



For Sale: Industrial Building on Residential Land

## 48 Lavender Road

4,800 SF urban industrial/commercial property on  
18,700 SF of land



**Lennard:**


200-55 University Avenue, Toronto  
416.649.5920

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




# Property Details

4,800 SF urban industrial/commercial property on 18,700 SF of land. 4,000 SF industrial and 800 SF of office space. 600 Volts, 400 Amps power. Five roll-up doors, up to 12 x 12 in size. The industrial space is currently divided into two units; could easily be converted back to single occupancy or further subdivided for multiple users. 17 clear height, with a small mezzanine office in addition to front office space. Property needs renovations but is a versatile shell. Almost 14,000 SF of fenced, paved outdoor space. Owner will consider a VTB. ESA Phase 2 from 2017 shows no environmental impairment. Great opportunity for an owner occupier, investor or developer. Buyer to satisfy themselves as to the legality of future use on the property.

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Address


48 Lavender Road
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Building Size


4,800 SF
- Industrial Area

4,000 SF

Office Area

800 SF
- 

Land Area

18,718.42 SF (0.43 AC)
- 

Frontage on Lavender Road

114.81 FT
- Depth

157.00 FT
- \$


Sale Price

\$4,950,000.00


Taxes (2025)

\$22,838.04

Co-op Commission

2.25% of Sale Price
- 

Clear Height

17 FT
- 

Grade Level Shipping Doors


3
- Drive-In Doors

2
- ⚡


Volt

400

Amps


600
- 

Possession

Immediate
- 

Zoning

R2, legal non-conforming Industrial
- Land Use

Neighbourhoods
- 

Listing Agent

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# Commercial / Industrial Opportunity

## Permitted Uses

Current and former owners of this property have benefited from industrial use of this property as a legal non-confirming use, despite an underlying land use of Neighborhood and zoning R2. The property is currently taxed as an Industrial property by the City of Toronto and designated Industrial by Geowarehouse. Previous use has included a contractor's office, shop, and yard.

The successful Buyer, if acquired for a commercial use, shall verify the legality of their intended use. The Vendor understands this will be a requirement of any serious Buyer and will accommodate Buyers' undertakings to satisfy themselves as to acceptability of their intended use by the City of Toronto.

This site also presents a compelling residential infill development opportunity once the St Clair-Old Weston GO Station is complete and the land market has bounced back, a fantastic future exit option for the new owner.



# Residential Vacant Land Opportunity

## Land Use

Desirable residential infill opportunity. 18,700 SF of Neighborhood designated land, with an opportunity to expand the site to 22,000 SF. Within a 10 minute walk of the future St Clair Old Weston GO stop and 15 minute walk of the Keelesdale Eglinton LRT station. Located on a quiet street, just a few minute drive from Black Creek for access to 400 series highways. Numerous schools and parks nearby. Buy and build today or land bank and occupy/lease over the mid term. Owner will consider a VTB. ESA Phase 2 from 2017 shows no environmental impairment. The property is improved with a 4,800 SF commercial building.

## Additional Expansion Option

Neighbouring parcel can be acquired for an additional 3,260 SF (to make parcel almost 22,000 SF).

## Map Legend

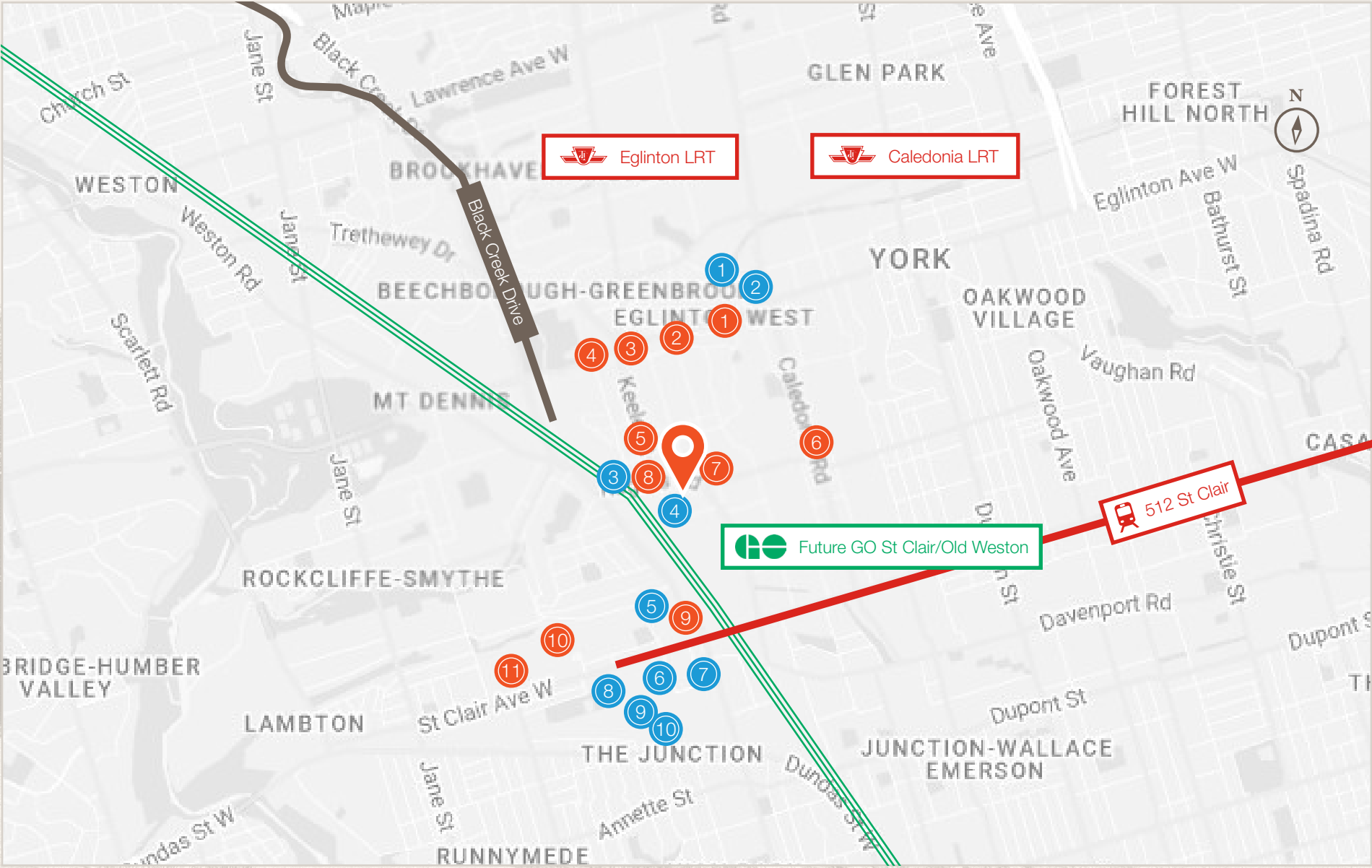
### Restaurants

- 1 Caldense Bakery
- 2 JJ Fried Chicken
- 3 Egglinton Grill
- 4 Two Brothers Shawarma
- 5 A YAH SO NICE
- 6 Angel's Bakery & Deli
- 7 North of Brooklyn Pizzeria
- 8 Golden Wheat Bakery Cafe
- 9 Pho 90
- 10 Rainhard Brewing Co.
- 11 High Park Brewery

### Amenities

- 1 Canadian Tire
- 2 FreshCo Eglinton & Gabian
- 3 Value Village
- 4 The Beer Store
- 5 Winners
- 6 The Home Depot
- 7 Mark's
- 8 Canadian Tire
- 9 Best Buy
- 10 RONA

- Streetcar Route
- GO rail
- Highway/Black Creek Drive
- Subject Property





# Lennard:

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