



FOR LEASE | FULL PROPERTY USERS OR PARTIAL USE CONFIGURATIONS POSSIBLE

1736 Weston Road

Prime Commercial Retail Property Location DIRECTLY Across from Weston GO/UP Station

This COMMERCIAL/RETAIL property comprised of a total of 14,680 square foot of useable space features two separate building entrances, facing on the west side of Weston Road, just south of Lawrence Avenue West, servicing each the first & second floors:

2nd Floor	6,888 sq. ft.	Commercial/retail space on the second floor features a separate entranceway door
1st Floor	6,888 sq. ft.	Commercial/retail space on the ground floor also featuring a separate entranceway door
Basement	905 sq. ft.	Storage or back office space, featuring conventional heights & wall demised rooms
Property	14,680 sq. ft.	Total building space attractive to a wide range of potential users
Parking	2 Surface Stalls	Available at the back of the property off Wilby Crescent
Transit	Weston GO/UP Station	Immediately across the street (facing) the 1736 Weston Road property



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Potential Users and Tenants

As COVID restrictions are eased and more businesses are able to open, the following uses could take advantage of the existing full-floor, contiguous space configuration and do not require outdoor space to operate.



CHILDREN'S RECREATION



BOYS AND GIRLS CLUB



TUTORING CENTER



PRIVATE HIGH SCHOOL



YOGA / SPECIALTY FITNESS



GYM / PRIVATE TRAINING



BANQUET HALL / CATERING



SOUP KITCHEN / OUTREACH



PLACE OF WORSHIP

Neighbourhood Profile

1736 Weston Road Demographic Profile	Neighbourhood*	Community	City
Total Population:	1,097	25,123	2,988,140
Males / Females	46% / 54%	48% / 52%	49% / 51%
Total Number of Occupied Dwellings	555	10,182	1,214,623
Average Household Income:	\$69,257	\$73,571	\$114,947
Immigrant / Non-Immigrant Population	60% / 40%	49% / 51%	48% / 52%

* Neighbourhood (NBH) is based on dissemination area. DA is defined by Statistics Canada as a small, relatively stable geographic unit composed of one or more adjacent dissemination blocks with an average population of 400 to 700 persons based on data from the previous Census of Population Program. It is the smallest standard geographic area for which all census data are disseminated.



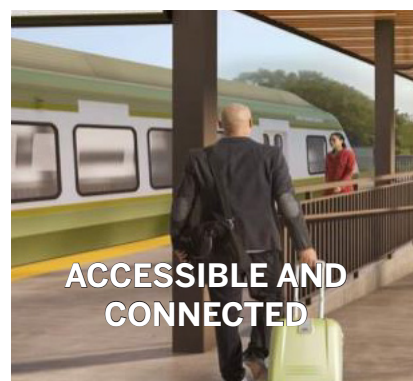
FUN AND VIBRANT



NATURE FOCUSED

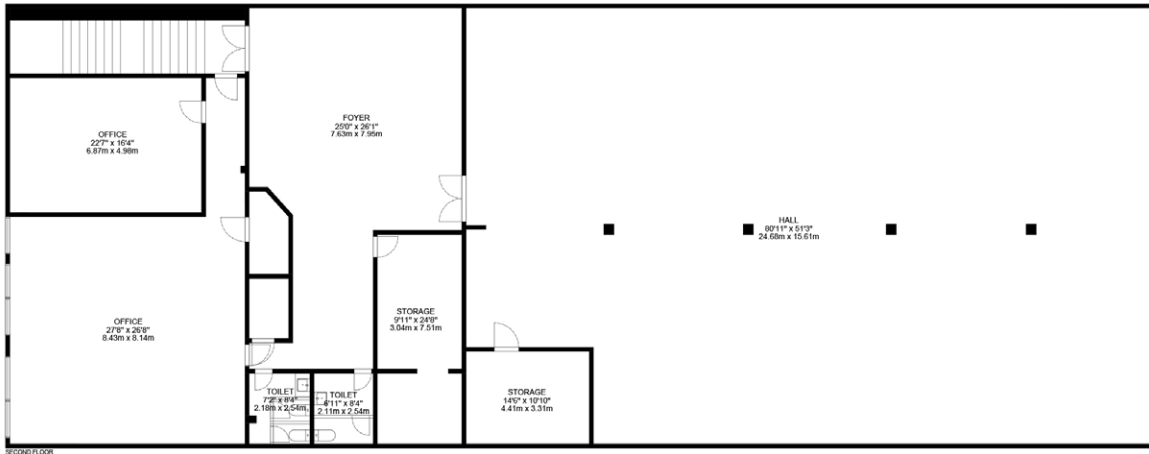
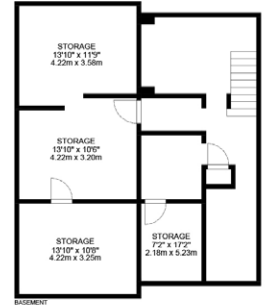
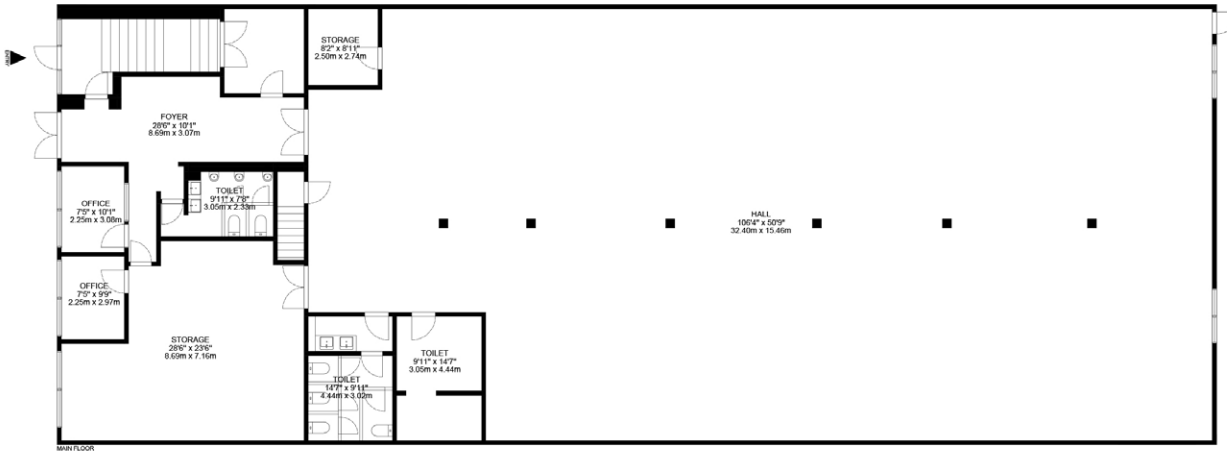


DIVERSE AND INCLUSIVE



ACCESSIBLE AND CONNECTED

CONFIGURATION OF LEASEABLE SPACE



Property Type	Commercial
Legal Description	LT 15 PL 1988 WESTON; PT LT 16, 31-32 PL 1988 WESTON AS IN CA717866; SIT & TIW CA717866; TORONTO (YORK), CITY OF TORONTO
Frontage	56.0 linear feet
Depth	160.00 linear feet
Site Area	9,655.22 sq. ft.
Zoning	C1
Coverage	152%
Net Rentable Area	14,680 sq. ft.
1st Floor	6,888 sq. ft.
2nd Floor	6,888 sq. ft.
Basement	904 sq. ft.

Easy walking distance and access to Humber River trails and efficient auto access to the Highway 400 Highway System.



Well served by Toronto Transit Commission (TTC) Bus Service (the best place to travel from in Toronto).



For more information,
please contact:

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True luxury is peace of mind.