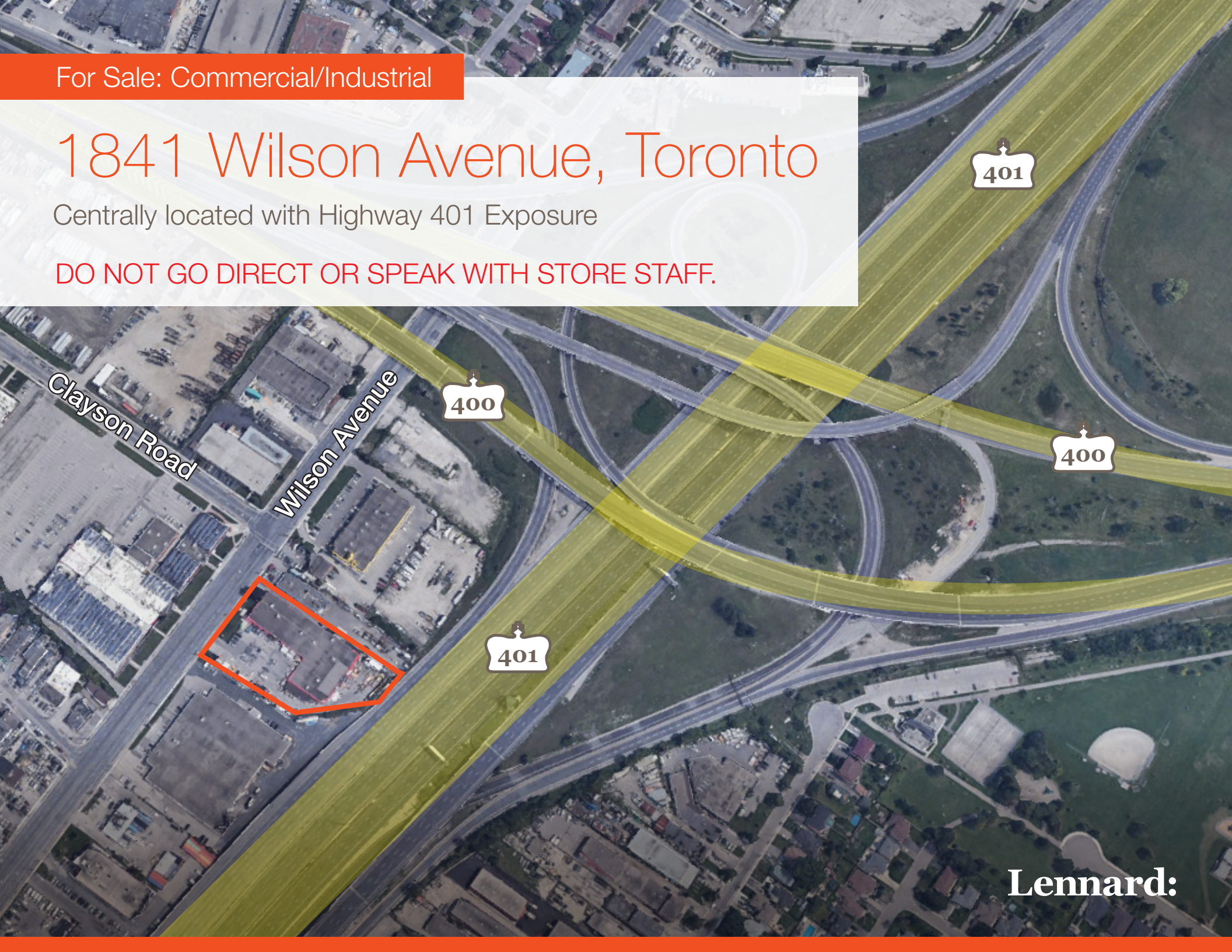


For Sale: Commercial/Industrial

# 1841 Wilson Avenue, Toronto

Centrally located with Highway 401 Exposure

DO NOT GO DIRECT OR SPEAK WITH STORE STAFF.

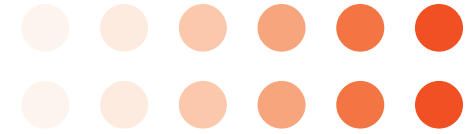


Lennard:





# 1841 Wilson Avenue

DO NOT GO DIRECT OR SPEAK WITH STORE STAFF.




 Site Area  
**1.75 acres**


 Building Size  
**± 25,468 SF**


 Frontage  
**± 221.0 ft**

 Clear Height  
**12'**

 Shipping  
**1 TL / 1 DI**

 Zoning  
**MC (H) - Industrial Commercial**

 Asking Price  
**\$12,950,000**  
Taxes  
**\$65,665.12 (2024)**

 Listing Agents  
**Adam Bronson\***  
Senior Vice President  
416.450.5535  
abronson@lennard.com  
**Mark McLaughlin\***  
Senior Vice President  
416.419.5080  
mmclaughlin@lennard.com  
**Caroline Bouillet\***  
Vice President  
905.920.6241  
cbouillet@lennard.com  
\*Sales Representative

## Property Highlights

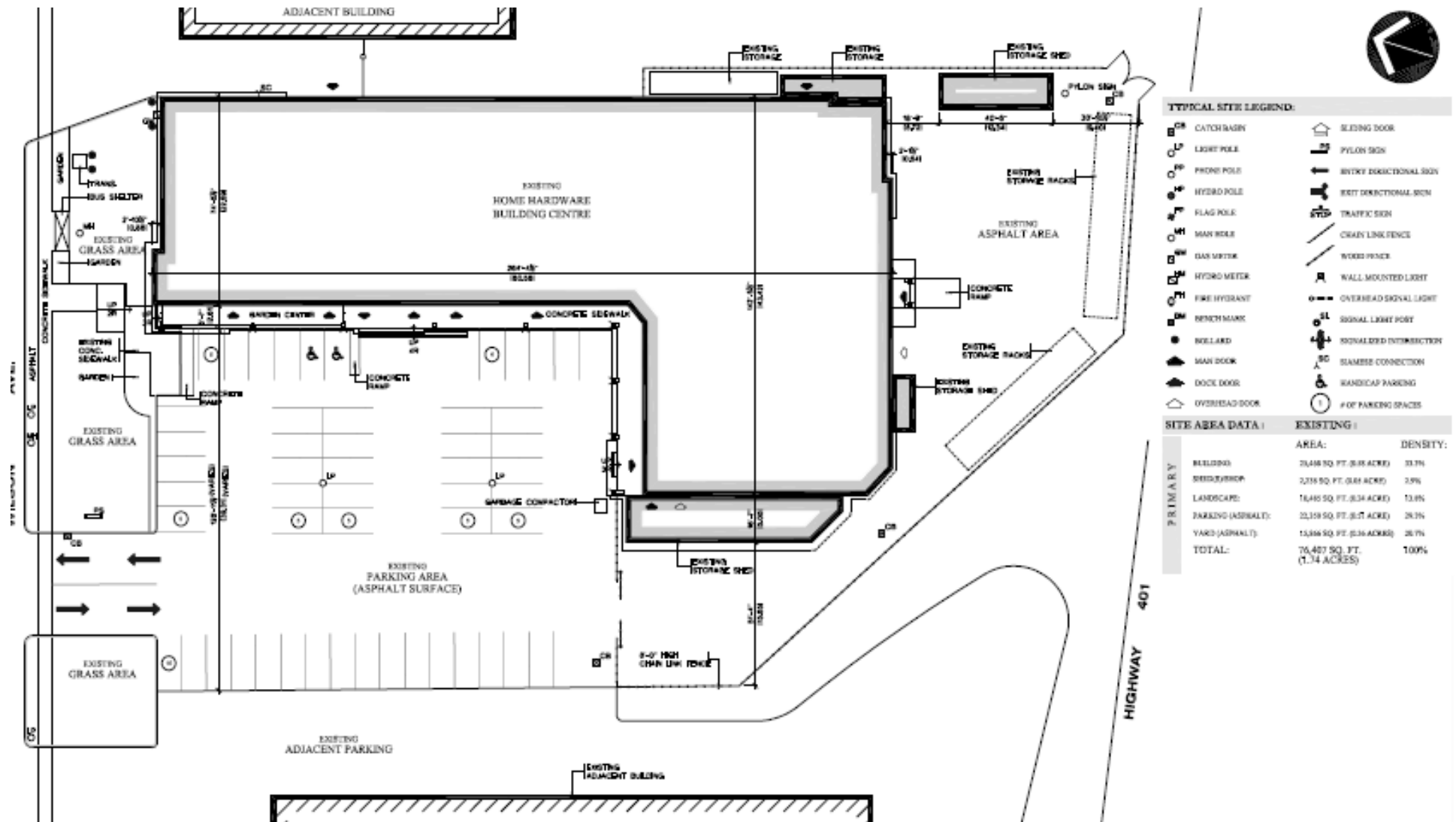
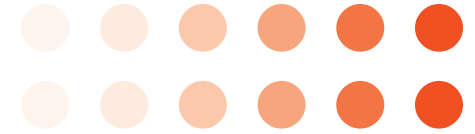
- Centrally located with exposure onto Highway 401
- Easy access to Highway 400
- Flex building permits quasi retail and industrial
- Outside storage permitted
- Podium sign fronting Highway 401 can be leased for additional income
- VTB available for qualified buyers
- Fully sprinklered
- 100% AC
- Fenced and gated yard
- Directly serviced by TTC
- Exterior lighting

Please do not go direct or walk the property. Access will be granted with a conditionally accepted offer.

**Lennard:**

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

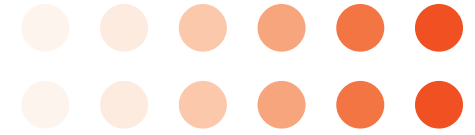
# Site Plan





# Property Photos

DO NOT GO DIRECT OR SPEAK WITH STORE STAFF.

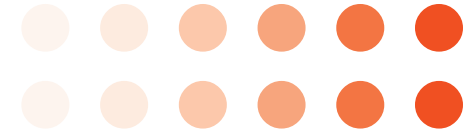


Lennard:

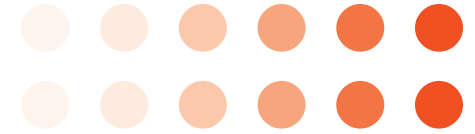
[lennard.com](http://lennard.com)



# Location & Area Amenities

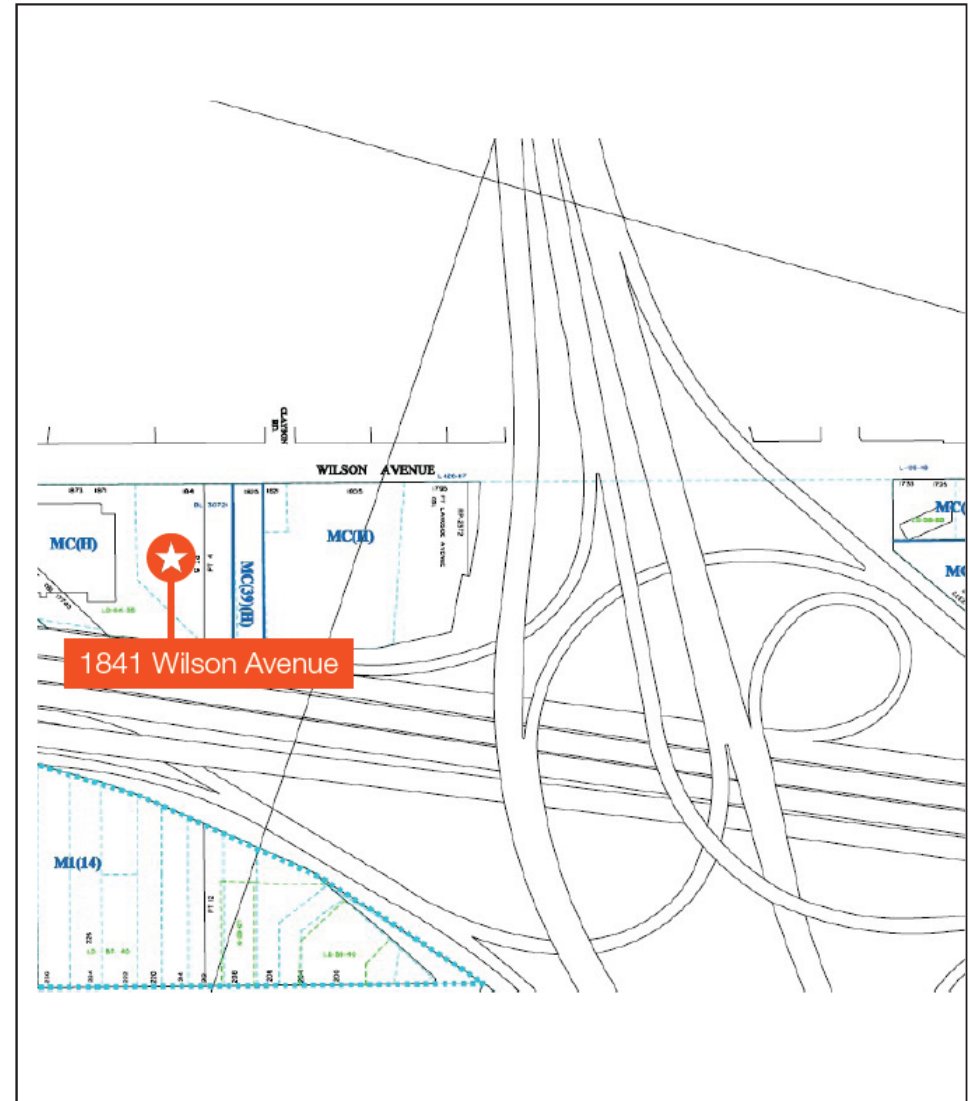


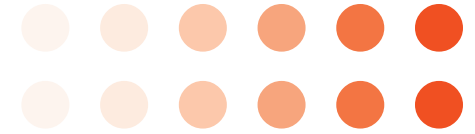
# Zoning



## Industrial Commercial Zone - MC(H)

- Adult Education School
- Artist Studio
- Banquet Hall
- Car Rental Agency
- Car Washing Establishment
- Cinema
- Club
- College
- Commercial Gallery
- Commercial Recreation
- Commercial School
- Communications & 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 & Service
- Information Processing
- Laundry
- Manufacturing
- Motor Vehicle Body Repair Shop
- Motor Vehicle Dealership
- Museum
- Office Uses
- Park
- Parking Lot
- Personal Service Shop
- Pinball & 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
- Veterinary Clinic





Adam Bronson\*, Senior Vice President  
416.450.5535  
[abronson@lennard.com](mailto:abronson@lennard.com)

Mark McLaughlin\*, Senior Vice President  
416.419.5080  
[mmclaughlin@lennard.com](mailto:mmclaughlin@lennard.com)

Caroline Bouillet\*, Vice President  
905.320.6241  
[cbouillet@lennard.com](mailto:cbouillet@lennard.com)

201-60 Columbia Way, Markham  
905.752.2220  
[lennard.com](http://lennard.com)

\*Sales Representative

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.