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WOODBINE DOWNS BLVD | ETOBICOKE

SECOND FLOOR RETAIL / OFFICE UNIT FOR LEASE



CBRE

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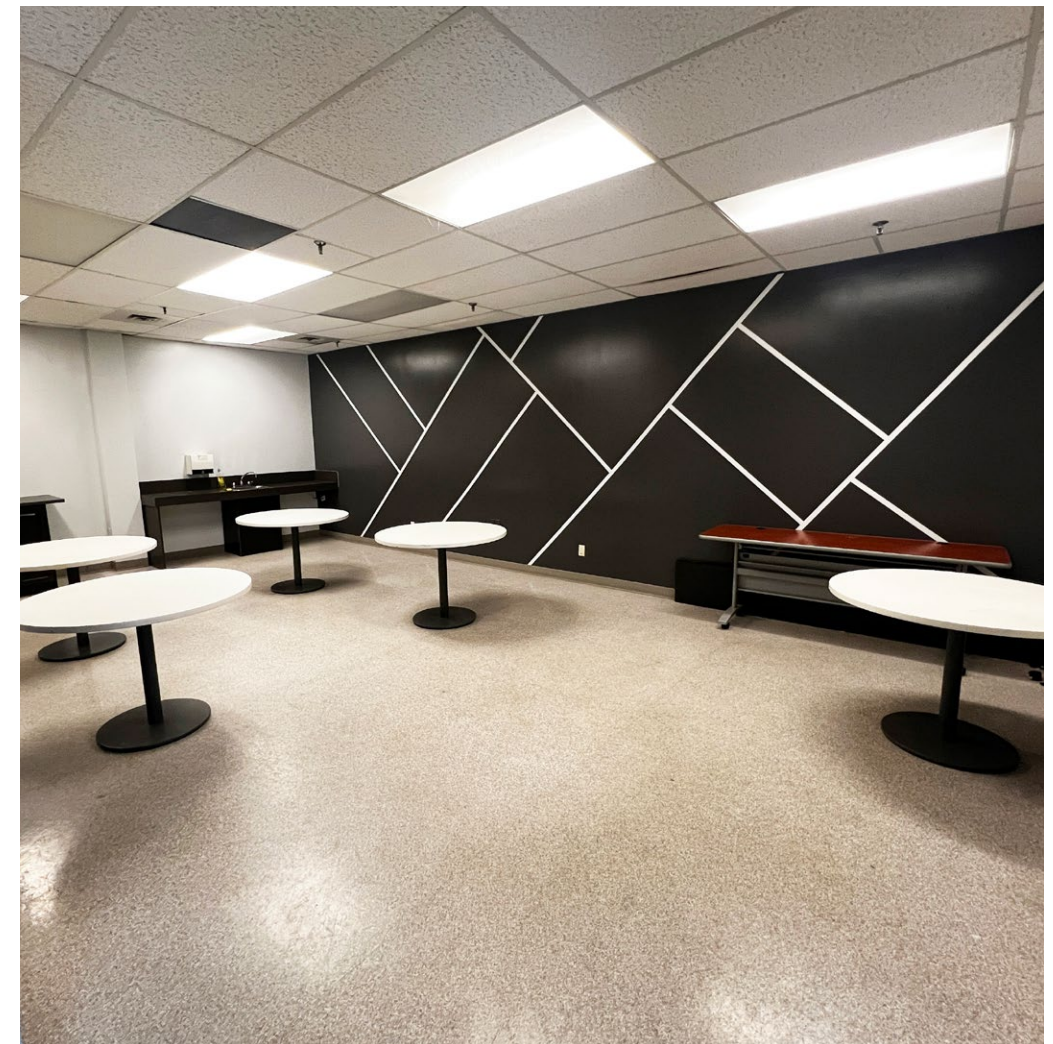
PROPERTY DETAILS

Total Unit Size	9,204 Sq. Ft.
Net Rent	\$12.00 Per Sq. Ft.
2026 Estimated TMI	\$3.55 Per Sq. Ft.
Possession	Immediate

PROPERTY HIGHLIGHTS

- Second floor retail / office unit located in heavy-traffic retail plaza with signage opportunity front facing directly onto Highway 27
- Private ground floor entrance with an elevator to 2nd floor space
- Public transit within walking distance (TTC & GO)
- Ample surface parking
- Neighbouring tenants include Value Village, Dollar Tree, Service Ontario, Marks, and many more.

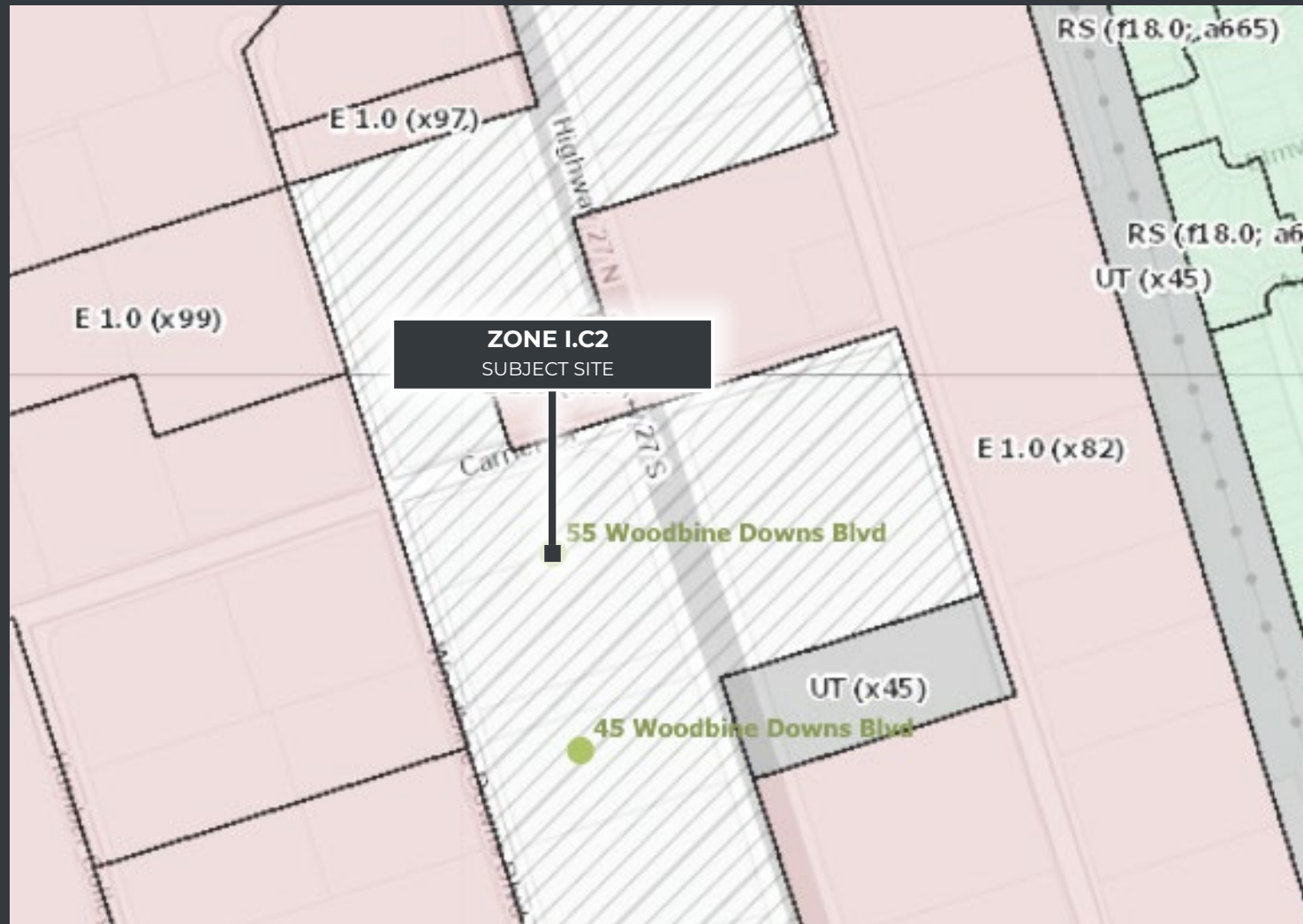




LOCATION & AMENITIES



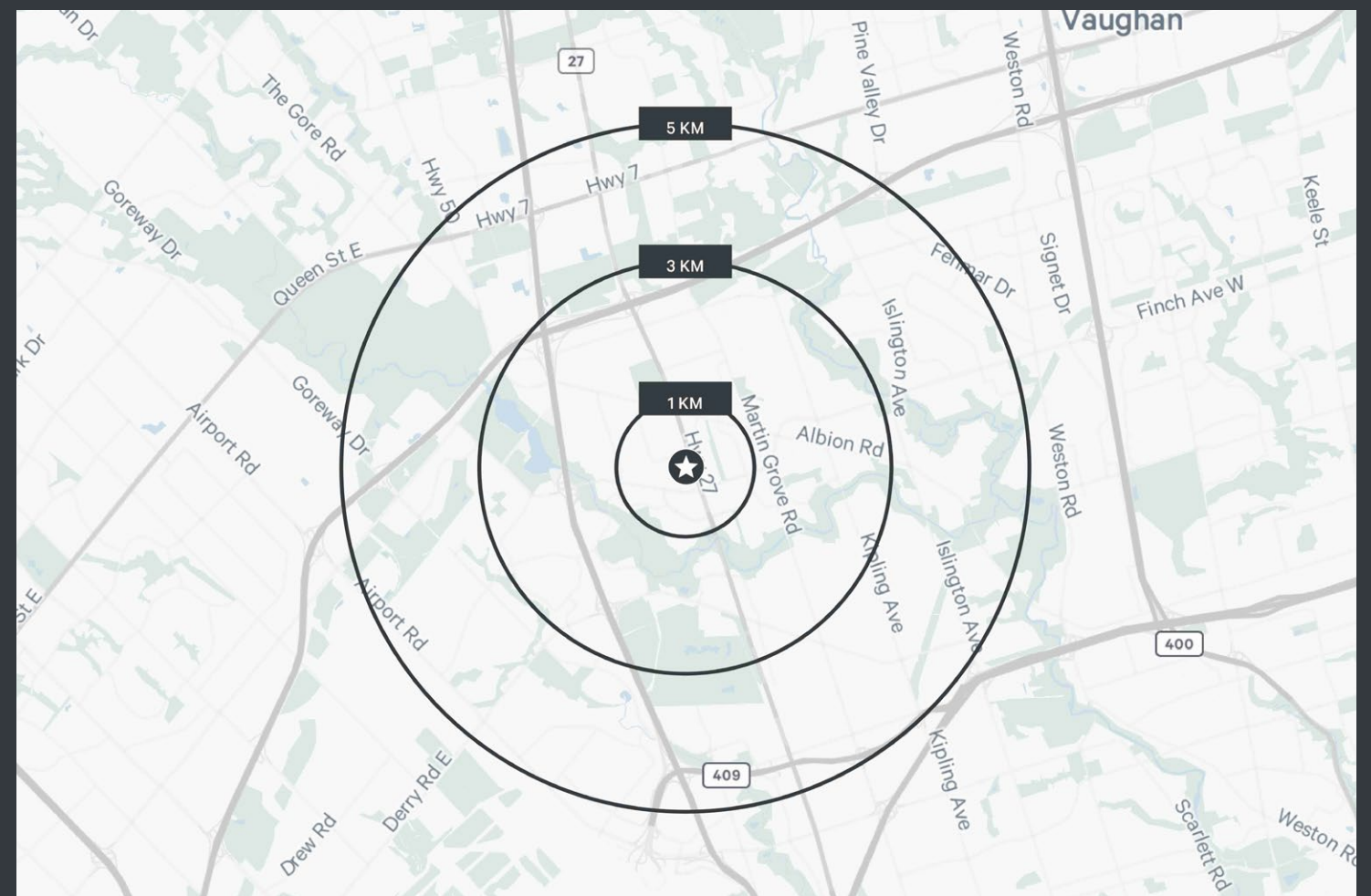
ZONING & PERMITTED USES



[CLICK TO VIEW I.C2 ZONING BY-LAW](#)

[CLICK TO VIEW CITY OF TORONTO ZONING DEFINITIONS](#)

DEMOGRAPHICS



	TOTAL POPULATION 2024	POPULATION GROWTH 2024-2029	DAYTIME POPULATION 2024	HOUSEHOLD INCOME 2024
1 KM	10,263	7.5%	11,477	\$ 108,219
3 KM	95,992	6.1%	100,982	\$ 104,237
5 KM	173,196	6.4%	229,452	\$ 103,847

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