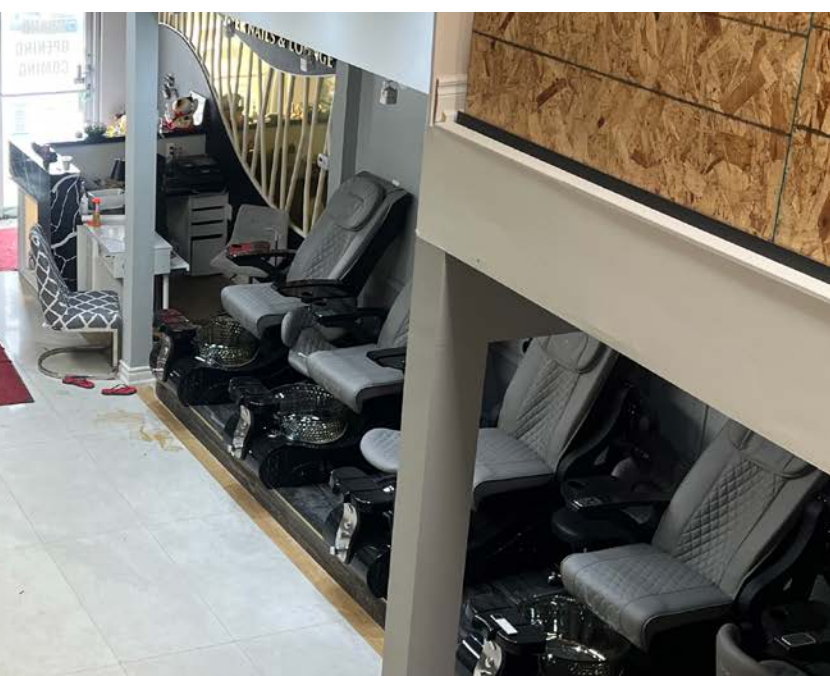
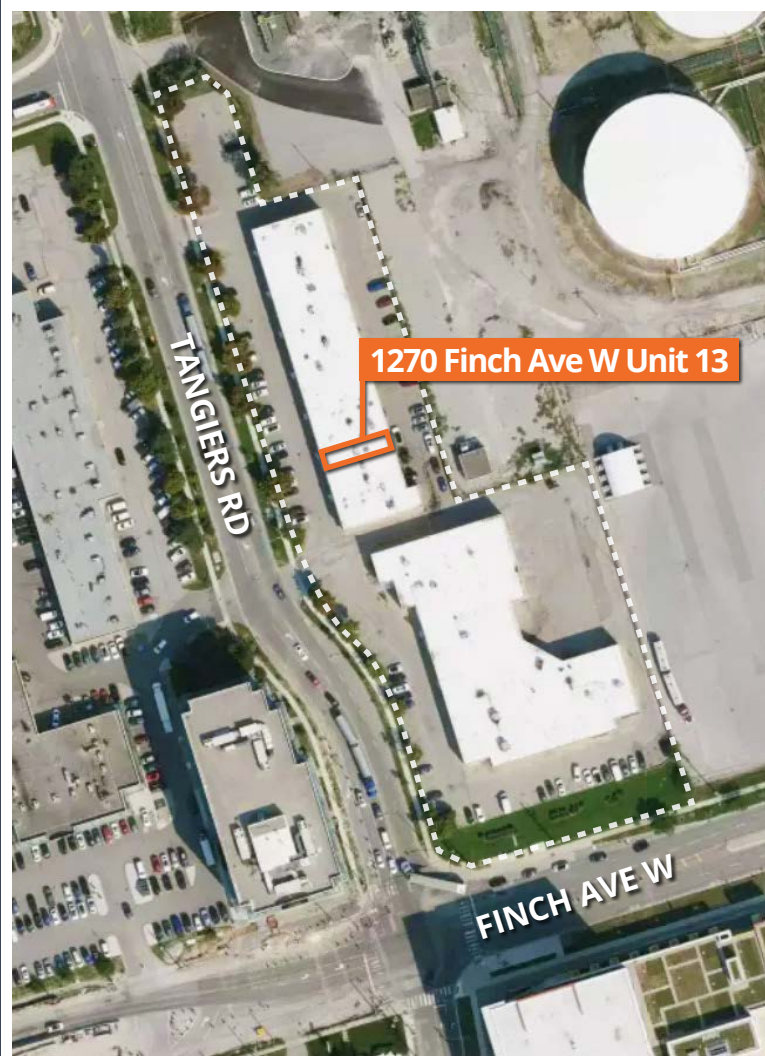
Avison Young Commercial Real Estate Services, LP (the "Advisor") has been retained by Grant Thornton Limited, in its capacity as Court-Appointed Receiver (the "Receiver") to advise on the sale of unit 13 at 1270 Finch Avenue West, Toronto, ON (the "Property").

The Property presents the opportunity to acquire a two-storey mixed-use condo unit featuring approximately 1200 sf on the first floor and 750 sf on the second. It was most recently used as a spa and massage parlor but it's Industrial-Commercial zoning designation allows for a broad range of uses.

Located immediately north of Finch Avenue West, the Property is highly accessible, with the Finch West subway and LRT stations just one block away. Bus stops are located immediately south of the Property and highway 400 and 407 are within a 5-minute drive. There are many retail plazas and large shopping centres nearby offering a broad range of amenities within a short distance.

Property Summary

1270 Finch Avenue West - Unit 13, Toronto, ON	
Unit Size	~2,000 sf
Storeys	2
Current Use	Spa and Massage Parlor
Occupancy	Vacant Possession
Year Built	1988
Zoning	Industrial-Commercial, Holding - MC (H)
Price	\$1,200,000



The Location



Site Details & Land Use

PIN: 117740013

Legal Description: UNIT 13, LEVEL 1, METROPOLITAN TORONTO CONDOMINIUM PLAN NO. 774, BLOCK 2 PLAN 66M-2221 AS DESCRIBED IN SCHEDULE "A" OF DECLARATION D34721. TWP OF YORK/NORTH YORK, CITY OF TORONTO

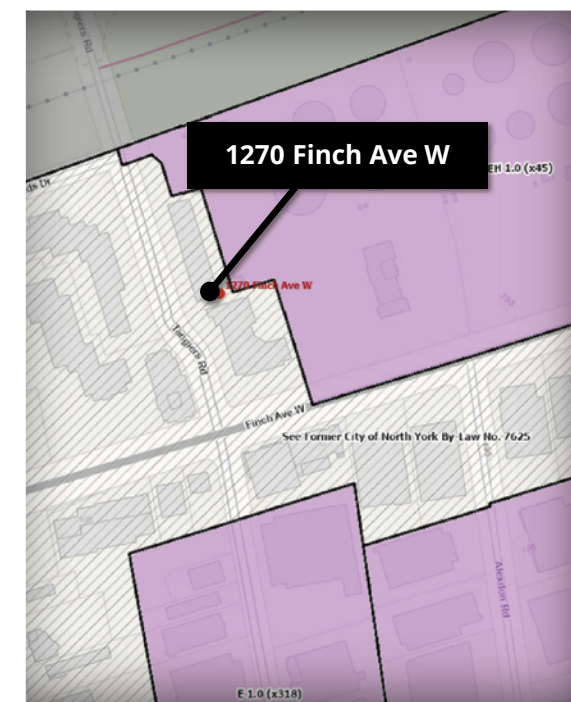
Zoning Designation:

Industrial-Commercial, Holding Zone - MC(H) (under Former City of North York Zoning By-law No. 7625)

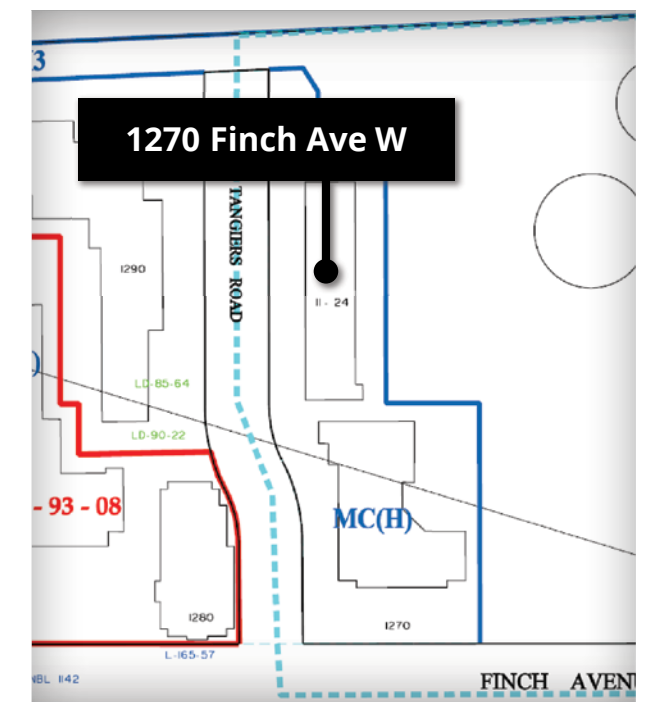
Permitted Uses:

Adult education school; artist studio; banquet hall; car rental agency; car washing establishment; cinema; club; college; commercial gallery; commercial recreation; commercial school; communications and broadcasting; community centre; contractor's establishment; custom workshop; day nursery; financial institution; fitness centre; funeral establishment; gasoline station; golf course; health science research laboratory; hotel; industrial sales and service; information processing; laundry; manufacturing; motor vehicle body repair shop; motor vehicle dealership; museum; office uses; park; parking lot; personal service shop; pinball and video games arcade; place of worship; public library; public self storage warehouse; research laboratory; restaurant, with or without an outdoor patio; retail store; secondary school; service shop; service station; showroom; theatre; transportation terminal; warehouse; and veterinary clinic.

Toronto Zoning Map



Former City of North York Zoning Map



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\$1,200,000

Sale Process and Offer Format

All offers MUST be submitted on the Receiver's form of Agreement of Purchase and Sale ("APS"), available in the data room. Offer/bids must indicate the names of the ultimate beneficial owners and their respective interests. Prospective purchasers should note that the Vendor is under no obligation to respond to or accept any APS. The Vendor reserves the right to remove the Offering from the market and to alter the offering process described above and timing thereof, at its sole discretion. Purchasers are advised to perform their own due diligence. The Vendor-Receiver is selling the Property on an "as is, where is" basis and all sales are subject to final approval of the Court.

Data Room

Detailed information has been assembled by the Advisor and is available to prospective purchasers. Access to the electronic data room will be provided upon receipt of an executed confidentiality agreement.

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