

2,000 SF INDUSTRIAL FREESTANDING FOR LEASE



3725
LAKE SHORE BLVD W
TORONTO, ONTARIO, CA



CONTACT:

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FOR LEASE

3725 LAKE SHORE BLVD W

PROPERTY STATS

Lot Size: 0.16 acres

Building Size: 2,000 square feet

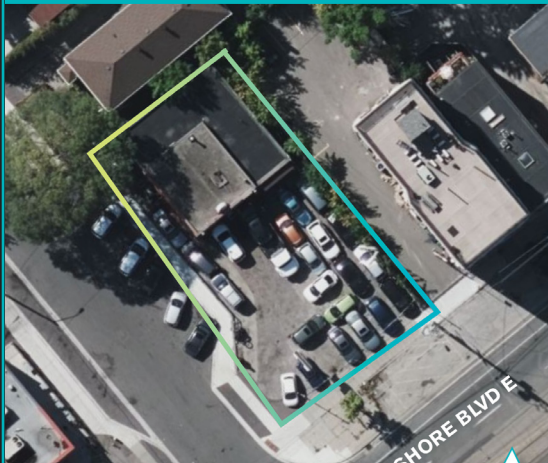
Frontage: 57 feet

Depth: 120 feet

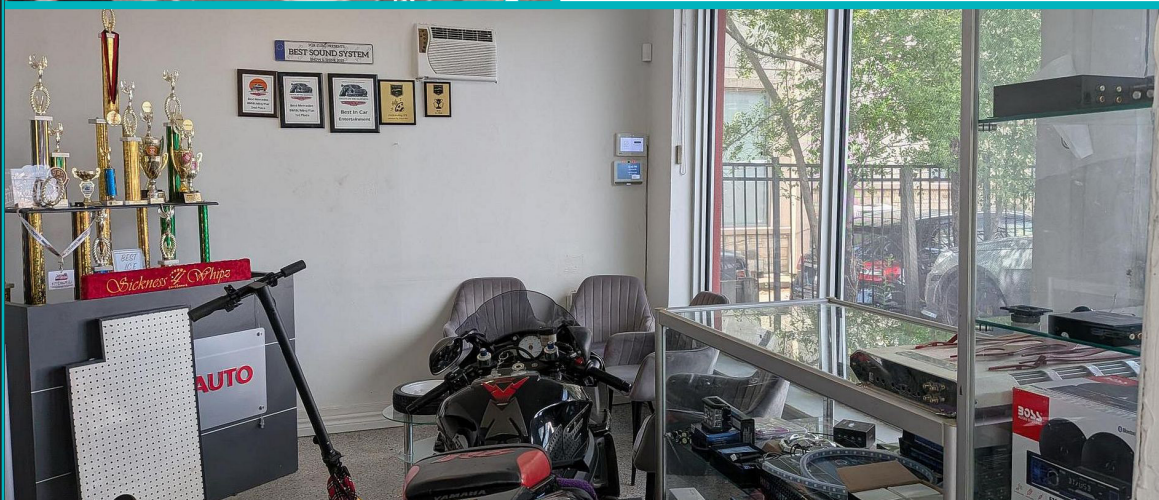
Shipping: 1 drive in

Lot Coverage: 29%

Asking Rate: Contact agent



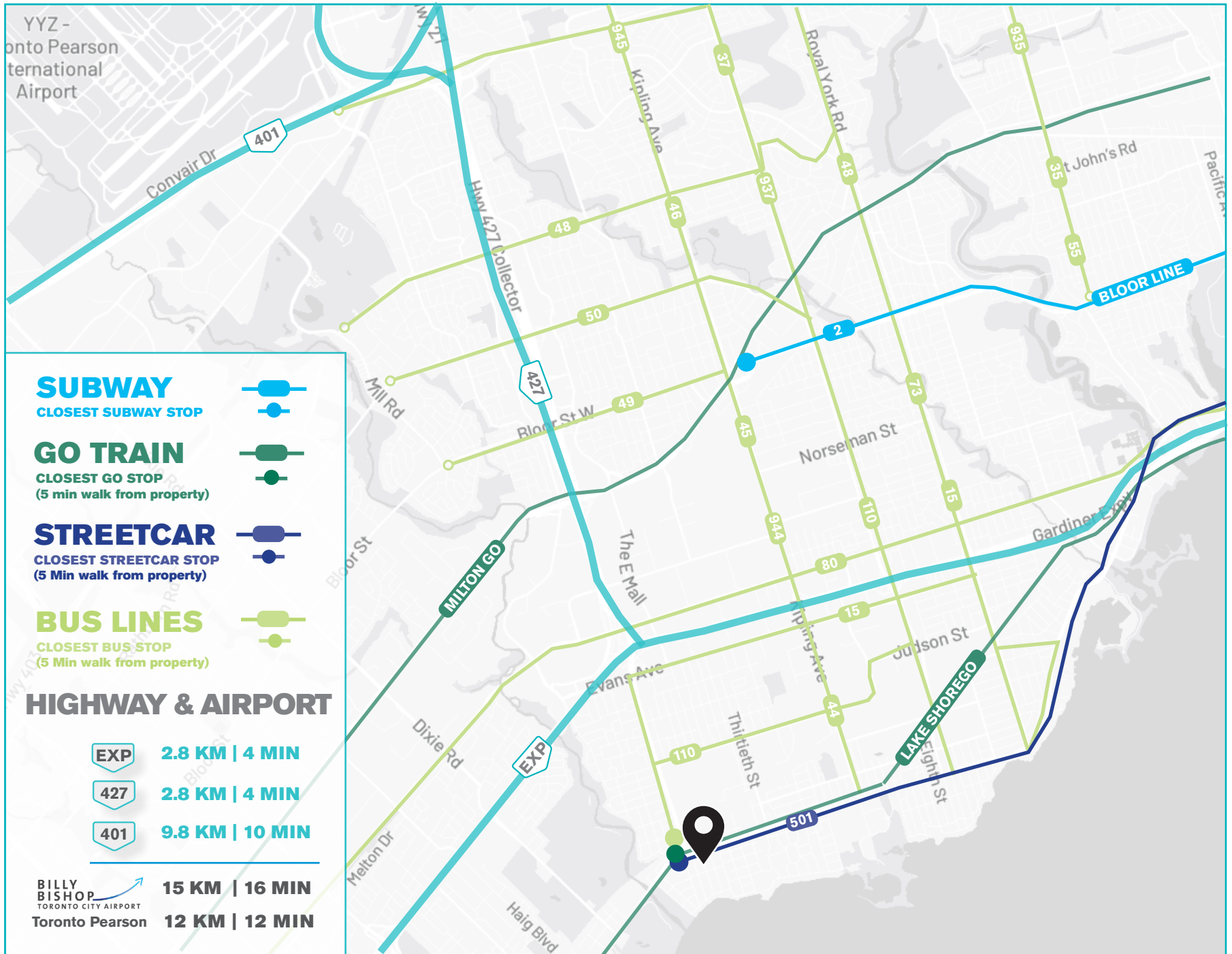
RARE SMALL SCALE INDUSTRIAL FREESTAND OPPORTUNITY



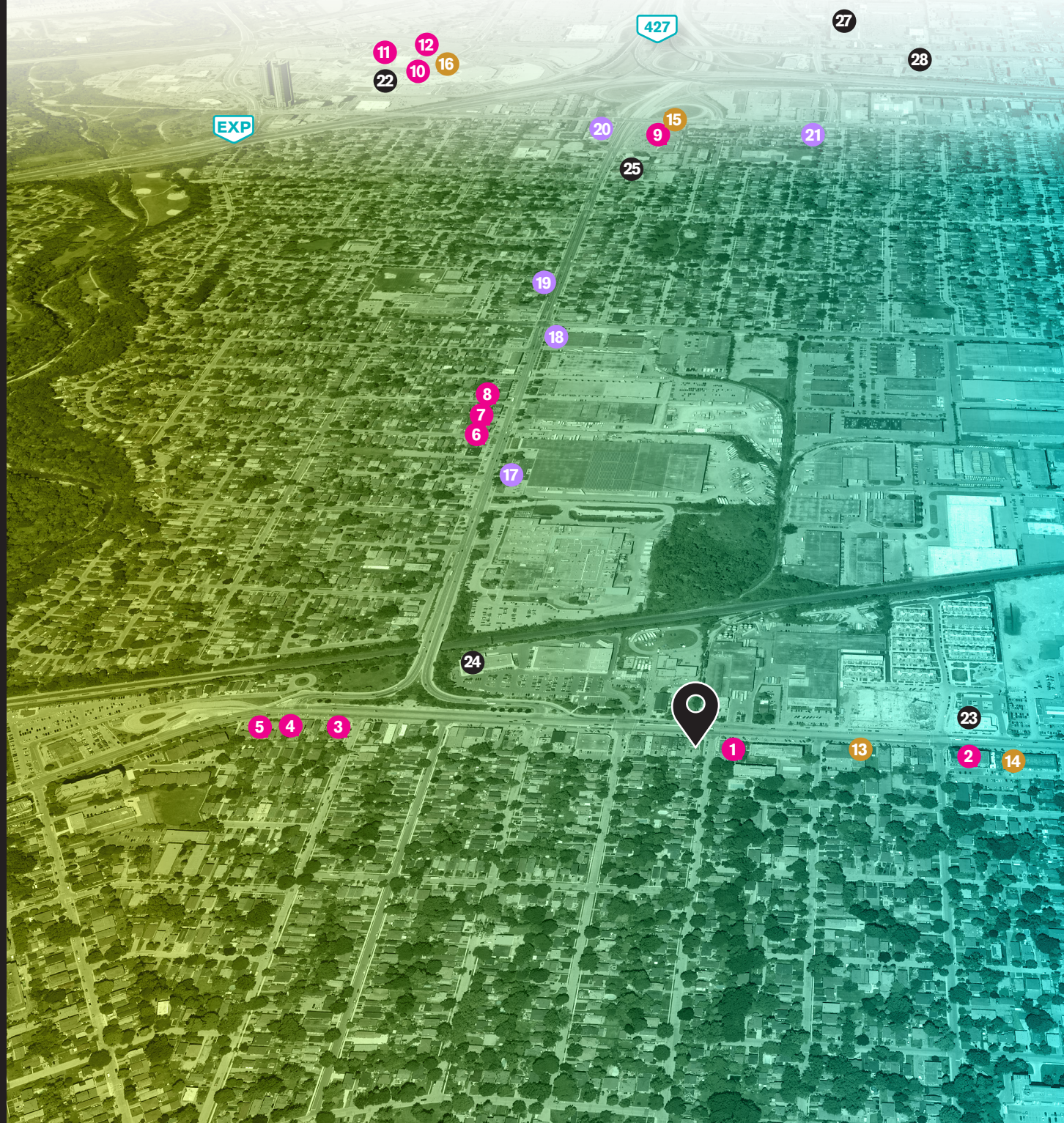
HIGHLIGHTS

- **Pylon Signage**
- Electrical Service **110 Amps** and **220 Volts**
- **Parking:** Front Lot easily holds 15 cars
- Currently used as a **Mechanic Shop** and **Car Lot** with 2 service bays and a separate detailing bay
- High automotive and pedestrian traffic corner
- Minutes to Long Branch transit stop & 400 series Hwys

LOCATION & ACCESS



NEARBY AMENITIES



FOOD & COFFEE

- 1 Tim Hortons
- 2 Starbucks
- 3 Woody's Burgers
- 4 241 Pizza
- 5 Burrito Boys
- 6 Thai Barn Na
- 7 Gus Tacos
- 8 South Shore Bar & Grill
- 9 Kettlemans Bagel
- 10 Beaumont Kitchen
- 11 JOEY Sherway
- 12 Earls Kitchen + Bar

BANKS

- 13 RBC Royal Bank
- 14 TD Canada Trust
- 15 BMO Bank of Montreal
- 16 Scotiabank

GAS STATIONS

- 17 Pioneer Energy
- 18 Shell
- 19 ECONO
- 20 Petro Canada
- 21 ESSO

SHOPPING & GROCERIES

- 22 CF Sherway Gardens
- 23 The Beer Store
- 24 LCBO
- 25 Dollarama
- 26 No Frills
- 27 Canadian Tire
- 28 Golf Town

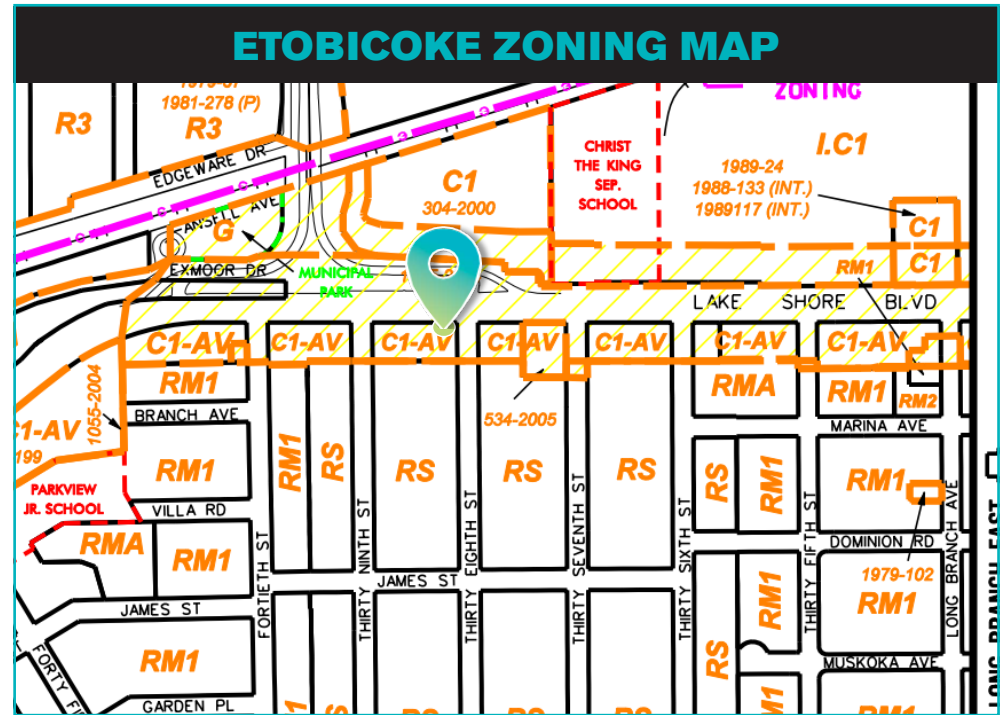
ZONING

COMMERCIAL (C1)

§ 330-39. Permitted uses.

No building or any part thereof and no lands shall be used for purposes other than:

- A. Wholesale or retail store confined wholly within an enclosed structure.
- B. Establishments providing the following personal services: barbering, beauty treatment, dressmaking, tailoring, shoe repairing, shoe cleaning and dry-cleaning establishments using non-combustible cleaning solvents and customer operated automatic laundries or cleaners. [Amended 1966-02-21 by By-Law No. 14/66; 1968-05-06 by By-Law No. 722]
- C. Repair shops for the following: clocks and watches, domestic appliances, electrical appliances, furniture, jewelry, plumbing and public garage. [Amended 1978-12-11 by By-Law No. 1978-336]
- D. Business or professional office, bank, medical centre or medical and dental offices. [Amended 1987-05-19 by By-Law No. 1987-97]
- E. Post office or any other government agency, police and fire station, municipal offices.
- F. Club, lodge or other similar place of public assembly.
- G. Church, church hall, Sunday school, private, public or commercial school, library.
- H. Restaurants.
 - (1) Convenience restaurant, take-out restaurant, standard restaurant. [Amended 1981-03-09 by By-Law No. 1981-63⁹]
 - (2) One food vending cart, except on a corner lot where a second food vending cart will be permitted. [Added 1994-08-19 by By-Law No. 1994-139]
- I. Theatre, billiard or pool room, dance-hall and bowling-alley. [Amended 1967-01-30 by By-Law No. 99; 1982-12-13 by By-Law No. 1982-267]
- J. Hotel, motel.
- K. Undertaking establishment.
- L. Automobile service station, parking lot, parking garage, taxicab stand, new and used car sales rooms and lots, provided that they are used only on the same lot and as a subsidiary of and in conjunction with a new car sales agency. [Amended 1978-12-11 by By-Law No. 1978-336]
- M. Apartment houses, dwelling units over a commercial use and private home day care associated with such residential use. [Amended 1975-06-23 by By-Law No. 3608; 1983-04-05 by By-Law No. 1983-74]





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