



FOR LEASE | GROUND FLOOR COMMERCIAL | 41' SIGNAGE | BASEMENT STORAGE



VICTORIA JOLY

BROKER OF RECORD

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**Distinctive
Advisors**

Flexible Leasing Options: Lease the ground-floor commercial space with high-visibility signage, large windows with lots of display/signage opportunities and basement storage giving flexibility to the tenant.

Space Breakdown:

Ground Floor Retail	5,392 SF
Basement Storage	2,231 SF
Total Space	7,623 SF

Modern Upgrades: Fully renovated systems and mechanicals, previously configured as a presentation gallery.

Net Rent: Contact Listing Broker. Estimated TMI: \$9.98 PSF (2026).



PROPERTY SPECIFICATIONS

PROPERTY ADDRESS

3605 Lake Shore Boulevard West, Toronto, On, M8W 1P5

INTERSECTION

Lake Shore Boulevard West & Long Branch Avenue

PROPERTY ACCESSIBILITY



Transit Score:
Good Transit (68)



Walk Score:
Very Walkable (89)



Traffic Counts:

Highway 427/Ramp	186.9K
Dixie Rd/Rometown Dr	12.8K
QEW/Highway 427	166K
QEW/North Service Rd	169.1K

PRIME LOCATION FEATURES

High Visibility & Walkability:
41' frontage on Lake Shore Blvd West in a densely populated area.

Exceptional Access:
Proximity to Long Branch GO Station, TTC streetcars, and major highways.

Retail & Business Hub:
Adjacent to thriving businesses like TD Bank, Starbucks, and No Frills.

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Advisors

WHY LONG BRANCH?

Position your business for success at 3605 Lake Shore Boulevard West, a well-maintained and updated property in Toronto's vibrant Long Branch neighbourhood.

Located in a **Mixed Use Area** with **Avenue Zoning** (CI-AV) allowing for diverse commercial applications, including retail and professional offices. The property benefits from its placement in a Major Transit Station Area with robust transit connectivity.

Features & Amenities

- **Move-In Ready:** Fully furnished and chattels available for purchase.
- **Energy-Efficient Design:** Upgraded infrastructure ensuring low operational costs.
- **Parking:** Easy access to rear laneway parking for staff and customers.

Suitable For: Retailers, professional services, or other commercial applications (cannabis use not permitted).



15 Minutes
to Downtown
Toronto



15 Minutes
to Pearson
Airport



12 Minutes
to Dixie GO
Station



4 Minutes
to Highway
427





SURROUNDING RETAIL LANDSCAPE



For more information about **3605 Lake Shore Boulevard West**, please contact:



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