

corner commercial unit for lease
35 WOODBINE DOWNS BLVD | UNIT 1
ETOBICOKE | ON



CBRE Limited, Real Estate Brokerage | 5935 Airport Rd Suite 700 | Mississauga, ON L4V 1W5 | 416 674 7900 | www.cbre.ca

CBRE

35

WOODBINE DOWNS BLVD

Property Specifications

UNIT	#1
UNIT SIZE	11,538 SQ. FT.
NET RENT	\$20.00 PER SQ. FT.
TMI	\$6.32 PER SQ. FT.
PARKING	SURFACE
POSSESSION	IMMEDIATE

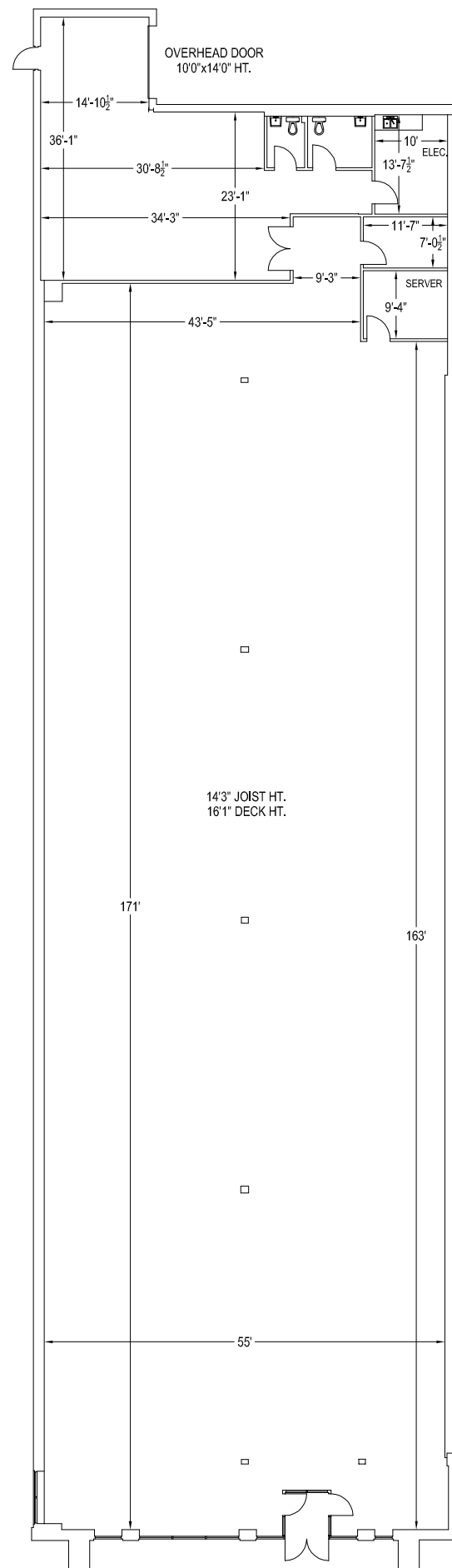
- Corner unit available in a heavy traffic retail plaza located with frontage onto highway 27
- Available Pylon Signage on highway 27
- Large surface parking lot with dual entry into plaza directly off the highway
- In close proximity to Humber College and University of Guelph Humber
- Located minutes away from major highways (401, 409, and 427)

*Wide variety of uses will be considered



FLOOR PLAN

Total Leasable Area:
11,538 Sq. Ft.

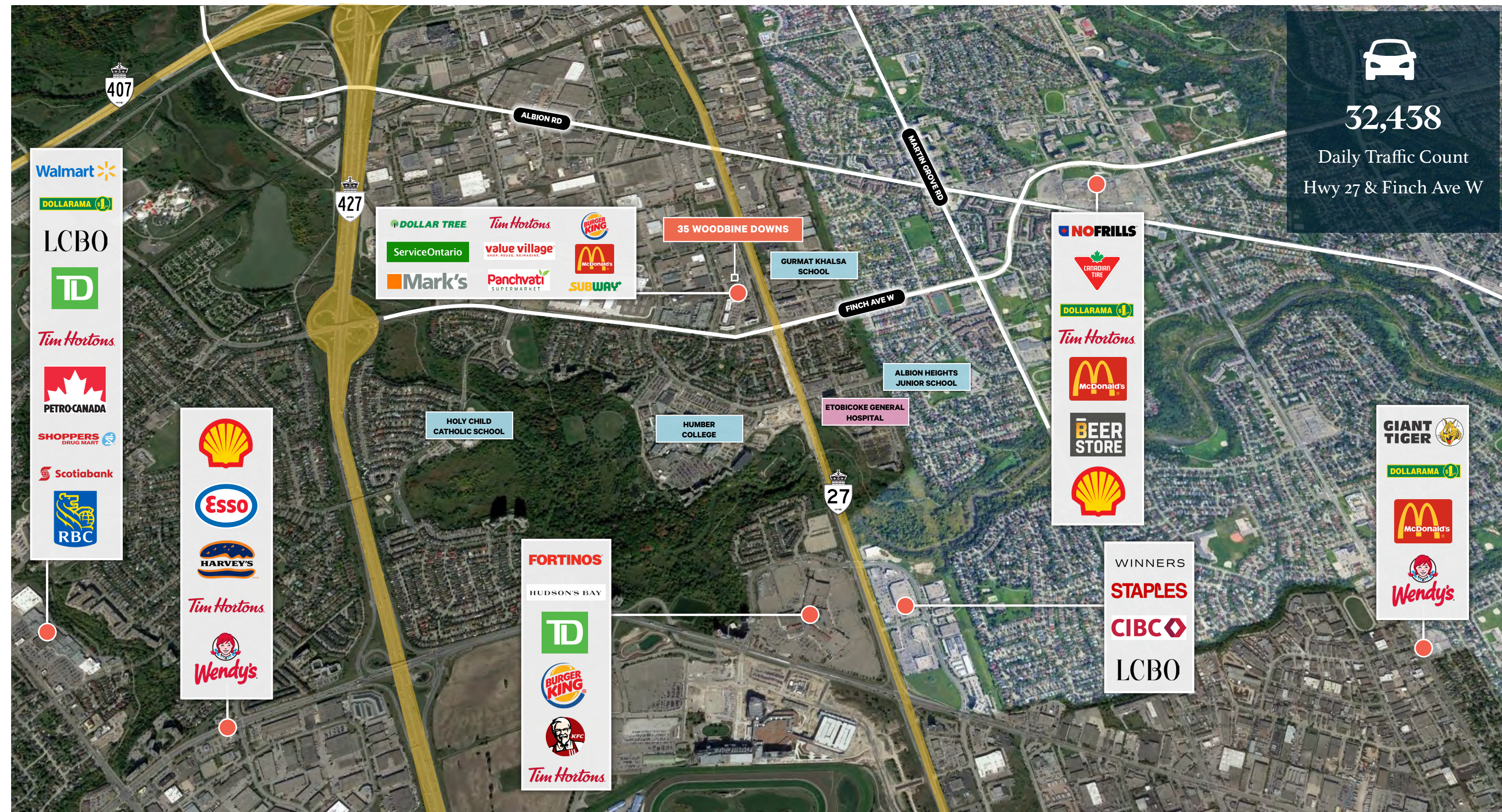


LOCATION & AMENITIES



32,438

Daily Traffic Count
Hwy 27 & Finch Ave W



- Walmart
- DOLLARAMA
- LCBO
- TD
- Tim Hortons
- PETROCANADA
- SHOPPERS DRUG MART
- Scotiabank
- RBC

- Shell
- Esso
- HARVEY'S
- Tim Hortons
- Wendy's

- DOLLAR TREE
- Tim Hortons
- BURGER KING
- ServiceOntario
- value village
- McDonald's
- Mark's
- Panchvati SUPERMARKET
- SUBWAY

35 WOODBINE DOWNS

GURMAT KHALSA SCHOOL

FINCH AVE W

ALBION HEIGHTS JUNIOR SCHOOL

ETOBICOKE GENERAL HOSPITAL

HOLY CHILD CATHOLIC SCHOOL

HUMBER COLLEGE





- NOFRILLS
- CANADIAN TIRE
- DOLLARAMA
- Tim Hortons
- McDonald's
- BEER STORE
- Shell

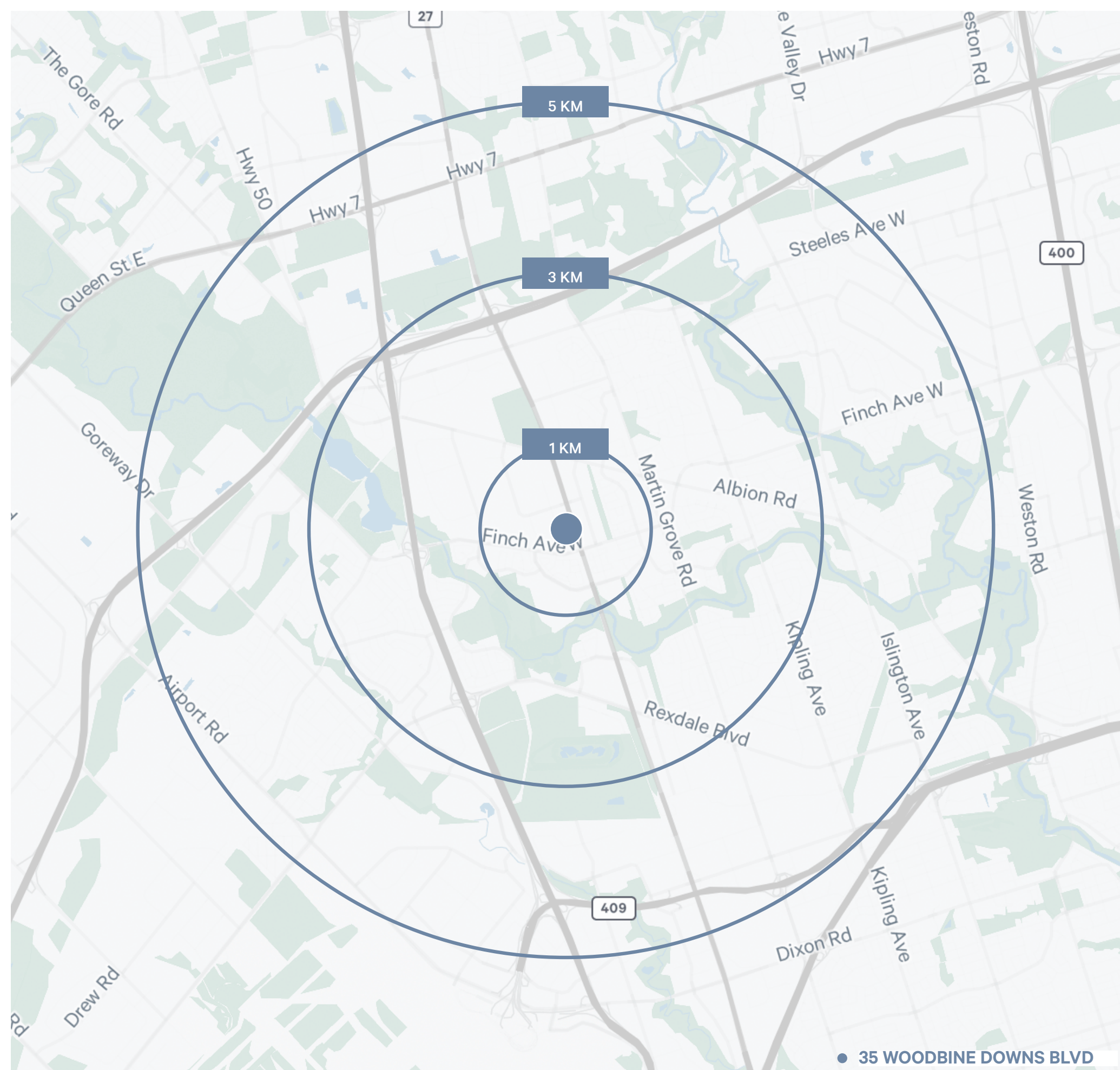
- FORTINOS
- HUDSON'S BAY
- TD
- BURGER KING
- KFC
- Tim Hortons

- WINNERS
- STAPLES
- CIBC
- LCBO

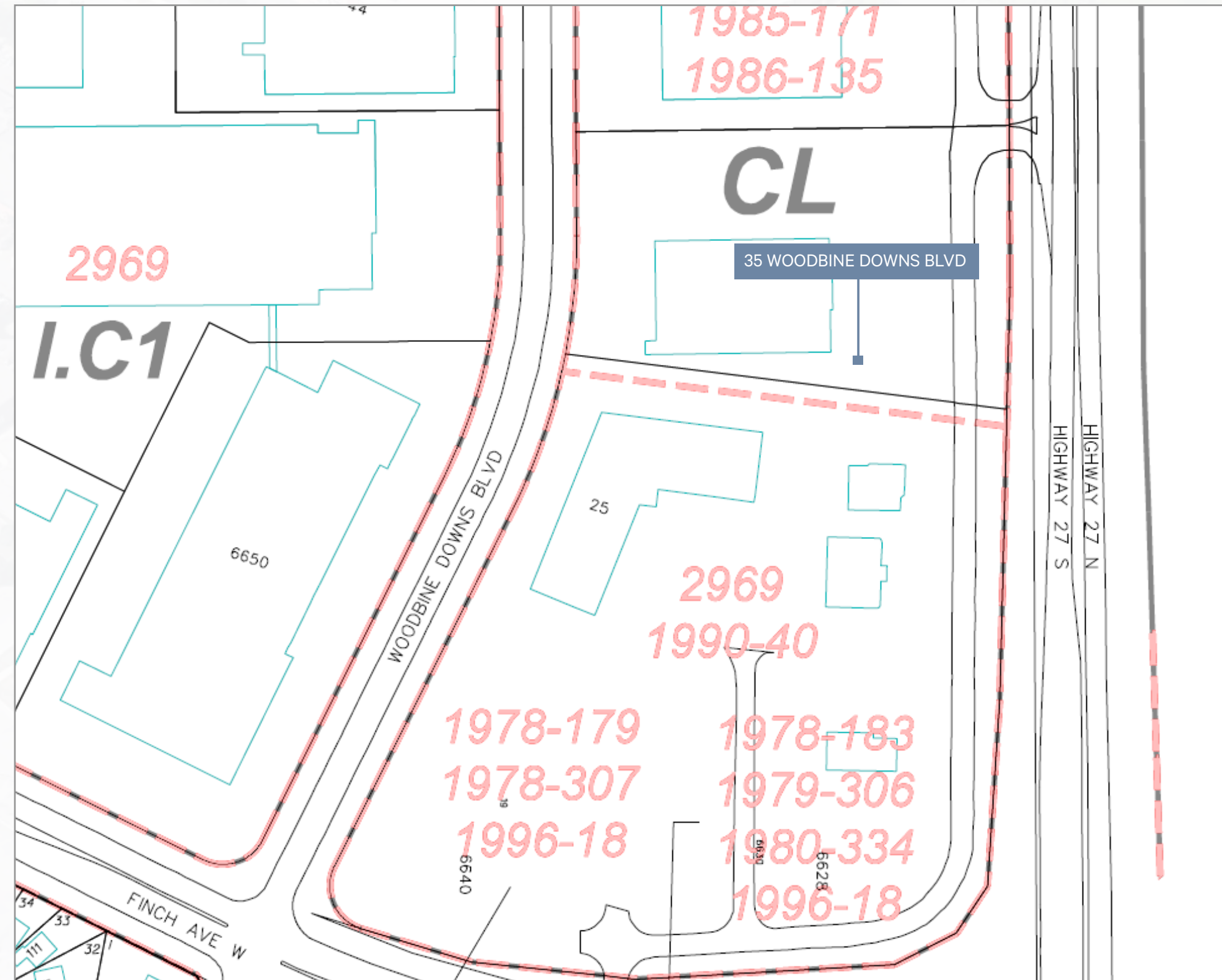
- GIANT TIGER
- DOLLARAMA
- McDonald's
- Wendy's

DEMOGRAPHICS

	1 KM	3 KM	5 KM
 Total Population 2023	9,748	92,731	167,669
 Daytime Population 2023	12,539	98,323	237,108
 Population Growth 2023 - 2028	5.2%	4.0%	5.6%
 Household Income 2023	\$115,813	\$109,838	\$107,884



ZONING & PERMITTED USES



CITY OF ETOBICOKE ZONING BY-LAW

(CL - LIMITED COMMERCIAL)

PERMITTED USES INCLUDING BUT NOT LIMITED TO:

- Athletic clubs
- Bakery shop
- Banks
- Clothes cleaning agencies
- Commercial schools
- Confectionery stores
- Dental offices
- Florist
- Gift shops
- Hotels
- Jewellery stores
- Laundry agencies
- Offices
- Theatre
- Nursery schools and day nurseries
- Health centres
- Social clubs
- Restaurants
- Medical centres

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