



COMMERCIAL RETAIL UNITS FOR LEASE



3715 KEELE STREET
TORONTO, ONTARIO, CA

YOUR SUCCESS IS OUR TARGET.

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LEASE OPTION A: UNIT 1-3

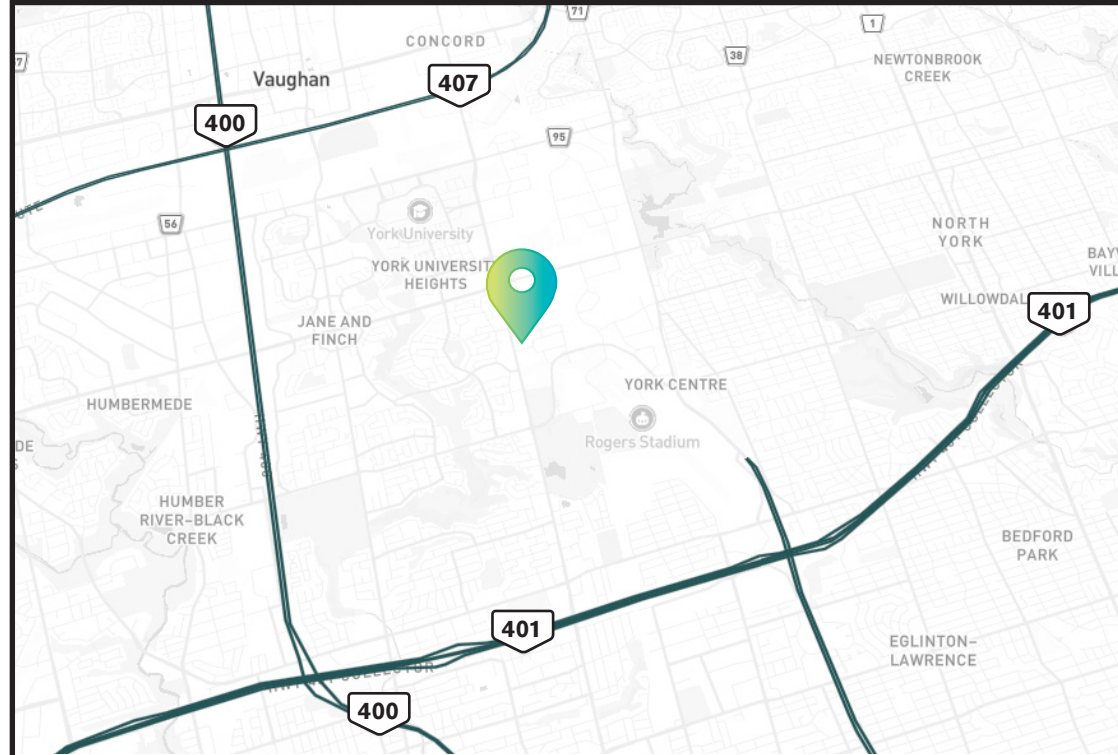
RENTABLE BUILDING AREA:	16,800 SF
INDUSTRIAL AREA:	10%
RETAIL AREA:	90%
SHIPPING:	2 TRUCK-LEVELS
CLEAR HEIGHT:	13' FT
ZONING:	EMPLOYMENT LIGHT INDUSTRIAL

LEASE OPTION B: UNIT 13-14

RENTABLE BUILDING AREA:	6,500 SF
INDUSTRIAL AREA:	98%
RETAIL AREA:	2%
SHIPPING:	1 DRIVE-IN
CLEAR HEIGHT:	13' FT
ZONING:	EMPLOYMENT LIGHT INDUSTRIAL

LEASE OPTION C: UNIT 17

RENTABLE BUILDING AREA:	3,395 SF
INDUSTRIAL AREA:	50%
RETAIL AREA:	50%
SHIPPING:	1 DRIVE-IN
CLEAR HEIGHT:	13' FT
ZONING:	EMPLOYMENT LIGHT INDUSTRIAL



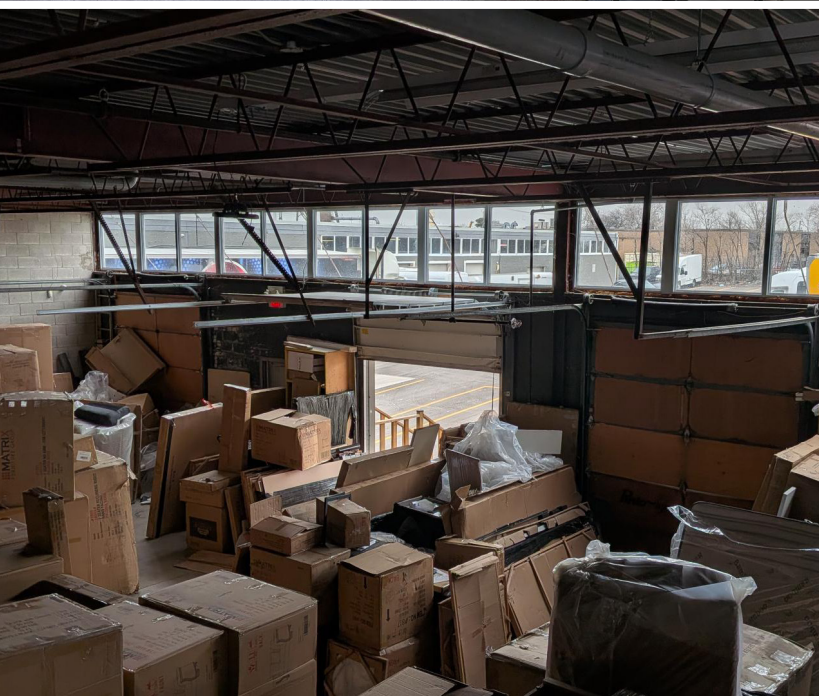
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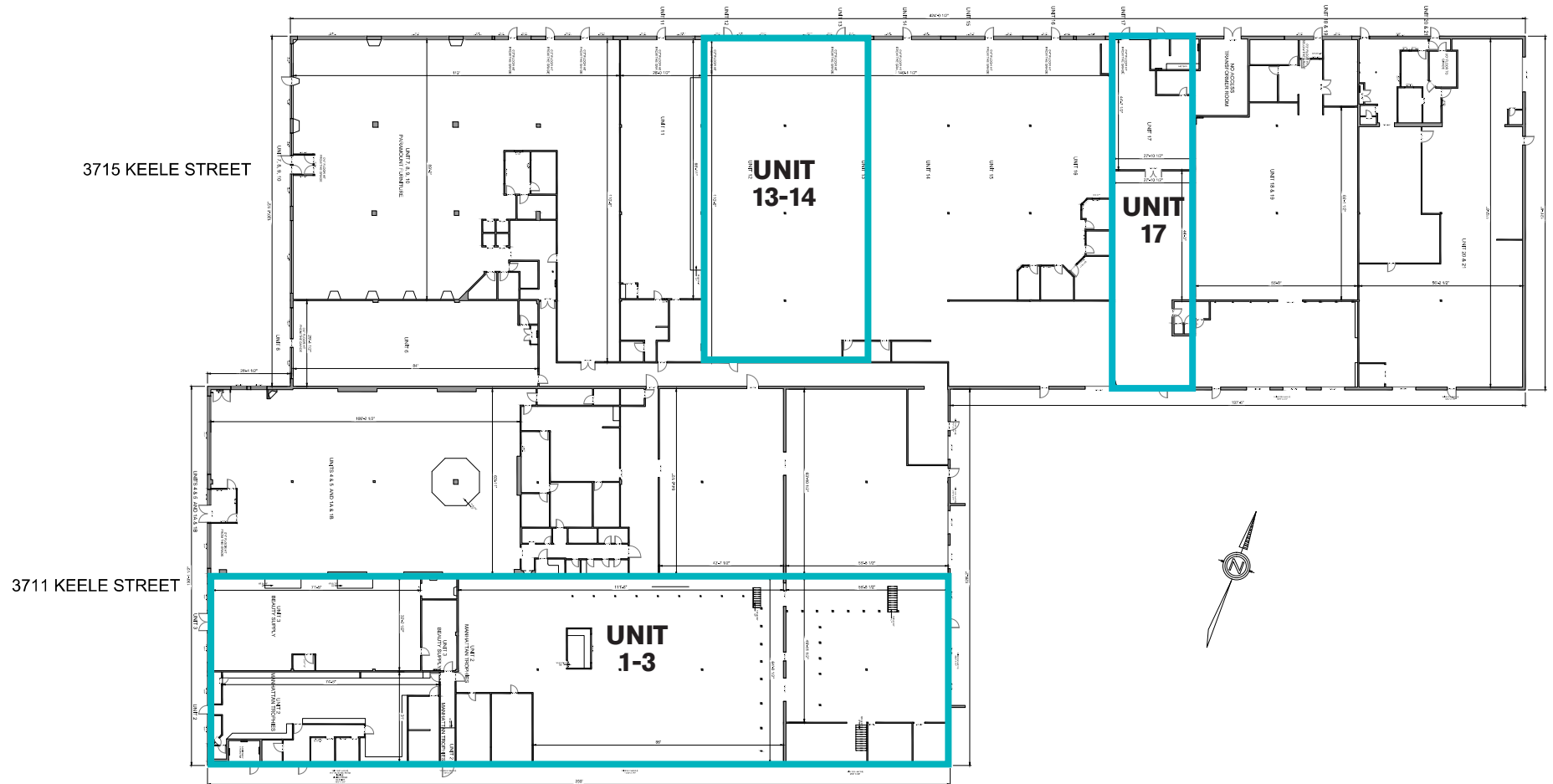
EXTERIOR PHOTOS



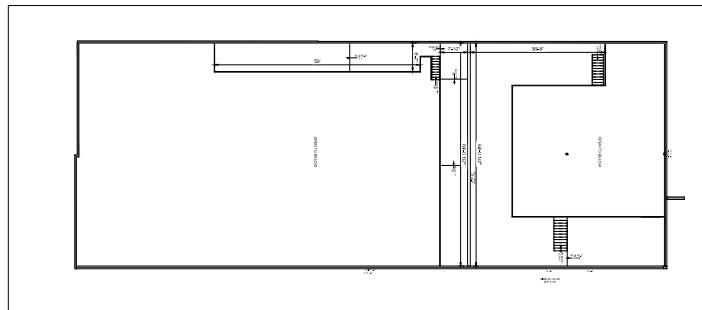
INTERIOR PHOTOS



FLOOR PLAN

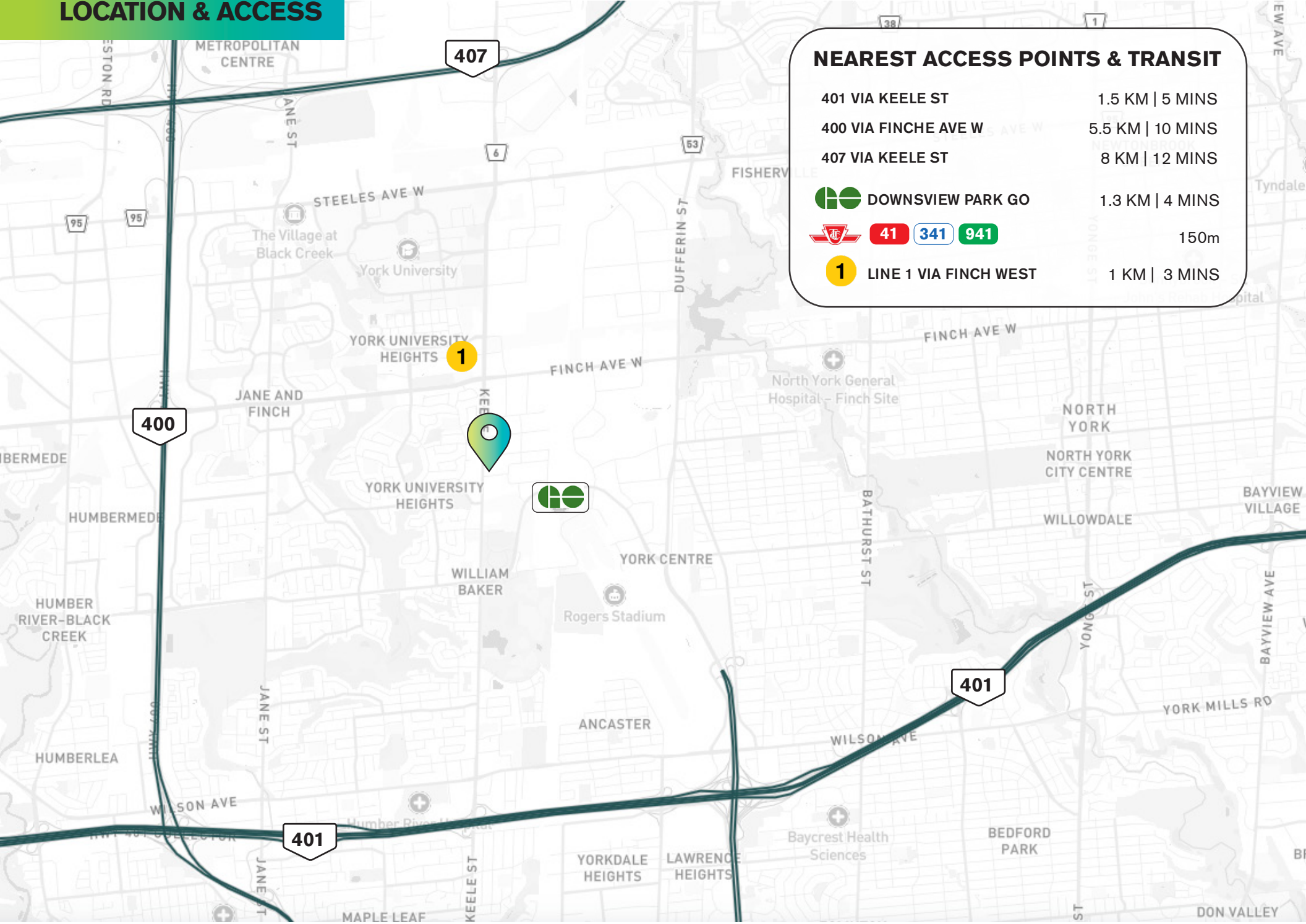


MEZZANINE
2,923 SQ.FT.





PREPARED FOR: STANBANK DEVELOPMENT CORPORATION	CLIENT: DUNG LAM 328 BROOK AVENUE TORONTO, ON M5V 2L4	ADDRESS: 3715 KEELE STREET	LOADING PLAN: [Symbol]	DATE: MAY 20, 2013	SCALE: 1/8" = 1'-0"	UNIT NUMBER: 13-14, 17	PLAN: [Symbol]
DRAWN BY: DUNG LAM		FLOOR PLAN: 2,923 SQ.FT.	NOTES: 1. This floor plan is to be used for construction purposes only. It is not to be used for any other purpose without the written consent of the architect. 2. All dimensions are to be taken from the center of lines unless otherwise specified. 3. All work is to be done in accordance with the latest editions of the Building Code of Ontario and the National Building Code of Canada.		PLAN ARCHITECTURE		

LOCATION & ACCESS



NEAREST ACCESS POINTS & TRANSIT

- 401 VIA KEELE ST 1.5 KM | 5 MINS
- 400 VIA FINCH AVE W 5.5 KM | 10 MINS
- 407 VIA KEELE ST 8 KM | 12 MINS
-  DOWNSVIEW PARK GO 1.3 KM | 4 MINS
-  **41** **341** **941** 150m
- 1** LINE 1 VIA FINCH WEST 1 KM | 3 MINS



ZONING BY-LAWS

ZONING: EMPLOYMENT LIGHT INDUSTRIAL (EL)

PERMITTED USES:

- Ambulance Depot
- Artist Studio
- Automated Banking Machine
- Bindery
- Carpenter's Shop
- Cold Storage
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Laboratory
- Office
- Park
- Performing Arts Studio
- Police Station
- Production Studio
- Self-storage Warehouse
- Service Shop
- Warehouse
- Wholesaling Use

PERMITTED USES - WITH CONDITIONS:

- Apparel and Textile Manufacturing Use (9)
- Beverage Manufacturing Use (9)
- Cogeneration Energy (17)
- Contractor's Establishment (7)
- Crematorium (21)
- Eating Establishment (6, 14)
- Education Use (4)
- Food Manufacturing Use (9, 10)
- Furniture Manufacturing Use (9)
- Metal Products Manufacturing Use (9)
- Open Storage (12)
- Outdoor Patio (11)
- Plastic Product Manufacturing Use (9)
- Printing Establishment (8)
- Public Utility (16, 18)
- * Recreation Use (1,3)
- Renewable Energy (17)
- Retail Store (5)
- Software Development and Processing (2)
- Take-out Eating Establishment (6)
- Transportation Use (19) [By-law: 1198-2019]

CITY OF TORONTO
ZONING BY-LAW 569-2013





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