



Colliers



**1325 Lawrence Avenue East, Toronto**

Pristine  
Automotive Showroom  
& Executive Offices  
Available **For Lease**

44,443 SF  
Available

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\*Sales Representative



# Property Overview

<b>Total Area:</b>	44,443 SF
<b>Showroom Area:</b>	36,596 SF
<b>Office Area:</b>	7,847 SF
<b>Shipping:</b>	5 Drive in Doors
<b>Zoning:</b>	MC (H) Mixed Commercial By-law 7625
<b>Possession:</b>	Showroom Available Immediately Office Area TBD
<b>Asking Price:</b>	Contact Listing Agents
<b>TMI:</b>	\$10.17 PSF

**Comments:**

This former "Dare To Dream Collection" showroom presents an extremely rare opportunity to lease a high-end commercial building in a prime location. Less than 2 minutes from Don Valley Parkway. Close to strong labour pool, amenities, public transit and major highways (Hwy 401 & 404). Ideal for a showroom, retail, or wholesale space, it offers excellent visibility and frontage on Lawrence Ave. The property features ample parking in a secured gated lot.



Close proximity to Highway 401 & Don Valley Parkway



Potential for high quality office or retail showroom space

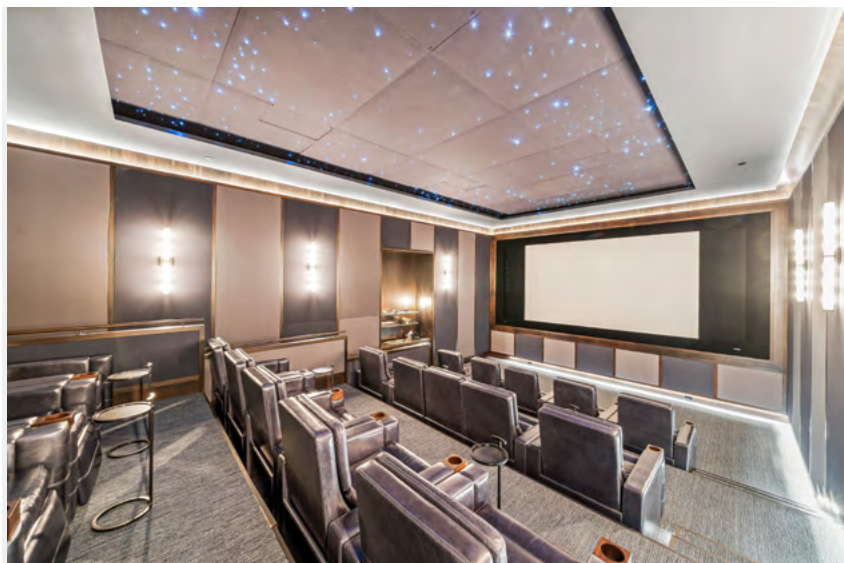


Immediate vacant possession



Unique drive in door configuration for showroom.







1325 Lawrence Avenue East, Toronto

# Property Location



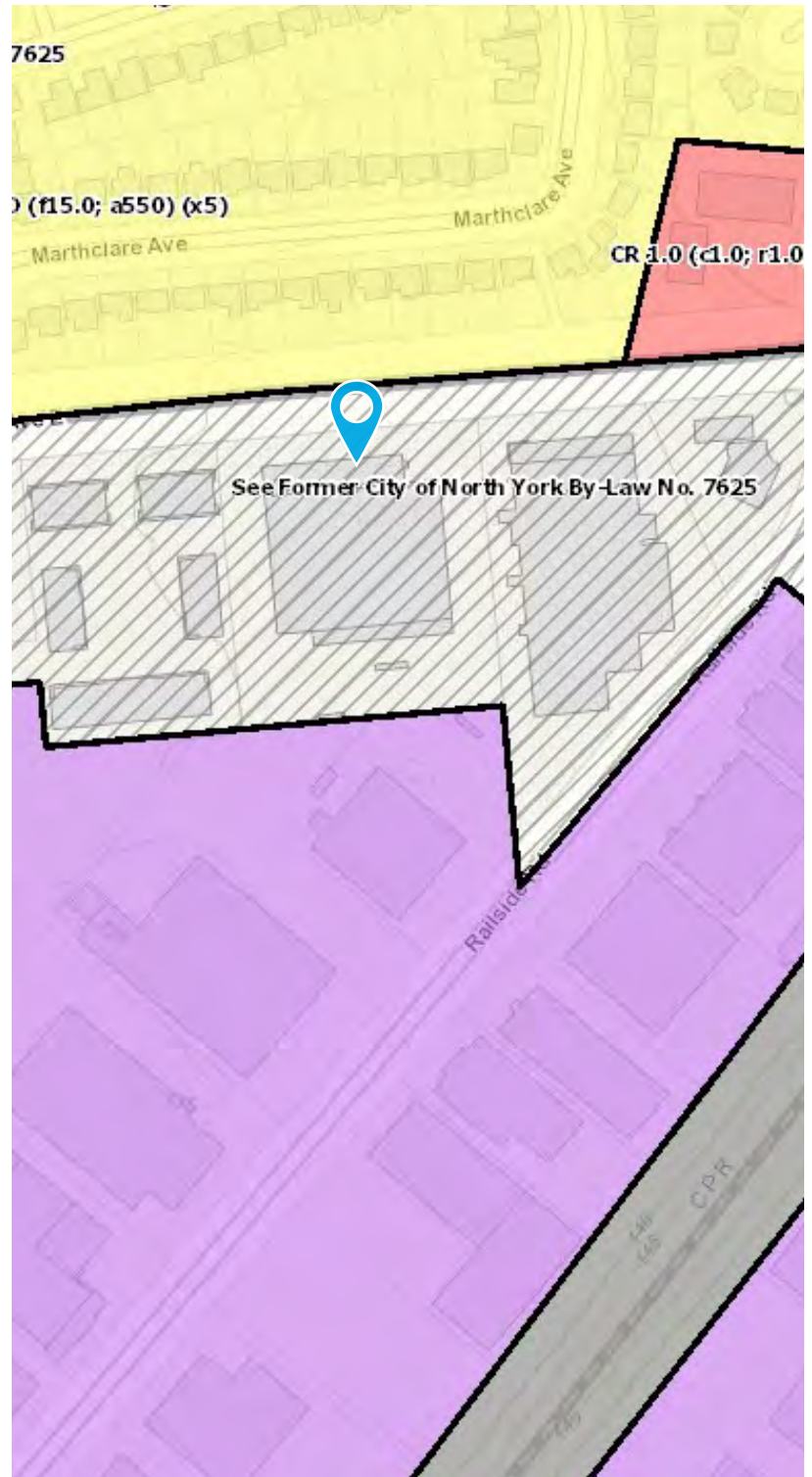


# Zoning Overview

## MC (H) Mixed Commercial By-law 7625

### Permitted Uses partial list:

- Adult education school, Artist studio, Banquet hall, Car rental agency, Car washing establishment, Cinema, Club, College, Commercial gallery, Commercial recreation, Commercial school, Communication and broadcasting, Community center, Day nursery, Financial institution, Fitness center, Funeral establishment, Gasoline station, Health science research laboratory, Hotel, Industrial sales and services, Information processing, Manufacturing, Motor Vehicle body repair shop, Motor vehicle dealership, Museum.
- Office uses, Park, Parking lot, Personal service shop, Pinball and video games arcade, Places of worship, Public library, Public self storage warehouse, Research laboratory, Restaurant with or without an outdoor patio, Retail store, Secondary school, Service shop, Service station, Showroom, Theatre, Transportation terminal, Warehouse, and Veterinary clinic.

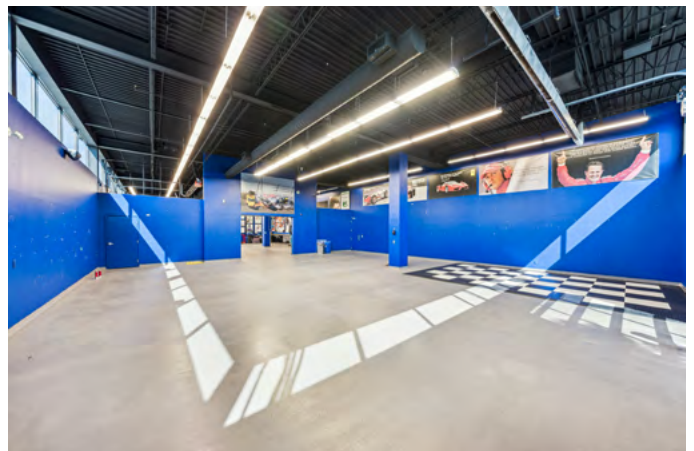
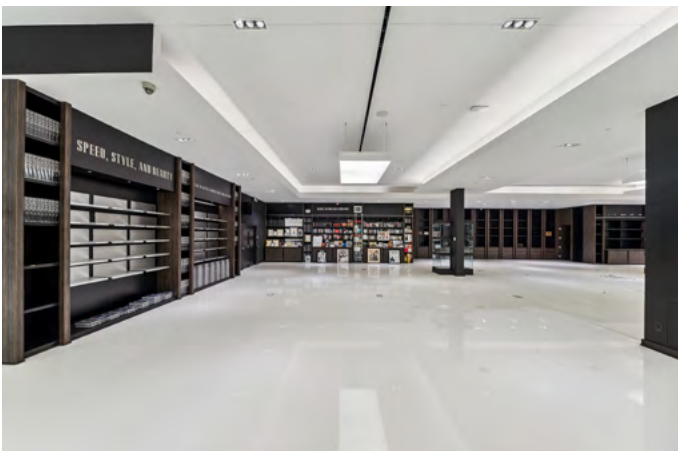


[Link to Full Zoning Bylaw](#)

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# Showroom Photos

[Link To All Property Photos](#)





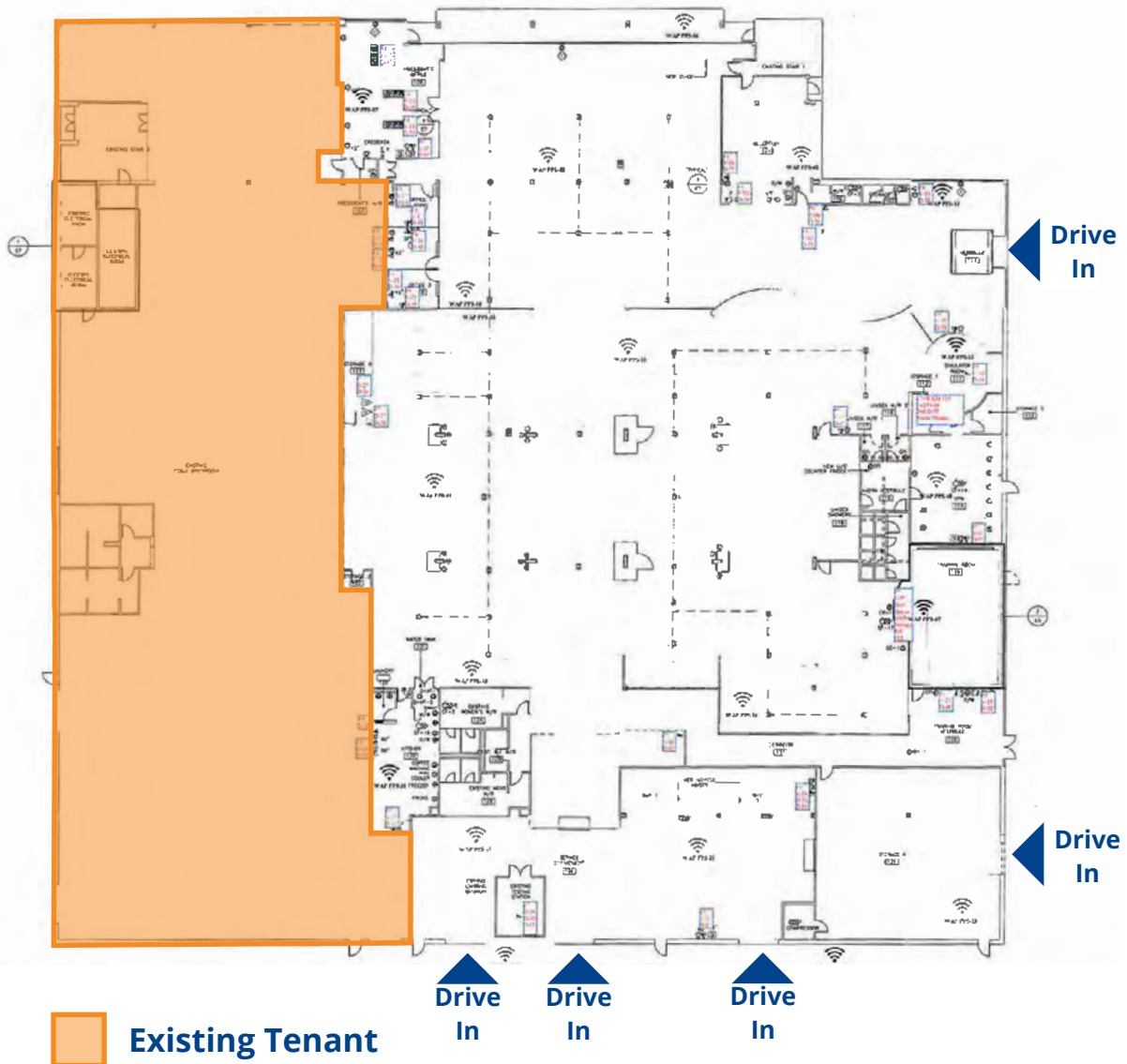
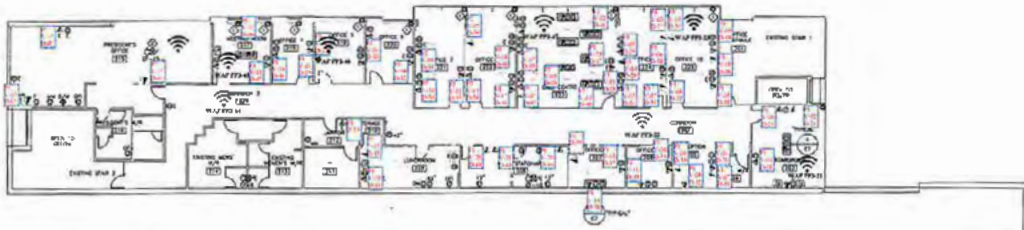
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# Office Photos

[Link To All Property Photos](#)



# Floor Plans



 Existing Tenant

Drive In

Drive In

Drive In

Drive In

Drive In





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