



Martin Grove Road

# Freestanding Building with Excess Land | For Sale

1153 Martin Grove Road, Etobicoke



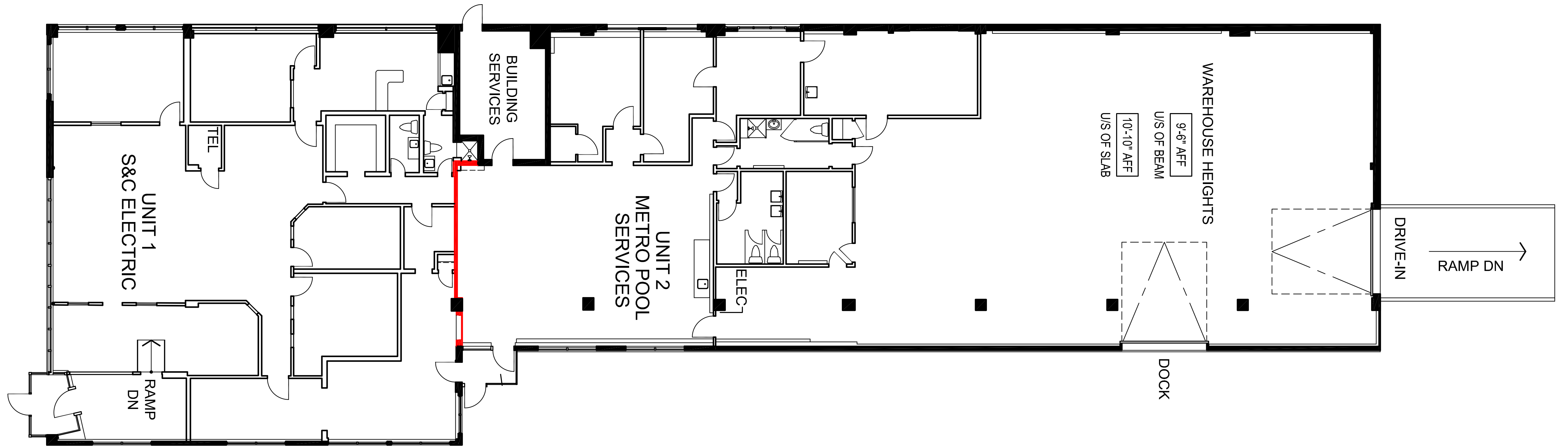
# Property Overview

1153 Martin Grove Road, Etobicoke

|              |                         |
|--------------|-------------------------|
| Total Area   | 9,520 SF                |
| Lot Area     | 2.335 AC                |
| Clear Height | 9'6" - 10'10"           |
| Shipping     | 1 TL   1 DI             |
| Zoning       | E1.0 (x28) (x33)        |
| Asking Price | Speak to Listing Agents |
| Taxes        | To Be Assessed          |
| Availability | July 1, 2025            |



# Floor Plan

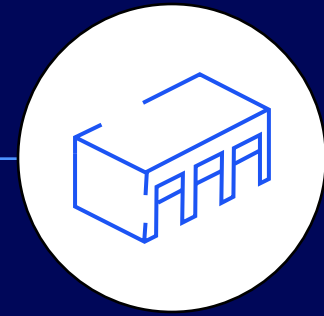


## Features

- Rare, industrial freestanding building in north Etobicoke
- Fenced & secured yard with extra land for parking, storage or expansion
- Well-appointed office area
- Excellent main-street exposure on Martin Grove Road
- Convenient access to 400-series highways

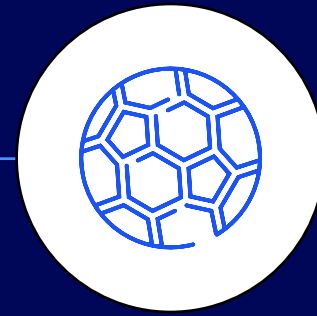


# E1.0 (x28) (x33) Zoning



## Industrial

- 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
- Kennel
- Laboratory
- Manufacturing Uses\*
- Office
- Park
- Performing Arts Studio
- Pet Services
- Police Station
- Printing Establishment
- Production Studio
- Public Works Yard
- Service Shop
- Software Development and Processing
- Warehouse
- Wholesaling Use



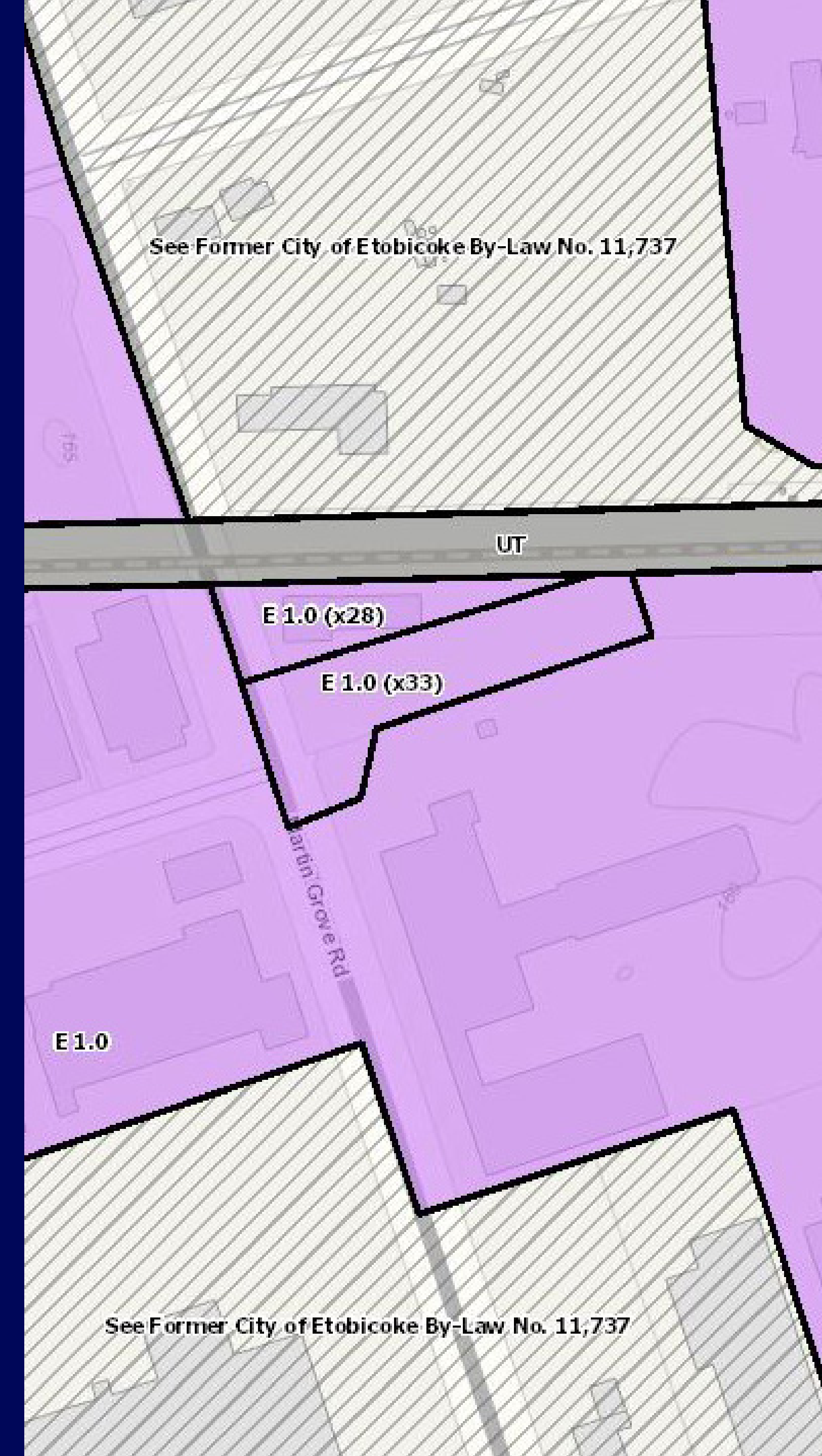
## Uses with Conditions

- Crematorium
- Drive Through Facility
- Eating Establishment
- Metal Factory involving Forging and Stamping
- Open Storage
- Outdoor Patio
- Public Utility
- Recreation Use
- Renewable Energy
- Retail Service/Store
- Shipping Terminal
- Take-out Eating Establishment
- Transportation Use
- Vehicle Depot
- Vehicle Fuel Station
- Vehicle Repair/Service
- Vehicle Washing Establishment



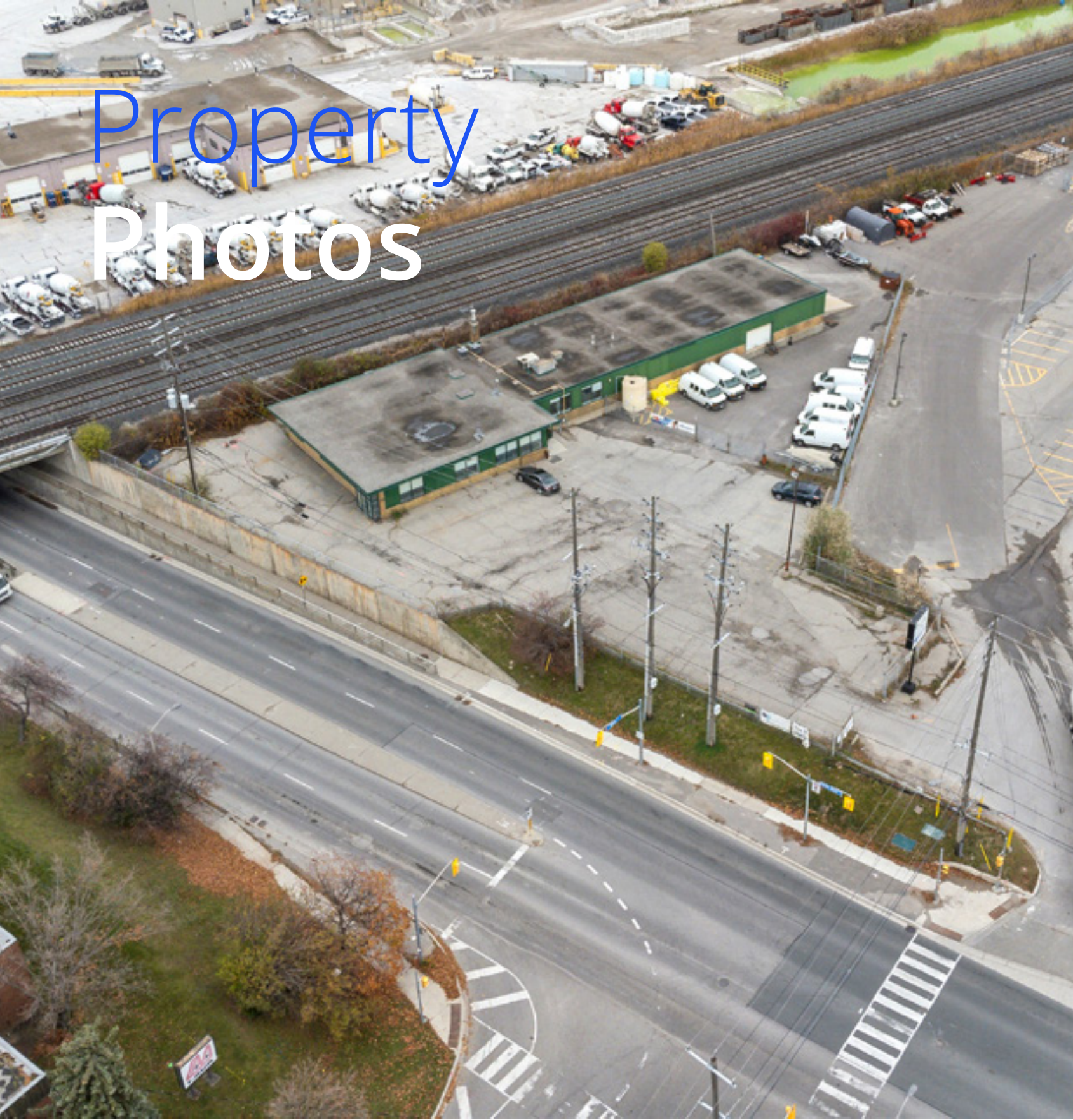
## Exceptions

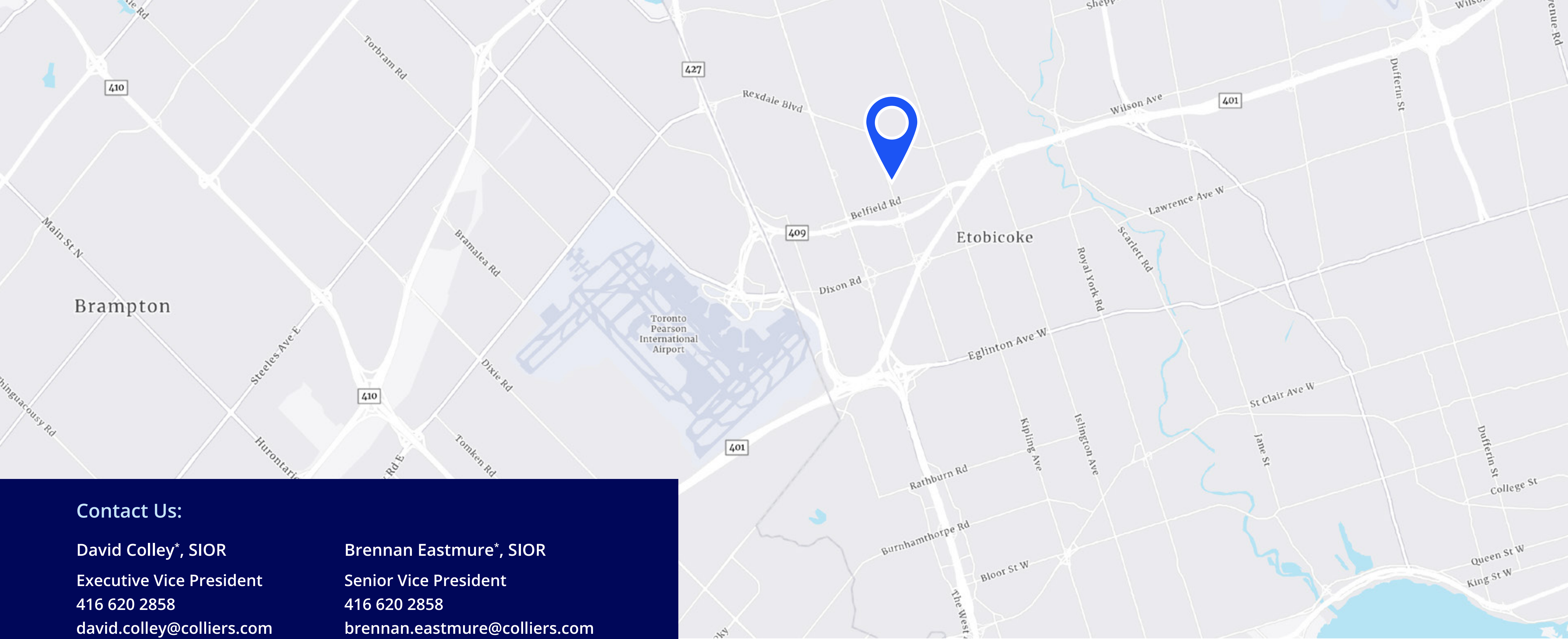
- x28
  - Cement & concrete products manufacturing are permitted
- x33
  - Prevailing By-Laws & Prevailing Sections:
    - a) Former City of Etobicoke by-law 1983.43



\*List is not extensive, [click here for more](#)

# Property Photos





**Contact Us:**

**David Colley\***, SIOR  
Executive Vice President  
416 620 2858  
david.colley@colliers.com

**Brennan Eastmure\***, SIOR  
Senior Vice President  
416 620 2858  
brennan.eastmure@colliers.com

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**Colliers Canada**  
401 The West Mall Suite #800  
Toronto, ON | M9C 5J5  
+1 416 777 2200

