

# 120 WHITMORE RD #25, WOODBRIDGE

For Sale | Premium end-unit industrial condominium



**VALUE INSIGHT**  
REALTY  
REAL ESTATE ADVISORY GROUP



# 120 Whitmore Road, Unit 25 Woodbridge



## Property Details

<b>TYPE</b>	For Sale Under Power Of Sale
<b>SIZE</b>	2,270 sq.ft. (Ground: 1,771 sq.ft. + Mezzanine: 500 sq.ft.)
<b>PRICE</b>	\$1,299,000
<b>TMI (EST.)</b>	\$5,945.25 annually
<b>POSSESSION</b>	Tenanted (vacant upon possession available)

Phase 2 Environmental (2022) Available

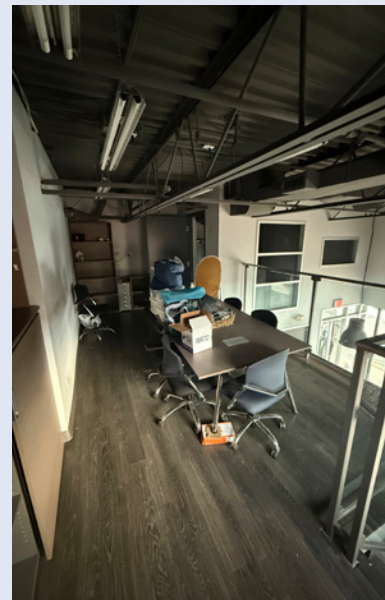
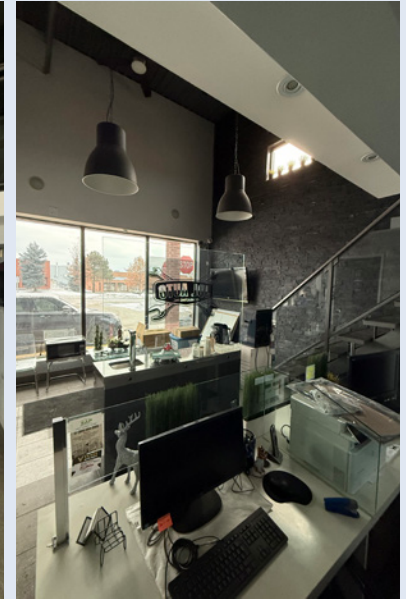
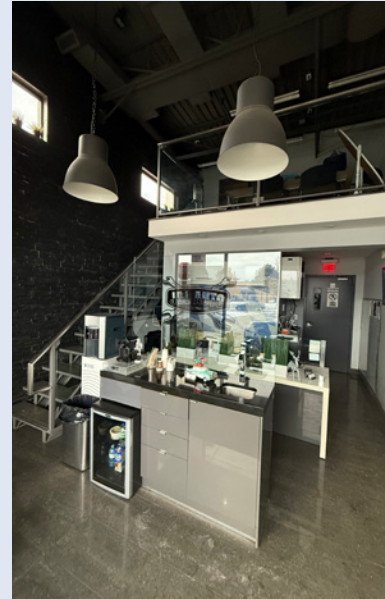
## Property Highlights

- Fully renovated industrial unit with upgraded finishes throughout
- Located in a professionally managed complex with ample on-site parking
- Convenient access to major transportation corridors
- Meticulously maintained and turnkey opportunity fully built-out for automotive use
- Mezzanine includes two modern enclosed offices
- Currently configured as a high-performing mechanic shop
- Two oversized drive-in doors and three vehicle lifts/hoists included
- Welcoming reception area with dual workstations
- Employee amenities: locker room, kitchenette, and two washrooms
- Zoned for automotive use and ideal for owner-users or investors



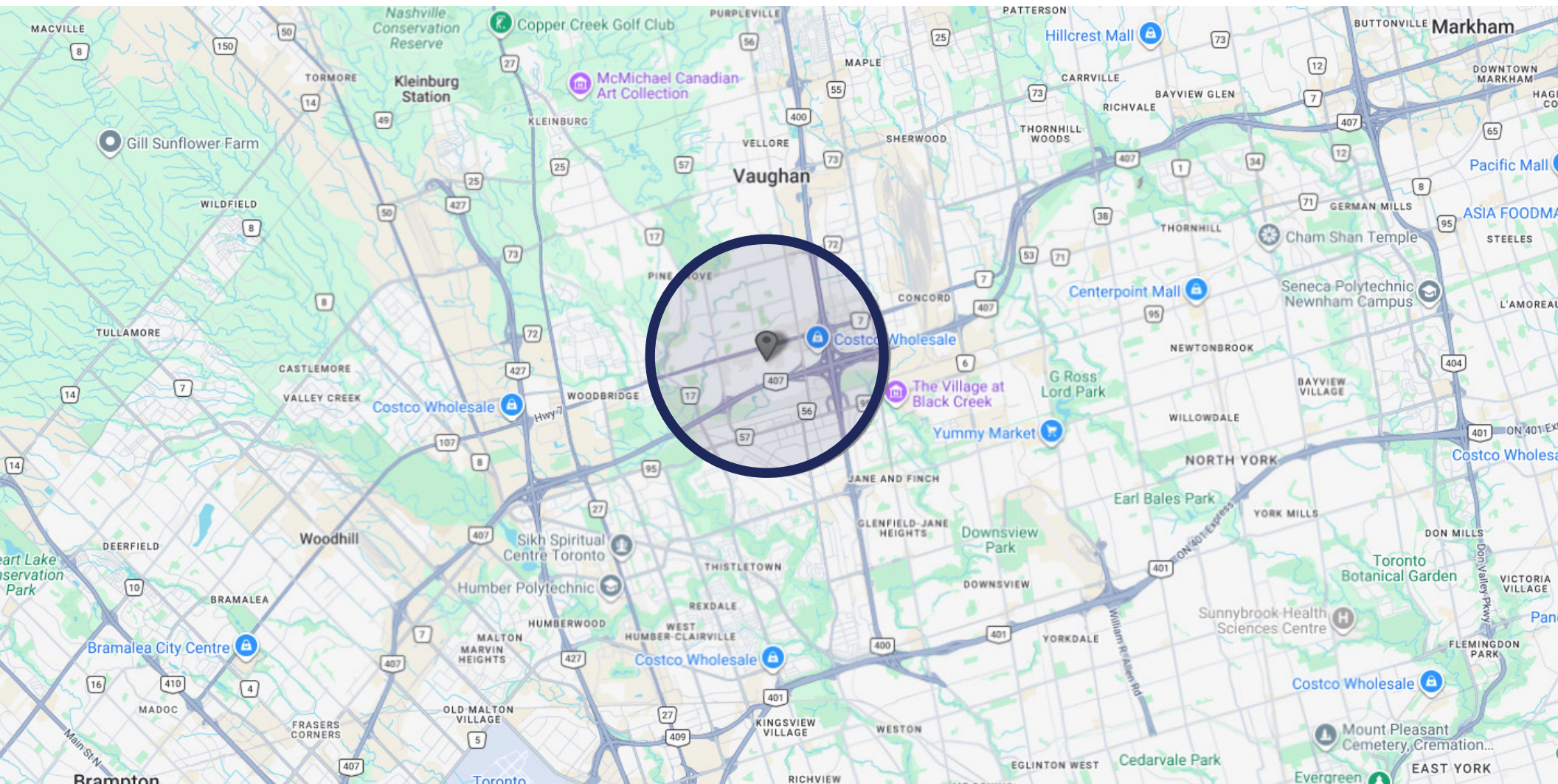


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## AREA DEMOGRAPHICS

*Within 3 km radius of property*



POPULATION  
**40,399**



AVERAGE INCOME  
**\$145,671\***

\* Annually per household



MEDIAN AGE  
**43.2**



**LANDLORD &  
DEVELOPER | SERVICES:**

**CAITLYN PRICE\*\***

Vice President

416.276.8279

caitlyn.price@valueinsightrealty.com



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