

76 Densley Avenue

Unit 1, Toronto

Approximate outline of Premises shown. To be verified by the Tenant.



FOR LEASE

Former CFIA & GFSI certified Food Processing Facility with 1,000 SF Freezer & 1,300 SF Cooler

16,712 SF Available

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Property Overview

76 Densley Avenue
Unit 1, Toronto

Address	76 Densley Avenue, Unit 1, Toronto
Location	Keele Street & Lawrence Avenue West
Total Area (SF)	16,712
Office Area (SF)	1,504 (9%)
Warehouse Area (SF)	15,208 (91%)
Cooler Area (SF)	1,300
Freezer Area (SF)	1,000
Zoning	E1.0
Power	1200 Amps (800amps @120/208v 3 phase & 400 amps @ 600v 3 phase)
Shipping	2 Truck level with electric levelers & 1 double man door
Clear Height	12'
Asking Price (PSF)	\$18.75 Net
TMI (PSF)	\$6.55 (2026)
Parking	20 On-site Car Parking

Additional Comments

- Recent capital improvements include new asphalt in 2026 and roof in 2025
- 3 street frontages with excellent visibility
- Move-in-ready for food processors

Former CFIA & GFSI Certified Industrial Food Processing Plant with Cooler & Freezer Space For Lease

- Food-grade processing facility with multiple production rooms
- Washdown panelled walls and epoxy flooring throughout
- Floor drains connected to central grease trap
- Commercial kitchen/commissary with 40-foot exhaust hood, fire suppression, and makeup air
- Separate raw material and finished goods storage
- Hands-free handwash stations and three-compartment sinks
- Dedicated cleaning/sanitation room



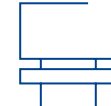
Approximate outline of Premises shown. To be verified by the Tenant.



Easy access to
highways 401, 403,
410 and 407



Numerous
amenities in
the area



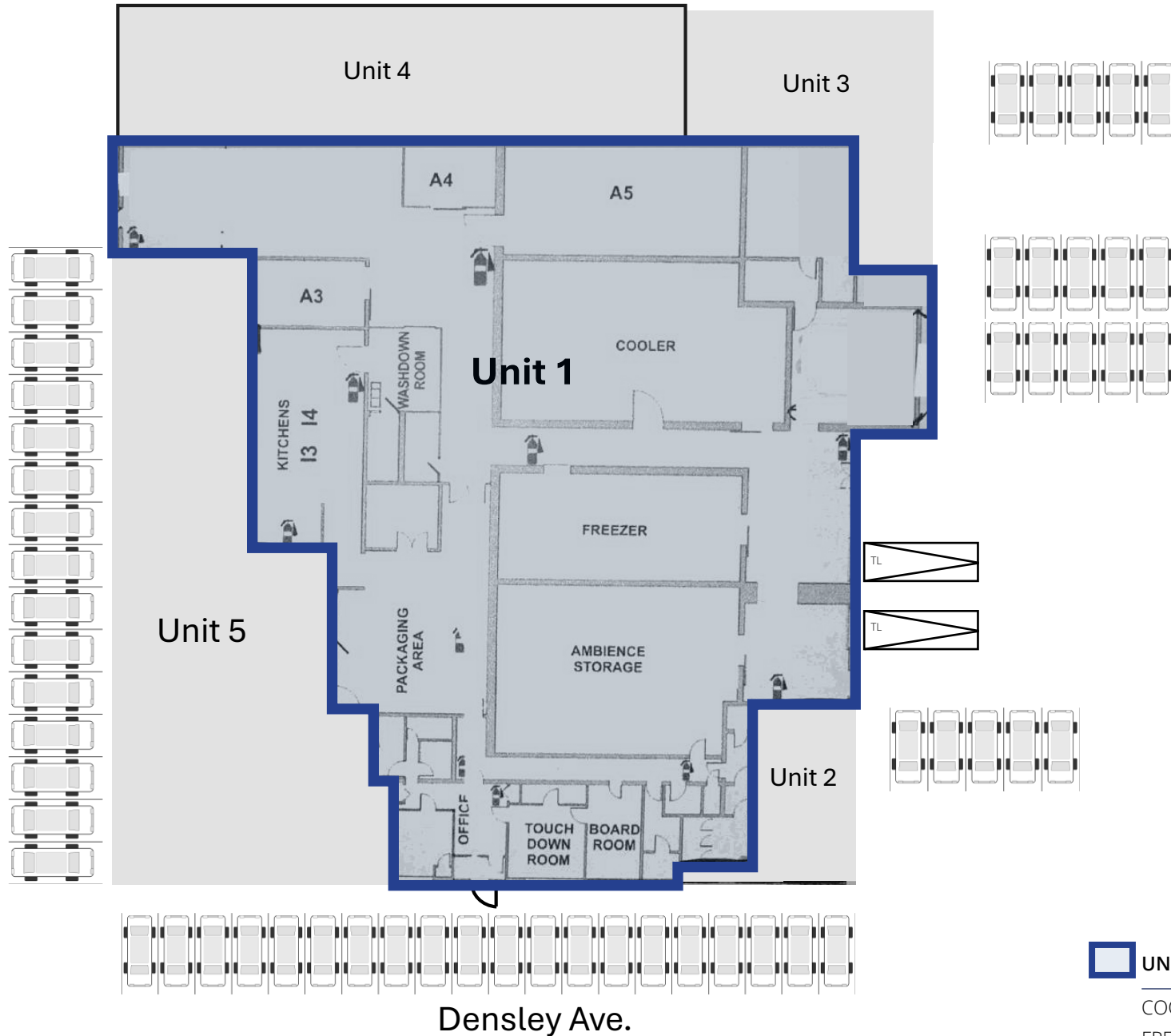
Pylon signage
opportunities

Property Floor Plan

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Sable St.



Sheffield Ave.

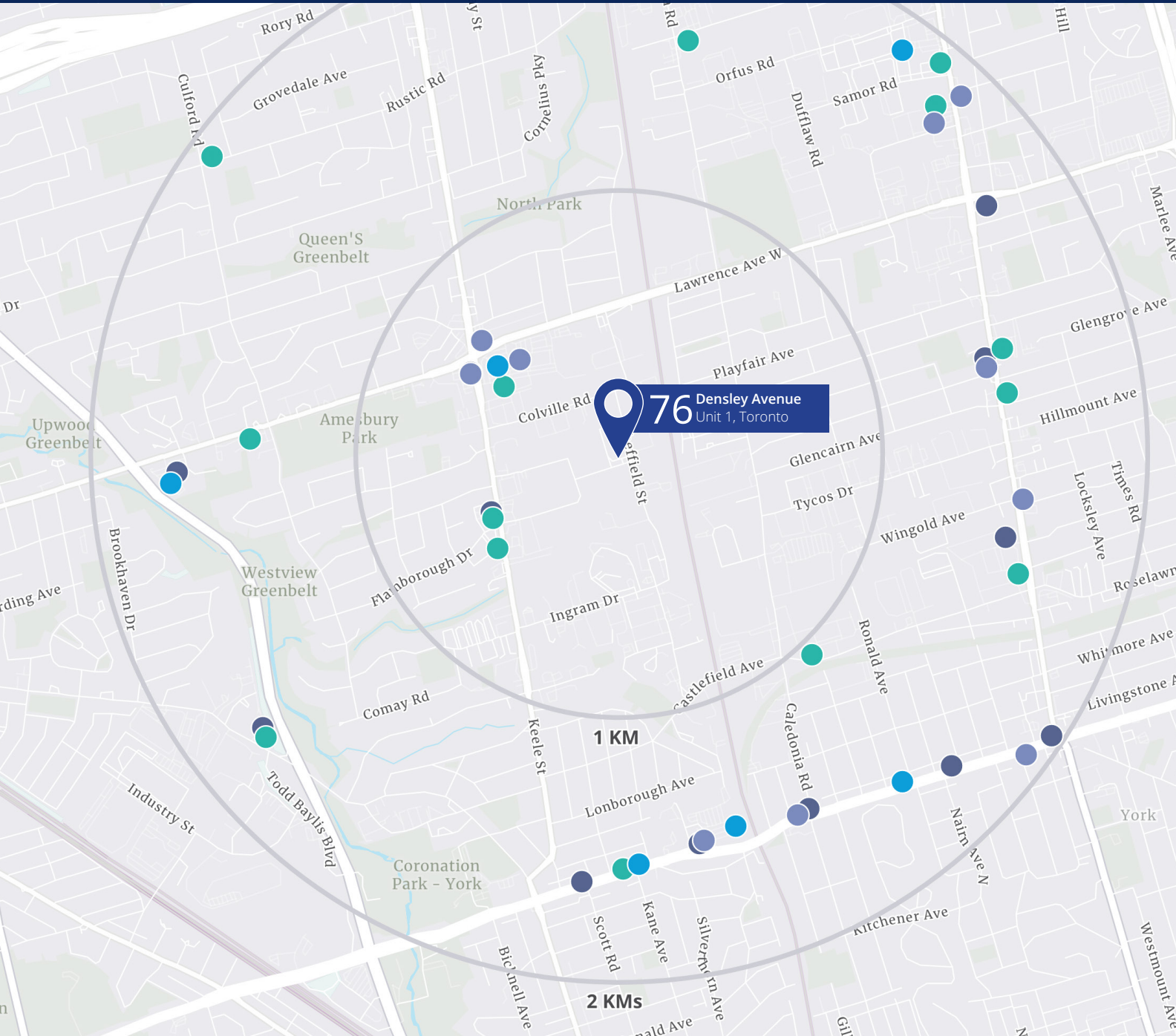
Densley Ave.

 UNIT 1: 16,712 SQ. FT.

COOLER: 1,300 SQ. FT.
FREEZER: 1,000 SQ. FT.


Nearby Amenities


76 Densley Avenue
Unit 1, Toronto




- PHARMACY
- RESTAURANTS
- BANKS
- SUPERMARKETS

Strategically located, 76 Densley offers seamless access to nearby banks, restaurants, supermarkets, pharmacies and other amenities within a 2 km radius, providing the everyday conveniences businesses depend on. This well-connected location enhances operational efficiency while offering added convenience for both staff and clients.

 **Nearby commercial plazas along Keele Street & Lawrence Avenue W corridor**

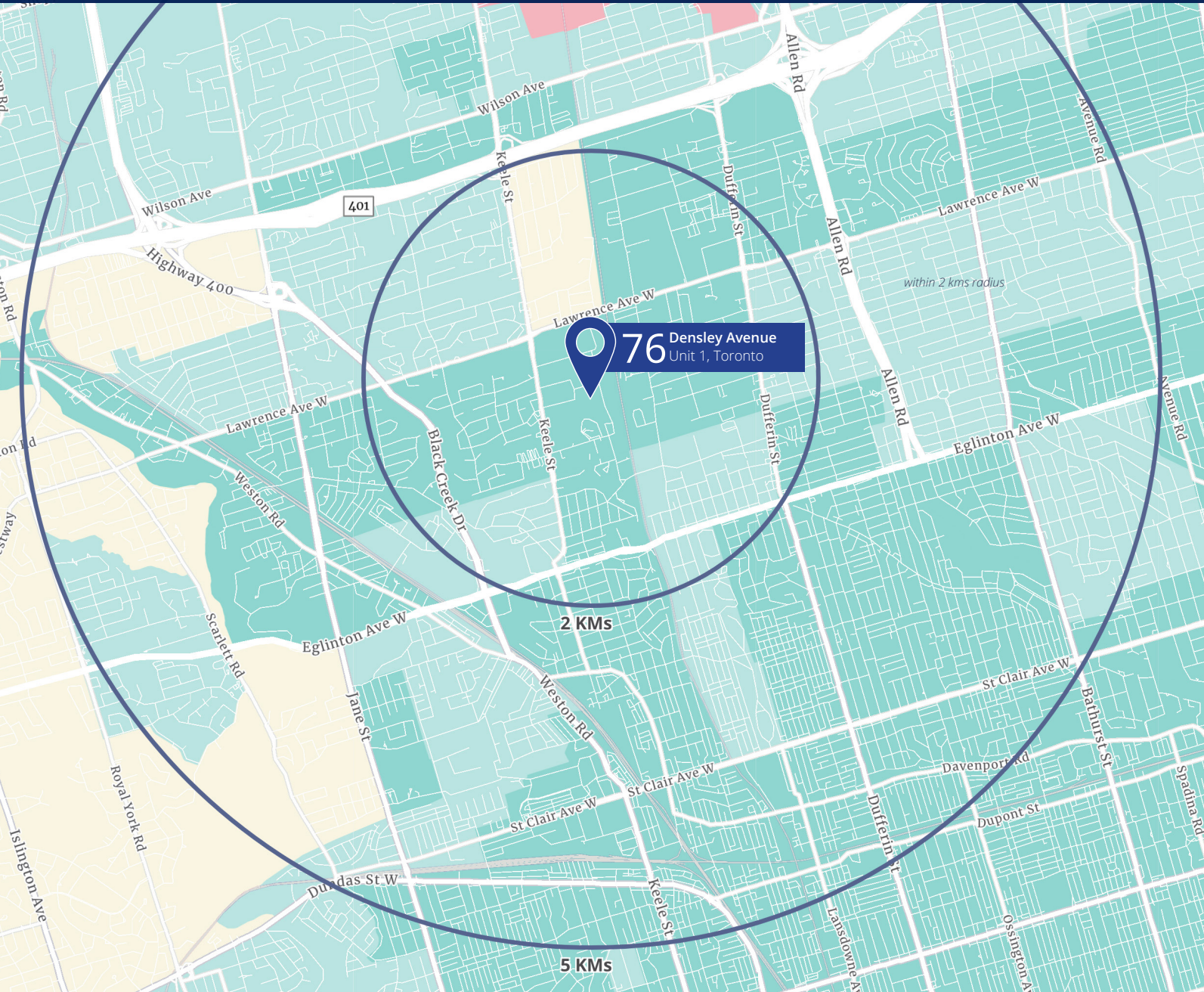
 **Access to multiple parks and green spaces within short drive**

 **Proximity to multiple local eateries and major food chains**

Demographics

Strategically located within a densely populated area, ensuring a strong, built-in customer base offering growth potential for business owners

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 **59K**
Population
within 2 kms radius

 **\$132K**
Total Household Expenditure
within 2 kms radius

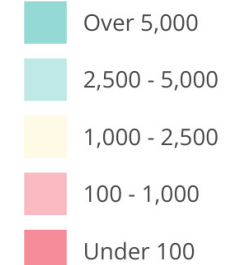
 **\$36K**
Per Capita Income
within 2 kms radius

 **21K**
Households
within 2 kms radius

 **\$80K**
Median Household Income
within 2 kms radius

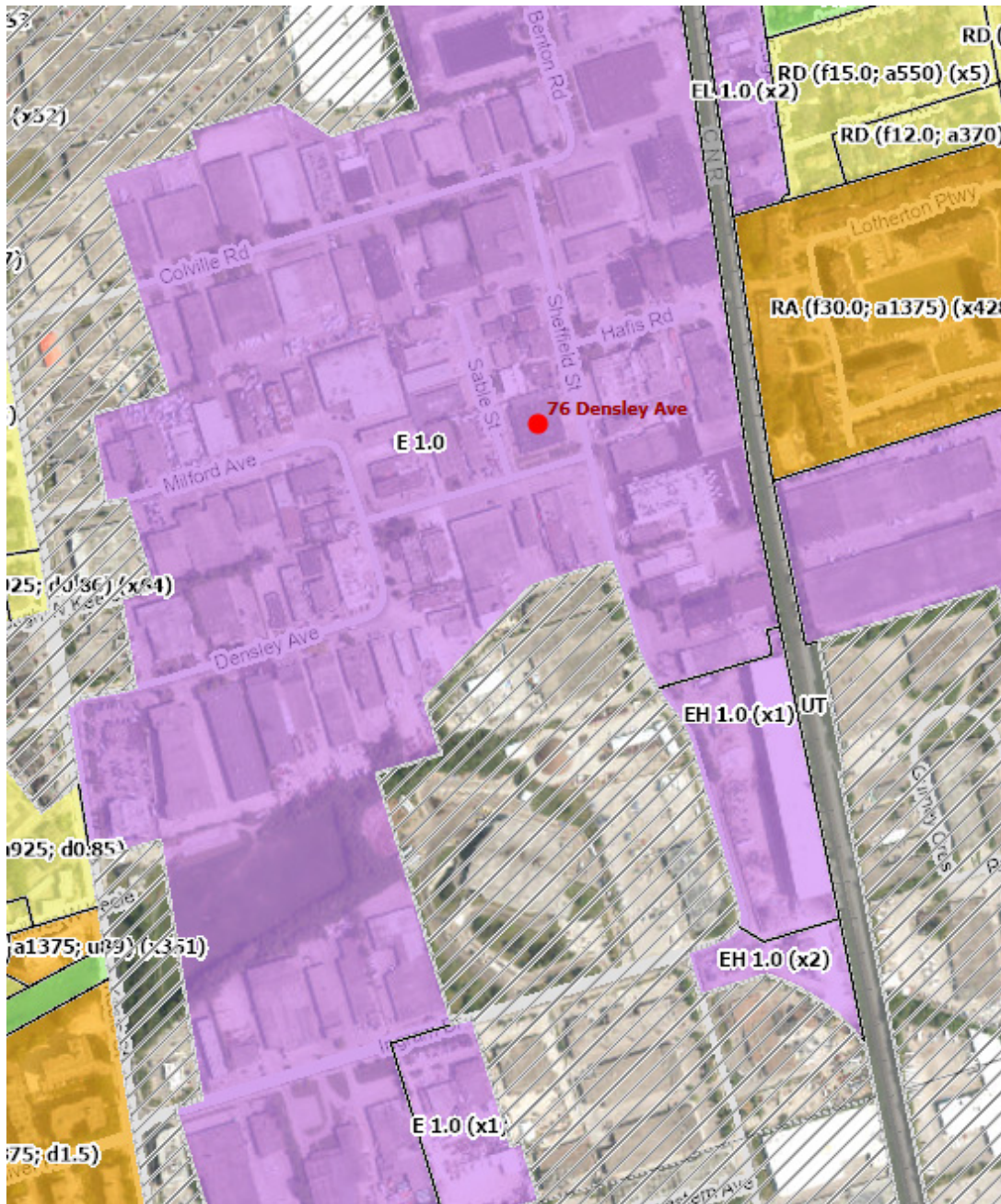
Daytime Population

Persons per Sq. KM



Zoning

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In the City of Toronto Zoning By-law 569-2013, the site is zoned **Employment Industrial E 1.0**.

This zone permits a maximum height of 20.0 metres for office uses or the portion of a building used for office uses, and a maximum density of 1.0 times the area of the lot.

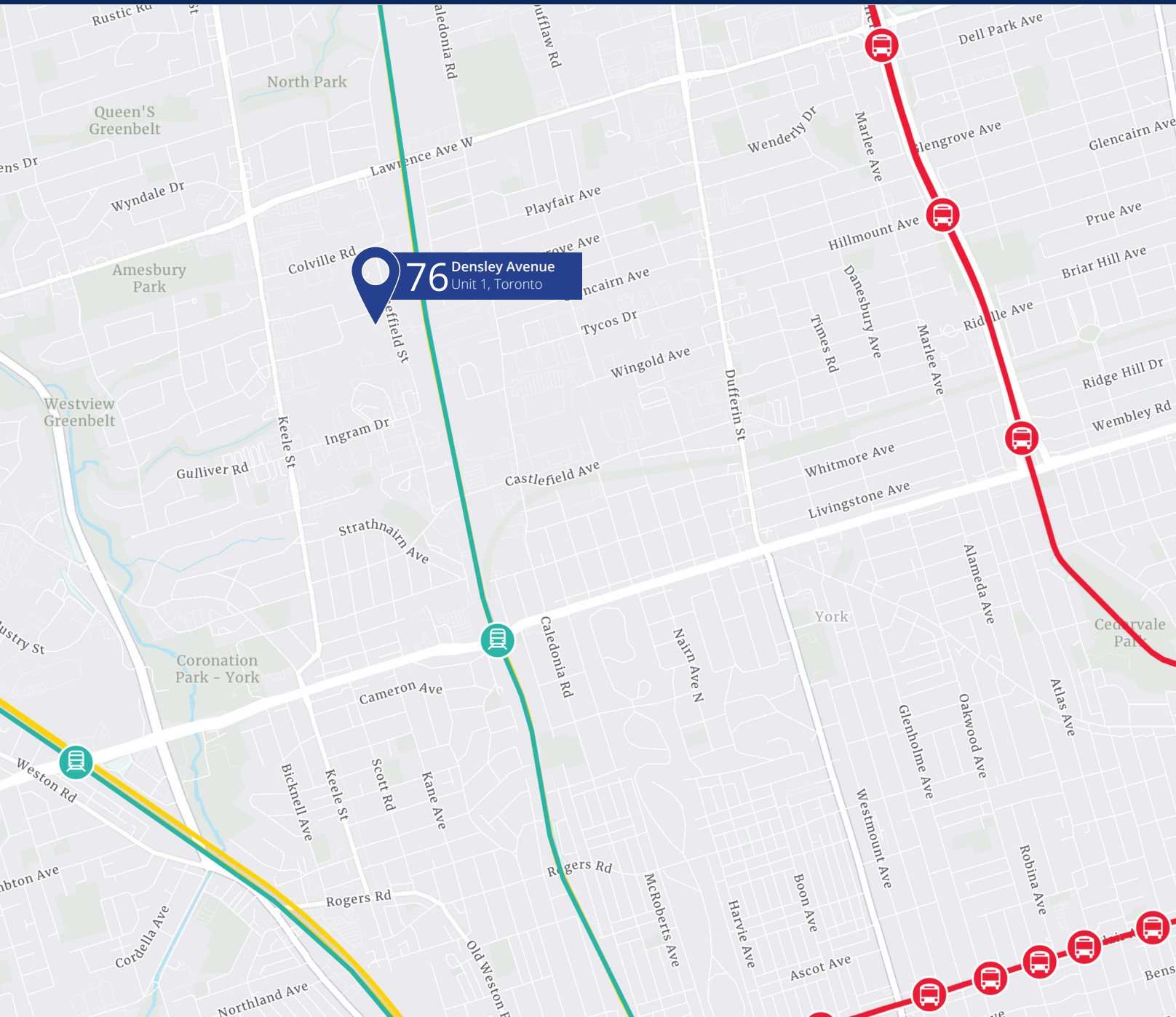
Permitted Uses

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

[Click to know more about \(E\) Zoning](#)

Transit Lines

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Positioned in a highly connected pocket of Toronto, 76 Densley Avenue offers immediate access to key TTC routes including the **41 Keele** and **59 Maple Leaf**, with convenient connections to **Line 5 Eglinton LRT**.

Nearby transit hubs such as **Keelesdale Station (Eglinton LRT)** and connectivity to GO/UP Express via **Weston GO** and **Bloor GO/UP Station** provide seamless access to downtown Toronto, Pearson Airport, and the broader GTA.



TTC Bus Route



Go/UP Train Route



Rail Lines



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Accelerating success.

FOR LEASE

Contact listing agents for more information

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