

601

SUPERTEST RD. TORONTO, ON

ALNESS STREET

SUPERTEST ROAD

EMPLOYMENT
INDUSTRIAL LAND

FOR SALE

4.61 ACRES



CUSHMAN &
WAKEFIELD

// PROPERTY DESCRIPTION

Located at the southwest corner of Supertest Road and Alness Street, this 4.61-acre unimproved site is strategically positioned within one of the GTA's premier industrial nodes. The property offers immediate access to Dufferin Street and excellent connectivity to Highway 400, Highway 407, and Highway 7 via Steeles Avenue. Ideally situated between the CN MacMillan Intermodal Facility and downtown Toronto, 601 Supertest Road is well suited for logistics and transportation-oriented uses. The site's M3 zoning permits a broad range of industrial uses, including manufacturing, self-storage, transportation terminals, warehousing, and outdoor storage.



PRICE:

\$16,000,000 (\$3.45M/acre)



LAND SIZE:

4.607 Acres



ZONING:

M3 Industrial



OFFICIAL PLAN:

Core Employment

★ Adjacent Property Available FOR SALE

573 ALNESS STREET

CLICK FOR BROCHURE



// 601 SUPERTEST ROAD

TORONTO, ON

// PROPERTY PHOTO





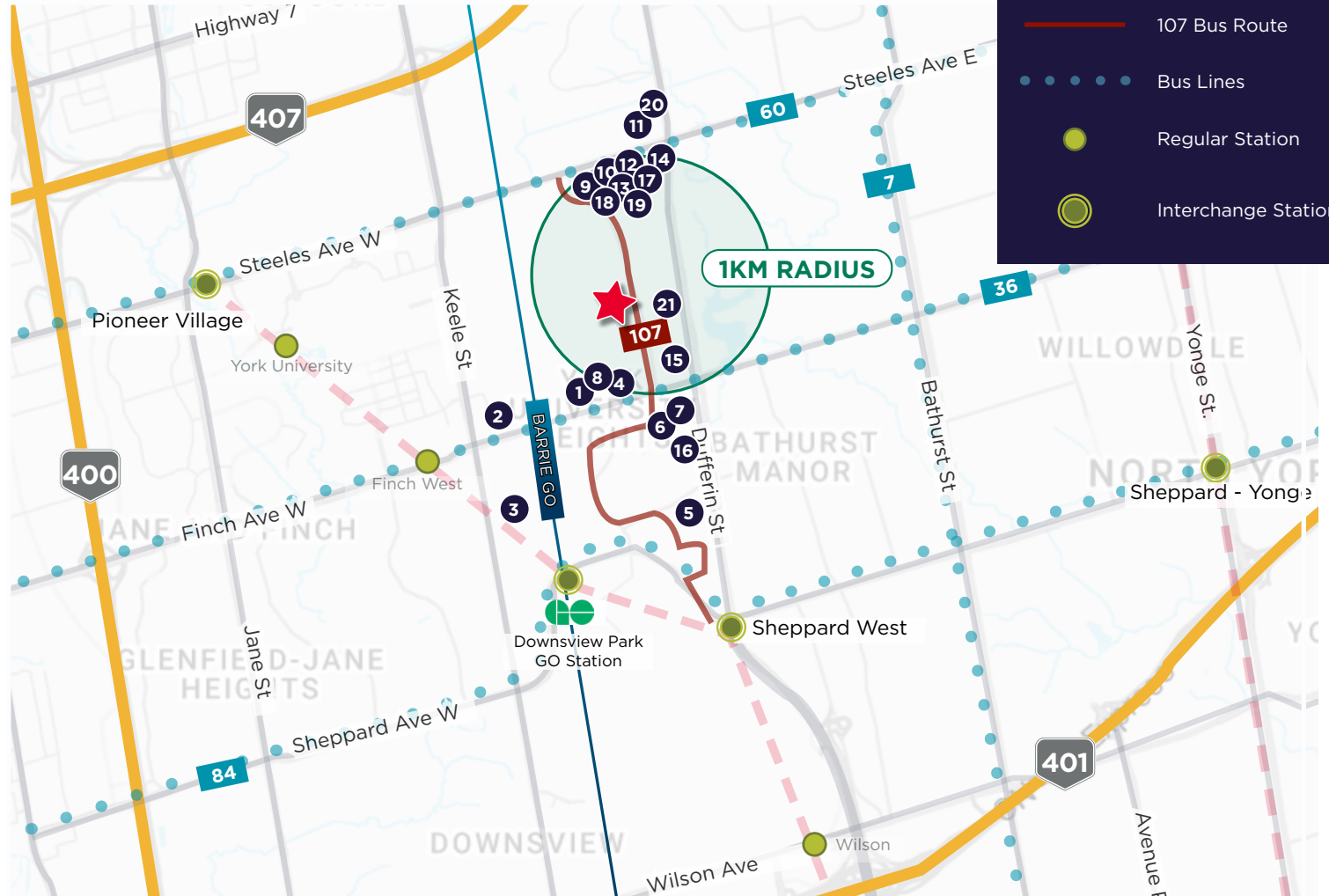
// PROPERTY PHOTO









LOCATION & AMENITIES

1. Starbucks
2. CIBC
3. Walmart
4. Tim Hortons
5. Boston Pizza
6. Mandarin
7. Scotiabank
8. A&W
9. The Home Depot
10. Stacked
11. Eggsmart
12. Esso
13. Winners
14. Montana's BBQ & Bar
15. Enterprise
16. St. Louis Bar & Grill
17. East Side Marios
18. LCBO
19. Bloomex
20. Value Village
21. Coppa's Fresh Market

-  Go Station
-  Subject Property



TRANSIT LEGEND

-  Barrie Line Go
-  Subway Line
-  107 Bus Route
-  Bus Lines
-  Regular Station
-  Interchange Station



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// ZONING

The subject property is governed by the former municipal zoning by-law and is designated M3, which permits a broad range of uses. Outdoor storage and operations are permitted, provided they are not located within the required minimum yard setbacks and are fully enclosed by fencing with a minimum height of 1.8 metres. Prospective purchasers are advised to conduct their own due diligence to confirm zoning compliance and suitability for their intended use.



// PERMITTED USES

- Adult Education School
- Artist Studio
- Banquet Hall
- Boarding Kennel
- Car Rental Agency
- Car Wash Establishment
- Club
- College
- Commercial Gallery
- Commercial Recreation
- Commercial School
- Communications and Broadcasting
- Community Centre
- Contractors Establishments
- Custom Workshop
- Financial Institution
- Fitness Centre
- Gasoline Station
- Heal Science Research Lab
- Hotel
- Industrial Sales and Service
- Information Processing
- Laundry
- Manufacturing
- Motor Vehicle Repair Shop
- Motor Vehicle Dealership
- Museum
- Office
- Park
- Parking Lot
- Personal Service Shop
- Place Of Worship
- Public Library
- Public Self Storage
- Recycling Facility
- Restaurant
- Retail
- Service Shop
- Service Station
- Showroom
- Transfer Station
- Transportation Terminal
- University Uses
- Vet Clinic
- Warehouse
- Works Yard

// ENVIRONMENTAL AND OFFERING PROCESS

The property at 601 Supertest Road in Toronto contains impacted soil and groundwater above the applicable Ontario site condition standards. To effectively manage these environmental impacts and ready this property for sale, the Vendor is pursuing a risk assessment. The Vendor has significant experience with the risk assessment process and can forecast potential risk-mitigating measures that may be undertaken on site to allow for continued use as a commercial property. More details can be shared with qualified buyers upon execution of a Non-Disclosure Agreement (NDA).

The Risk Assessment assumes that zoning will remain commercial. This assumption and measures are subject to final approval by the Ministry of the Environment, Conservation and Parks, which we anticipate receiving in approximately Q4 2026.

Offers will be reviewed as received. The Vendor reserves the right to respond at its discretion and intends to allow a reasonable marketing period to ensure adequate market exposure and opportunity for interested parties to submit offers.

[Contact Listing Agents to Learn More](#)

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CONTACT

ZACK PARENT*, SIOR

Senior Vice President

+1 905 501 6441

zack.parent@cushwake.com

PETER MCGOEY*

Vice President

Occupier & Investment Sales

+1 416 756 5436

peter.mcgoey@cushwake.com

RICHARD BURTON*, SIOR

Vice President

+1 905 501 6415

richard.burton@cushwake.com

KENNETH WONG*

Senior Associate

+1 416 494 9500

kenneth.wong@cushwake.com

1500 Don Mills Road | Suite 401 | Toronto, ON M3B 3K4 | +1 416 494 9500 | cushmanwakefield.ca

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