

RETAIL PROPERTY

FOR LEASE

4884 Dufferin Street #4-5, Toronto, ON, M3H 5T4



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PROPERTY DETAILS

PROPERTY OVERVIEW

Prime leasing opportunity at 4884 Dufferin Street, offering a versatile commercial space with excellent exposure along one of North York's busiest corridors.

Ideally suited for a wide range of retail, showroom, commercial, and warehouse users, the property features an open-concept layout with high ceilings, a private office, two washrooms, two truck-level shipping doors, and ample on-site parking for customers and staff.

Conveniently located on Dufferin Street just south of Steeles Avenue, the property provides excellent visibility, easy access, and the flexibility to accommodate both front-of-house retail operations and back-of-house warehousing needs. Tenant to pay an administration fee equal to 5% of the Net Rent.

PROPERTY DETAILS

Size	9,920 SF
Lease Rate	\$24.95 SF/yr (NNN)
Additional Rent	\$4.92
Availability	August 1

TRAFFIC COUNTS

Dufferin St, south of Dolomite Dr - 42,485 (AADT, 2024)

Dolomite Dr, west of Dufferin St - 4,008 (AADT, 2024)

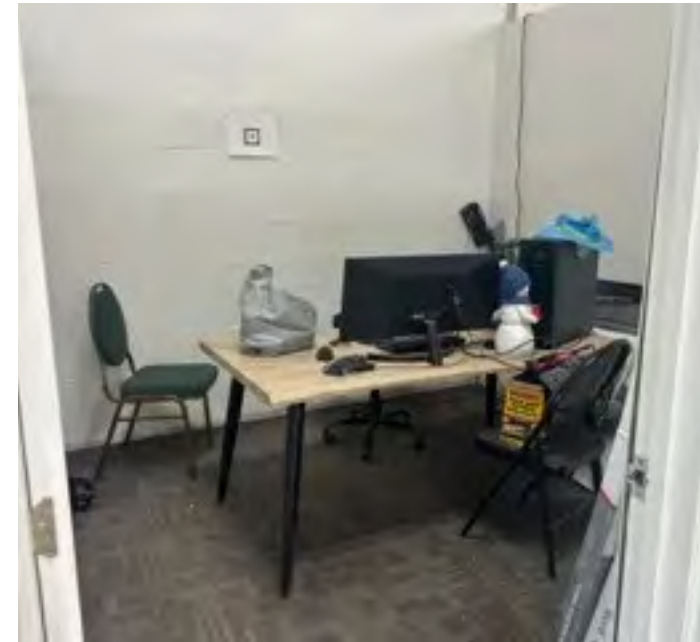
DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	696	88,238	301,211
Daytime Population	14,526	114,910	330,073
Average Household Income	122,072	123,277	121,738

Data Source: Environics Estimates 2023

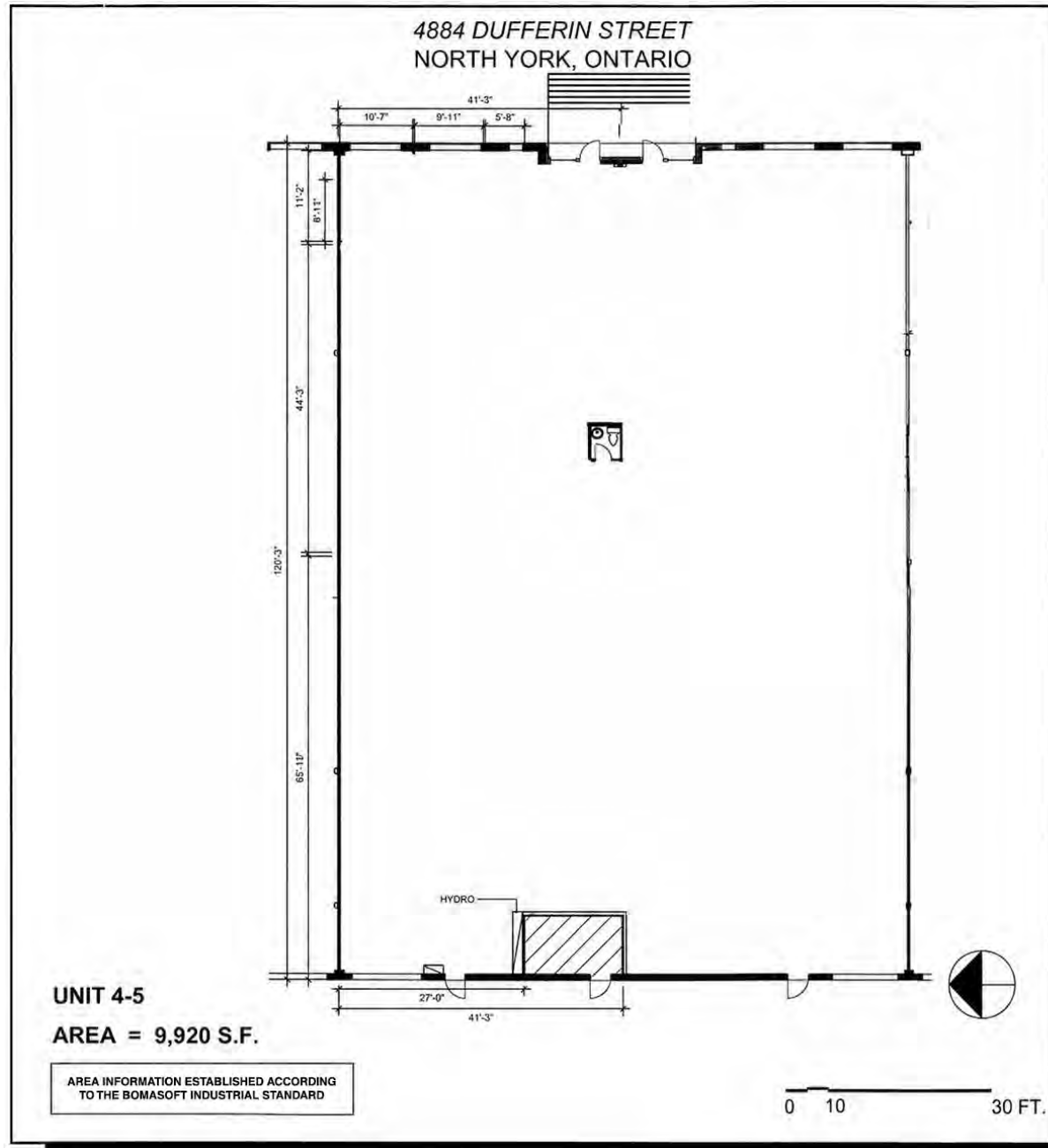
PROPERTY HIGHLIGHTS

- Excellent commercial leasing opportunity at 4884 Dufferin Street
- High-exposure location on busy Dufferin Street, just south of Steeles Avenue
- Suitable for retail, showroom, commercial, industrial, and warehouse uses
- Open-concept layout with high ceilings
- Private office space
- Two washrooms
- Two truck-level shipping doors
- Supports both front-of-house retail and back-of-house warehousing operations
- Ample on-site parking for customers and staff
- Excellent visibility with convenient access to major roadways
- Flexible layout to accommodate a variety of business needs
- Tenant to pay an administration fee equal to 5% of the Net Rent

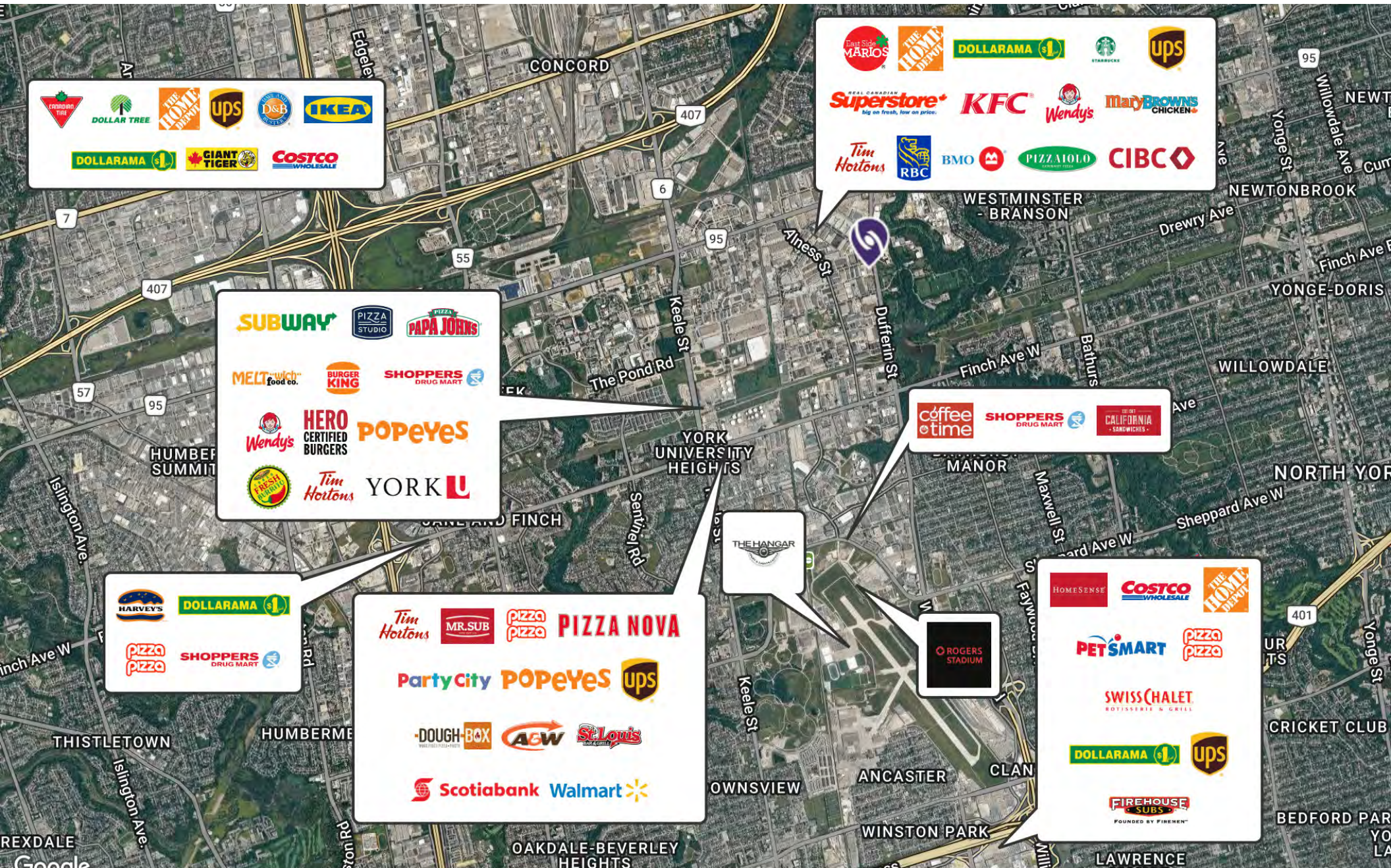
ADDITIONAL PHOTOS



FLOOR PLAN



RETAILER MAP



Canada TIRE
DOLLAR TREE
THE HOME DEPOT
ups
D&B
IKEA
DOLLARAMA
GIANT TIGER
COSTCO

Real Canadian SUPERSTORE
KFC
Wendy's
Mary BROWN'S CHICKEN
Tim Hortons
RBC
BMO
PIZZAIOLO
CIBC
DOLLARAMA
STARBUCKS
ups

SUBWAY
PIZZA STUDIO
PIZZA PAPA JORNS
MELT-wich food co.
BURGER KING
SHOPPERS DRUG MART
Wendy's
HERO CERTIFIED BURGERS
POPEYES
Tim Hortons
YORK U

coffee time
SHOPPERS DRUG MART
CALIFORNIA SANDWICHES

HARVEY'S
DOLLARAMA
PIZZA PIZZA
SHOPPERS DRUG MART

Tim Hortons
MR.SUB
PIZZA PIZZA
PIZZA NOVA
Party City
POPEYES
ups
DOUGH BOX
AEW
St. Louis
Scotiabank
Walmart

THE HANGAR

ROGERS STADIUM

HOMESENSE
COSTCO WHOLESALE
THE HOME DEPOT
PET SMART
PIZZA PIZZA
SWISS CHALET
DOLLARAMA
ups
FIREHOUSE SUBS

CONTACTS

All listing inquiries should be directed to the Designated Representative(s)

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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