








FOR SALE

41 Chauncey Ave., Etobicoke

PROPERTY SUMMARY:

-  **Asking Price:** Contact Listing Brokers
-  **Building Size:** Approx. 6,657 sq. ft.
-  **Lot Size:** 0.37 acres (16,145.85 sq. ft.)
-  **Zoning:** E 1.0 (Employment Industrial)
-  **Parking:** On-site surface spots + street parking
-  **Use:** Currently built out as office, can be reverted to industrial (potential to add 2 drive-in doors)
-  **Location:** Minutes to Islington Subway & Kipling
GO, easy access to QEW, Gardiner, Hwy 427



Stephen & Mariya Lilly
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PROPERTY OVERVIEW

We're pleased to introduce a versatile commercial property now available for sale in Etobicoke's core employment district.

This freestanding, single-storey building is owner-occupied and will be delivered vacant – ideal for users, investors, or those looking to reconfigure for industrial use. The site is fully serviced and situated in a Core Employment Area, making it a rare and flexible opportunity in the west end of Toronto.

 **For more information, floor plans, or to schedule a tour, feel free to reach out directly.**



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LOCATION

Strategically located in the heart of Etobicoke.

41 Chauncey Ave offers exceptional connectivity and accessibility. Just minutes from the Islington Subway Station and Kipling GO, the property provides convenient transit options for staff and clients alike.

With immediate access to major arteries including the QEW, Gardiner Expressway, and Highway 427, this location is ideal for businesses requiring efficient transportation routes across the GTA and beyond.

The surrounding area continues to evolve with a mix of established industrial users, creative workspaces, and residential developments, making this a prime opportunity in a high-demand pocket of Toronto's west end.

