

2025 Wilson Avenue

TORONTO, ONTARIO ±3,600 SF auto service building · 5 drive-in service bays · ±0.443 acres · Direct Highway 401 exposure



LOT SIZE

±0.443 Acres

BUILDING AREA

±3,600 SF

SERVICE BAYS

5 Drive-In

ASKING PRICE

Contact Agent

PRESENTED BY

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SALE OPPORTUNITY • TORONTO, ON

The Property

An established automotive service and open-storage investment property with direct Highway 401 exposure and multiple income streams.

LOT AREA

**±0.443
Ac**

FRONTAGE

125 Feet

BUILDING

**±3,600
SF**

SERVICE BAYS

**5 DI
Doors**

- Direct exposure to Highway 401 — one of Canada's highest-traffic corridors
- ±3,600 SF brick building with 5 drive-in service bays; suited for auto repair, detailing, or custom service
- Bell Canada communications tower on-site generating \$35,000/yr in ground lease income
- Existing car sales tenant (2–3 yrs remaining); rear lot tenantry and excess land generating additional income
- Current net income of approximately \$256,000/year after property tax and BIA obligations
- Open storage compound — fenced yard with significant vehicle inventory capacity
- Positioned between Wilson Ave and Hwy 401; minutes to Allen Rd, Yorkdale, and the 400 series interchange

INVESTMENT THESIS

Rare MC-zoned freestanding building with Highway 401 frontage, established automotive tenancies, a Bell Tower ground lease, and significant outdoor storage land. Suited to an owner-operator seeking a Highway 401-facing auto facility, or a value-add investor acquiring proven income with upside in the excess rear parcel.



PROPERTY DETAILS

Lot Area	±0.443 Acres (19,300 SF±)
Useable Outdoor	±0.650 Acres incl. rear lot
Frontage	125 Feet along Wilson Ave
Depth	163.78 Feet
Building	±3,600 SF
Drive-In Doors	5 grade-level service bays
Zoning	MC — Industrial-Commercial
PIN	103160363
ARN	190801277000200
Net Income	±\$256,000/year
Gross Income	±\$287,000/year
Bell Tower	\$35,000/year (ground lease)

ZONING SUMMARY • FORMER CITY OF NORTH YORK BY-LAW 7625 (BY-LAW 33091)

MC — Industrial-Commercial Zone

Section 33, By-law 33091 (formerly By-law 7625) — City of Toronto (former North York)

PERMITTED USES — AS OF RIGHT

- | | |
|--------------------------------|------------------------------------|
| ■ Adult education school | ■ Laundry |
| ■ Artist studio | ■ Manufacturing (most types) |
| ■ Banquet hall | ■ Motor vehicle body repair shop |
| ■ Car rental agency | ■ Motor vehicle dealership |
| ■ Car washing establishment | ■ Office uses |
| ■ Cinema / theatre | ■ Park / parking lot |
| ■ Club / community centre | ■ Personal service shop |
| ■ Commercial gallery / museum | ■ Public self storage warehouse |
| ■ Commercial recreation | ■ Research laboratory |
| ■ Contractor's establishment | ■ Restaurant (incl. outdoor patio) |
| ■ Custom workshop | ■ Retail store |
| ■ Financial institution | ■ Secondary school |
| ■ Fitness centre | ■ Service shop / service station |
| ■ Funeral establishment | ■ Showroom |
| ■ Gasoline station | ■ Transportation terminal |
| ■ Hotel | ■ Warehouse |
| ■ Industrial sales and service | ■ Veterinary clinic |
| ■ Information processing | ■ Communications & broadcasting |

Use summary only. Site-specific exceptions or overlay conditions under By-law 7625 may apply. Verify permitted uses and development standards with the City of Toronto Planning Division prior to any transaction.

AUTOMOTIVE USES — PARTICULARLY RELEVANT

- **Motor Vehicle Dealership** Outdoor vehicle display permitted as accessory use; inventory lots accommodated under Section 33(10).
- **Motor Vehicle Body Repair Shop** Auto body, collision repair, refinishing. Current 5-bay configuration is purpose-built for this use.
- **Service Station / Service Shop** Mechanical repair, servicing, detailing, lube and oil — all permitted as-of-right.
- **Car Washing Establishment** Standalone or integrated car wash permitted (subject to abutting zone conditions).
- **Car Rental Agency** Fleet parking, staging, and vehicle prep permitted; outdoor vehicle display allowed as accessory.
- **Gasoline Station** Gas bar / fuel retail permitted as a standalone main use on the lot.
- **Showroom** Display of vehicles, equipment, or auto accessories in building or under canopy.

KEY ZONE STANDARDS

Max Floor Space Index	1.0
Min Lot Area	None
Min Lot Frontage	None
Min Front Yard Setback	9.0 m
Min Side Yard (primary)	4.5 m
Min Rear Yard Setback	7.5 m

HIGHWAY 401 CORRIDOR • TORONTO, ONTARIO

Location & Market



Aerial view — 2025 Wilson Ave • Site boundary indicated

ALLEN RD

3 min

HWY 400

8 min

HWY 407

15 min

PEARSON INTL

22 min

- Direct Highway 401 exposure — premium visibility to 400,000+ daily vehicles
- Minutes from Allen Rd, Hwy 400, Hwy 401/400 interchange, and Hwy 407
- Yorkdale Shopping Centre and transit hub within 5 minutes
- Dense residential and commercial labour catchment across Toronto's northwest



FOR MORE INFORMATION

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Vanguard Realty Brokerage Corp.

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