



3-5 Granger Ave,
Scarborough ON

For Sale

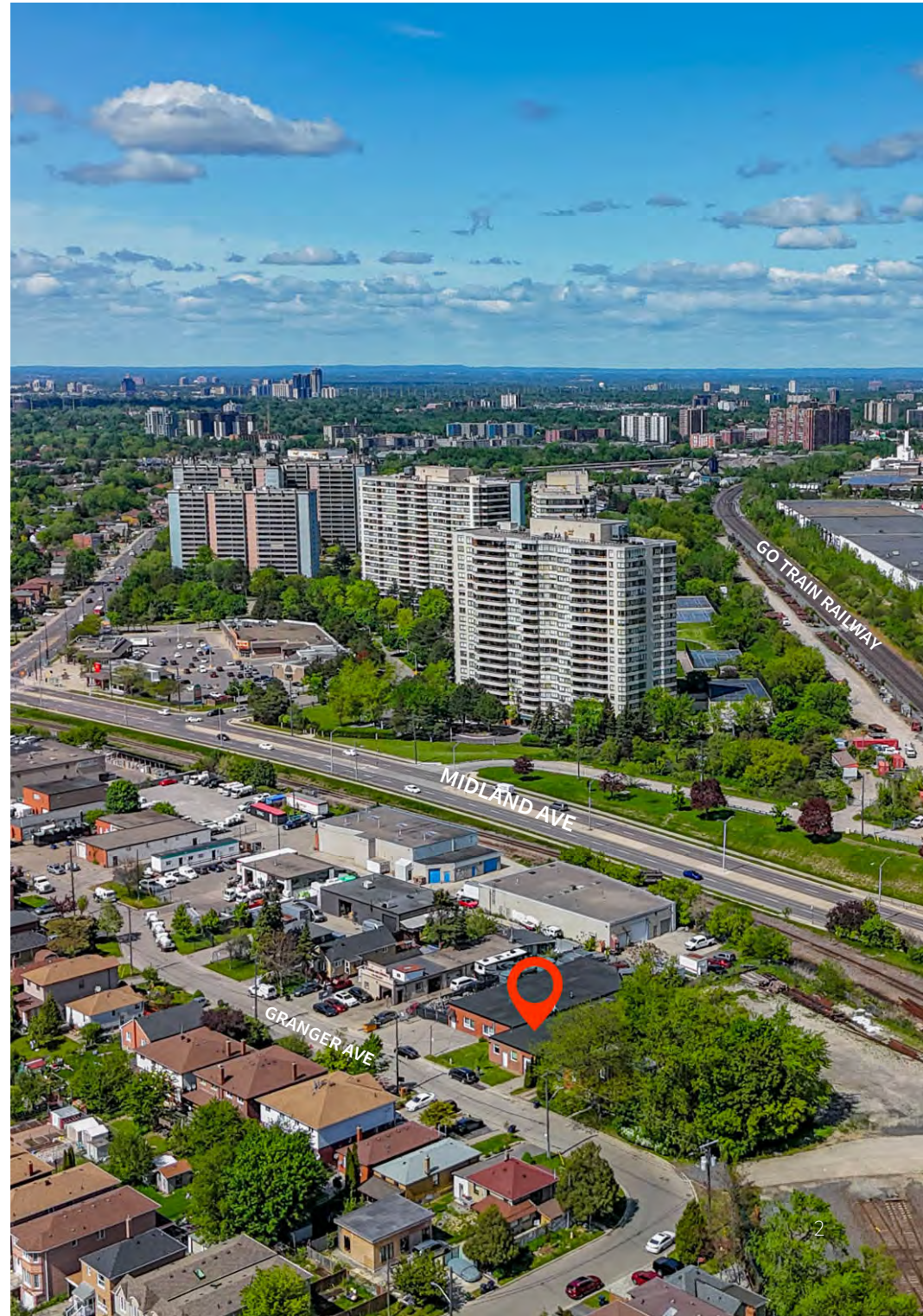
Industrial Building | 7,843 SF on 0.3 Acre

Building specifications

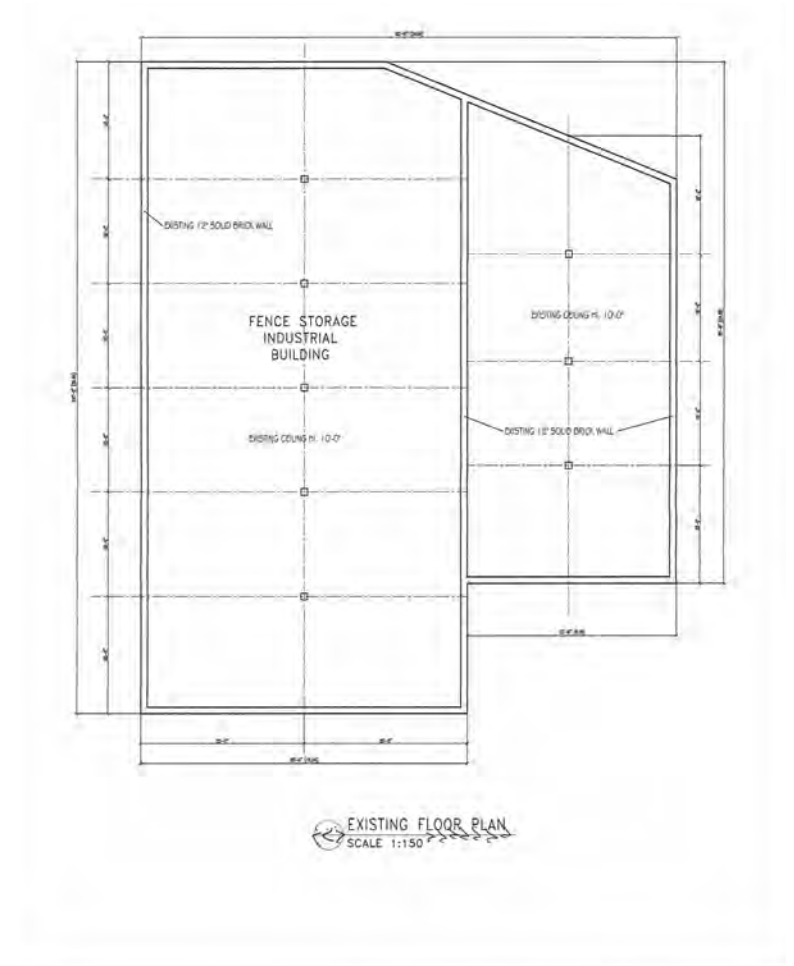
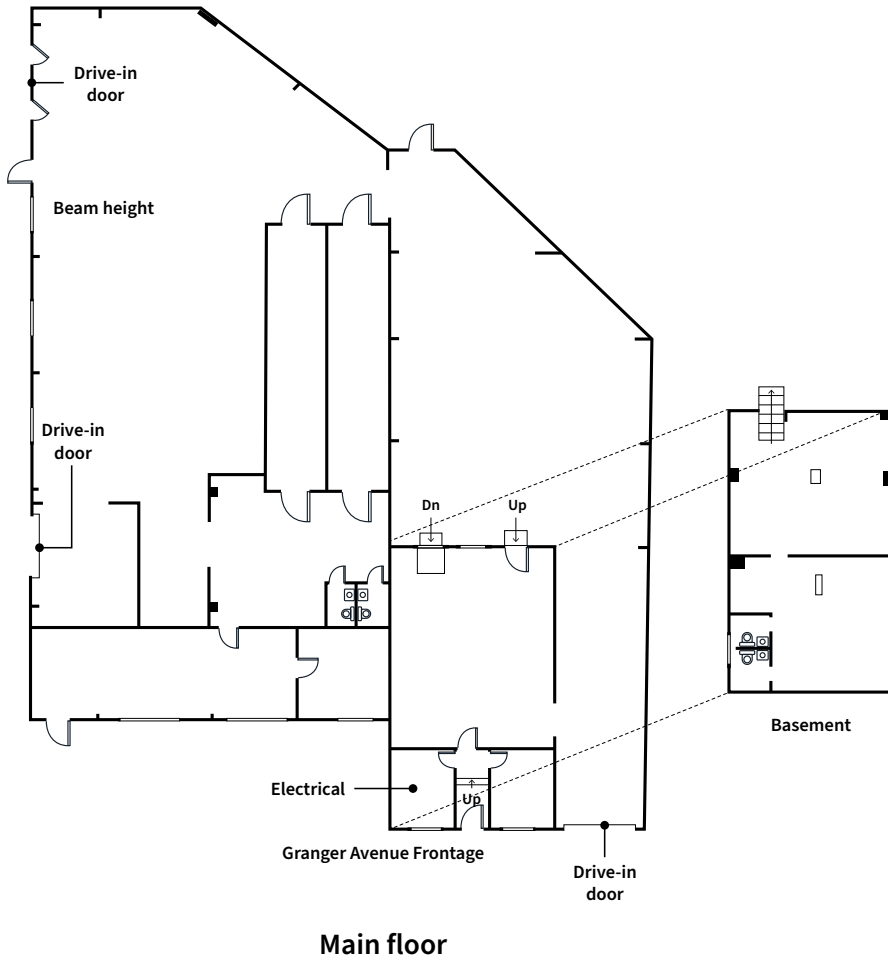
Location	Midland Ave. & Danforth Rd.
Building area	7,843 sf
Warehouse area	80%
Lot size	0.303 acre
Zoning	E1.0
Shipping	3 drive-in doors
Clear height	12'6"
Taxes (2026)	\$24,915.97
Asking price	\$3,200,000

Highlights

- Well-maintained freestanding building with
- Features a flexible warehouse layout with secure fenced yard and ample storage
- Total 8,807 sf including the basement
- Excellent access to Highways and transit
- Profitable fence contracting business also for sale



Floor plan



Permitted uses

1. Use - E Zone

In the E zone, the following uses are permitted:

- 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 use
- Kennel
- Laboratory
- all manufacturing uses except:
 1. Abattoir, slaughterhouse or rendering of animals factory
 2. Ammunition, firearms or fireworks factory
 3. Asphalt plant
 4. Cement plant, or concrete batching plant
 5. Crude petroleum oil or coal refinery
 6. Explosives factory
 7. Industrial gas manufacturing
 8. Large scale smelting or foundry operations for the primary processing of metals
 9. Pesticide or fertilizer manufacturing
 10. Petrochemical manufacturing
 11. Primary processing of gypsum
 12. Primary processing of limestone
 13. Primary processing of oil-based paints, oil-based coatings or adhesives
 14. Pulp mill, using pulpwood or other vegetable fibres
 15. Resin, natural or synthetic rubber manufacturing
 16. Tannery
 17. Kennel

- 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 [By-law: OMB PL130592]

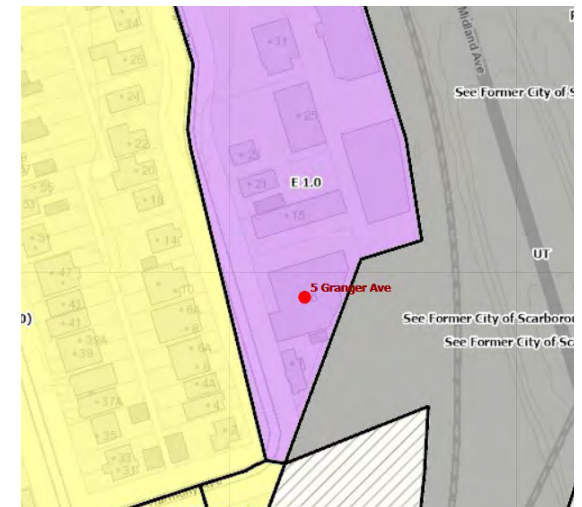
Permitted Use - with conditions

1. Use with conditions - E-zone

In the E zone, the following uses are permitted if they comply with the specific conditions associated with the reference number(s) for each use in Clause 60.20.20.100:

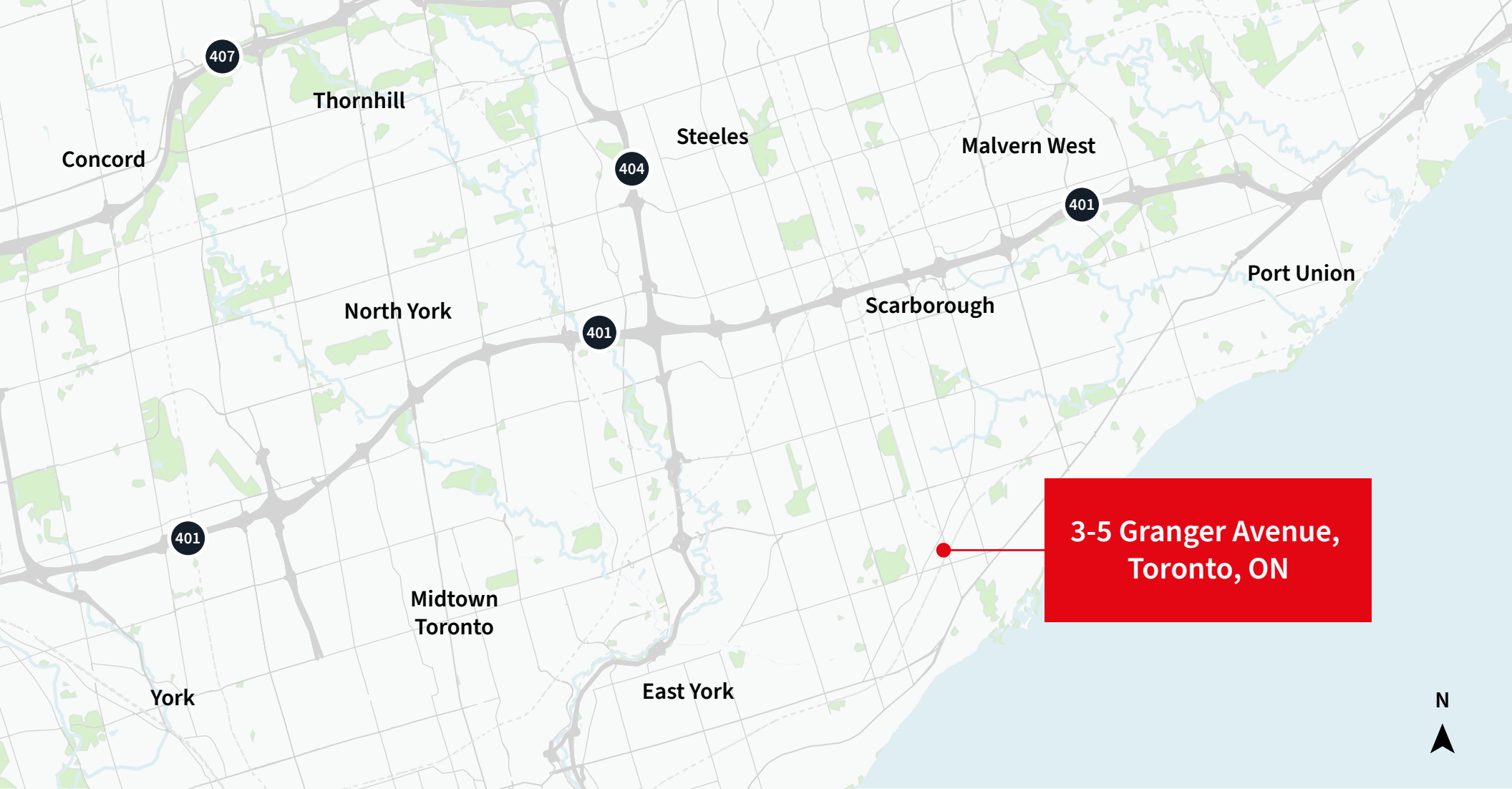
- Body Rub Service (32)
- Cogeneration Energy (26)
- Crematorium (33)
- Drive Through Facility (5,21)
- Eating Establishment (1,19,30)
- Marihuana production facility (2)
- Metal Factory involving Forging and Stamping (25)
- Open Storage (10)
- Outdoor Patio (9)
- Public Utility (27,29)
- Recovery Facility (8)
- Recreation Use (7)
- Renewable Energy (26)
- Retail Service (3)

- Retail Store (4,30)
- Shipping Terminal (11)
- Take-out Eating Establishment (1,30)
- Transportation Use (28)
- Vehicle Depot (6)
- Vehicle Fuel Station (16,30)
- Vehicle Repair Shop (23)
- Vehicle Service Shop (17,31)
- Vehicle Washing Establishment (18)



Photos





**3-5 Granger Avenue,
Toronto, ON**

JLL

Bryan Li, MBA**

Executive Vice President

bryan.li@jll.com

+1 416 564 8388

Ryan McDonnell*

Associate Vice President

ryan.mcdonnell@jll.com


+1 647 204 8134

Jenny Fang*

Sales Associate

jenny.fang@jll.com

+1 416 823 6256

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