

# 2 Champagne Drive, North York

PRIME MEDICAL AND PROFESSIONAL OFFICE SPACES  
WITH RETAIL AND SERVICE OPPORTUNITIES



Finch Ave W

Dufferin St



**VALUE INSIGHT**  
REALTY  
REAL ESTATE ADVISORY GROUP

[valueinsightrealty.com](http://valueinsightrealty.com)

# 2 Champagne Drive North York



## PROPERTY DETAILS

Type: For Lease

Size: ~~B1 1,670 sq.ft.~~ LEASED  
B3 1,780 sq.ft.  
B7 3,500 sq.ft.  
C7 1,780 sq.ft.  
~~E2 4,200 sq.ft.~~ LEASED

Rent: \$28/sq.ft.

TMI (2025): \$8.16/sq.ft.

Utilities: \$2.41/sq.ft.

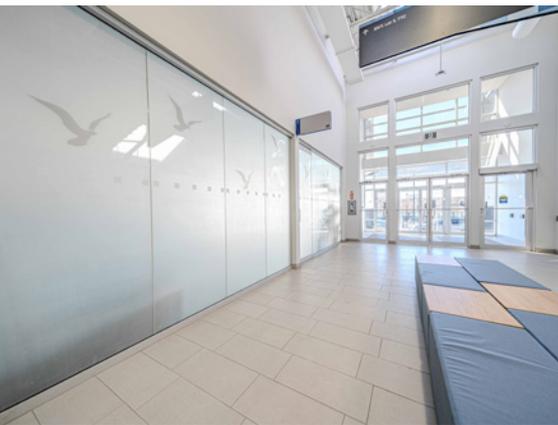
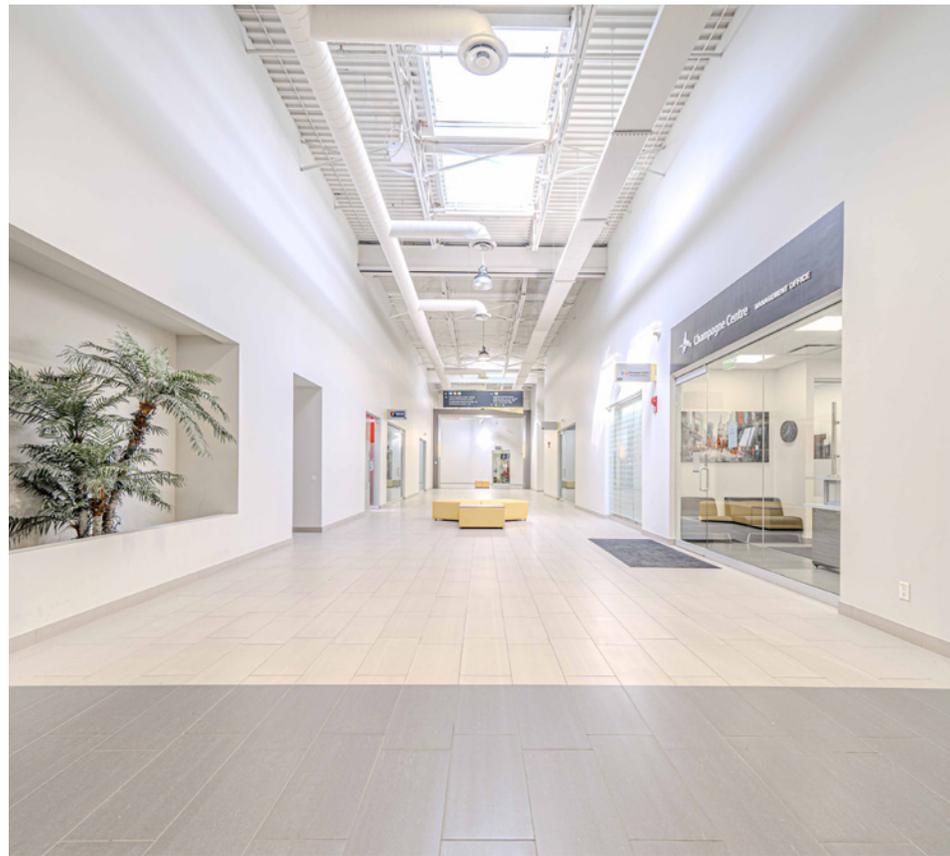
Availability: Immediate



## PROPERTY HIGHLIGHTS

- Opportunities positioned throughout the centre with bustling foot traffic and with prime street front exposure
- The center presents an ideal opportunity for quick service restaurants seeking a strategic leasing location
- On-site parking available
- Premium building professionally maintained and managed

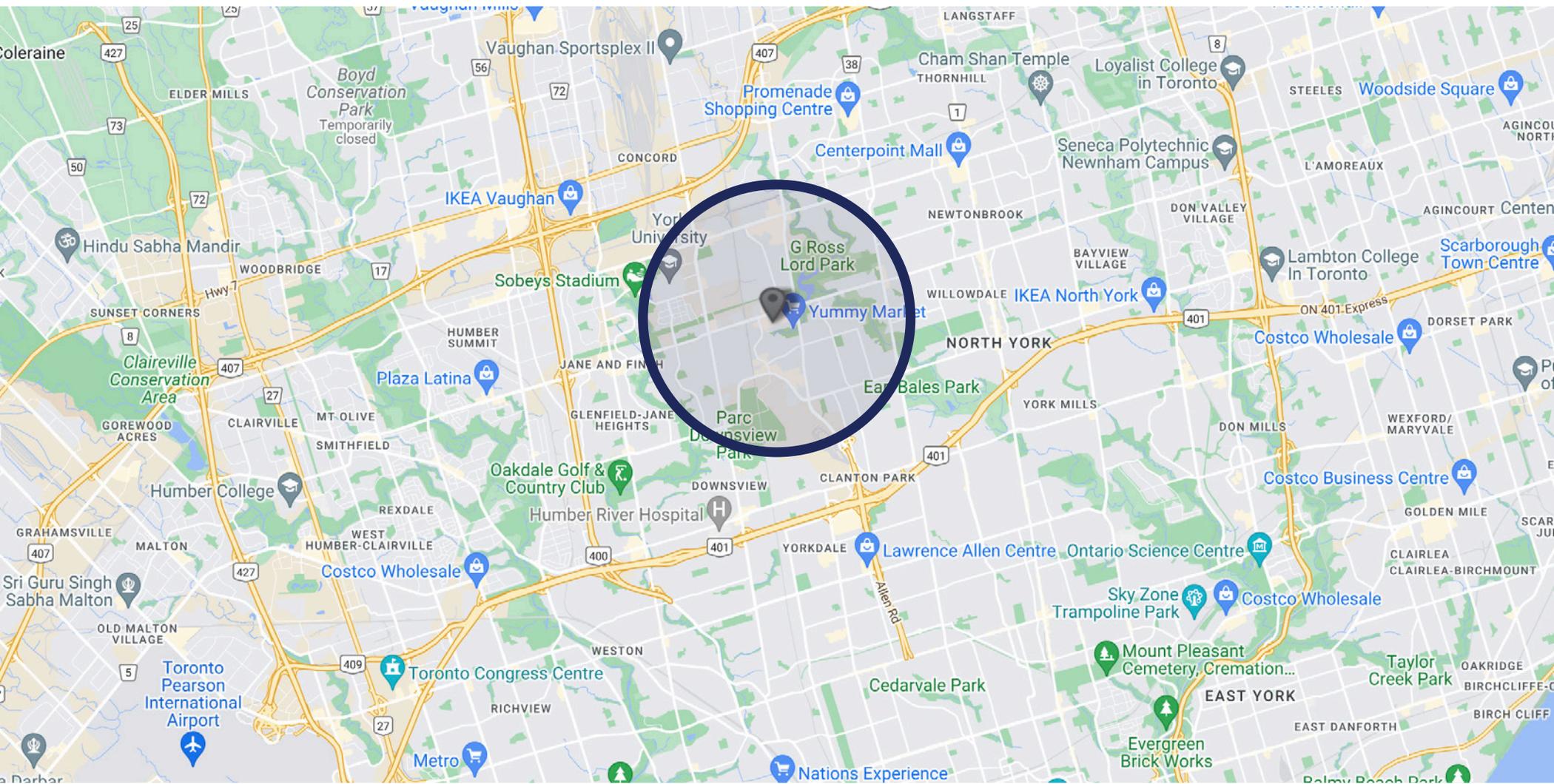
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## AREA DEMOGRAPHICS

*Within 3 km radius of property*



POPULATION  
**83,765**



AVERAGE INCOME  
**\$115,479\***

*\* Annually per household*



MEDIAN AGE  
**40.5**



**LANDLORD &  
DEVELOPER | SERVICES:**

CAITLYN PRICE\*\*

Director | Advisory & Transaction Services

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