



FOR SALE/LEASE

43 DENSLEY AVENUE
NORTH YORK, ON



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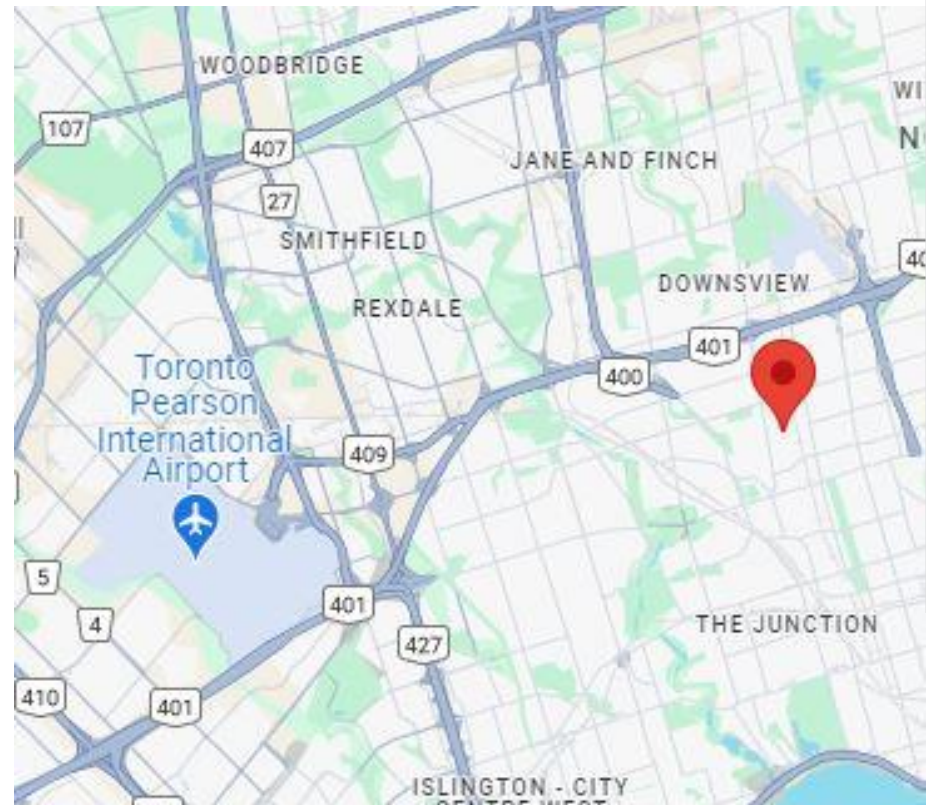
North York, ON

PROPERTY FEATURES

A rare freestanding building with additional land permitting outside storage or building expansion. The property is ideal for a myriad of business ventures and supports retail applications. The subject provides direct access to Keele Street, a gateway to the downtown core via subway connection at Eglinton Avenue and is a direct path to all major highways. The changing dynamics of the area will support growth and expansion for all business enterprises.

PROPERTY DETAILS

BUILDING SIZE	8,200 SF
LOT SIZE (ACRES)	0.64
ZONING	E1.0
CEILING	14' 0"
SHIPPING	TL, 1 DI
ASKING PRICE	\$4,700,000.00
NET RENT	\$16.50
REALTY TAX (2023)	\$28,092.71



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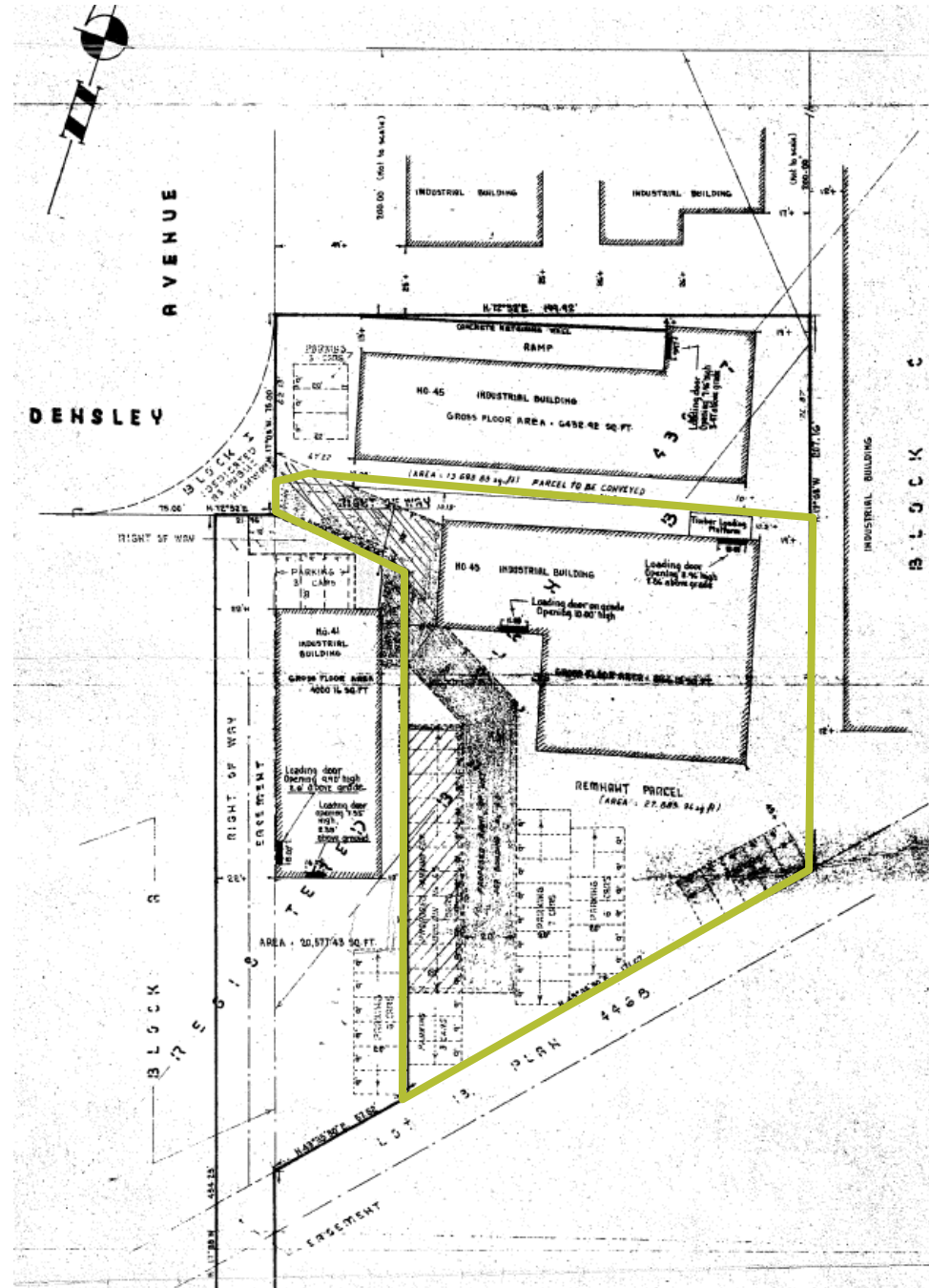
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Survey



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Zoning

E1.0 PERMITTED USES

- Ambulance Depot
- Animal Shelter
- Artist Studio
- Automated Banking Machine
- Bindery
- Building Supply Yards
- Carpenter's Shop
- Cold Storage
- Contractor's Establishment
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Kennel
- Laboratory
- Manufacturing
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesale Body Rub Service





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