

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

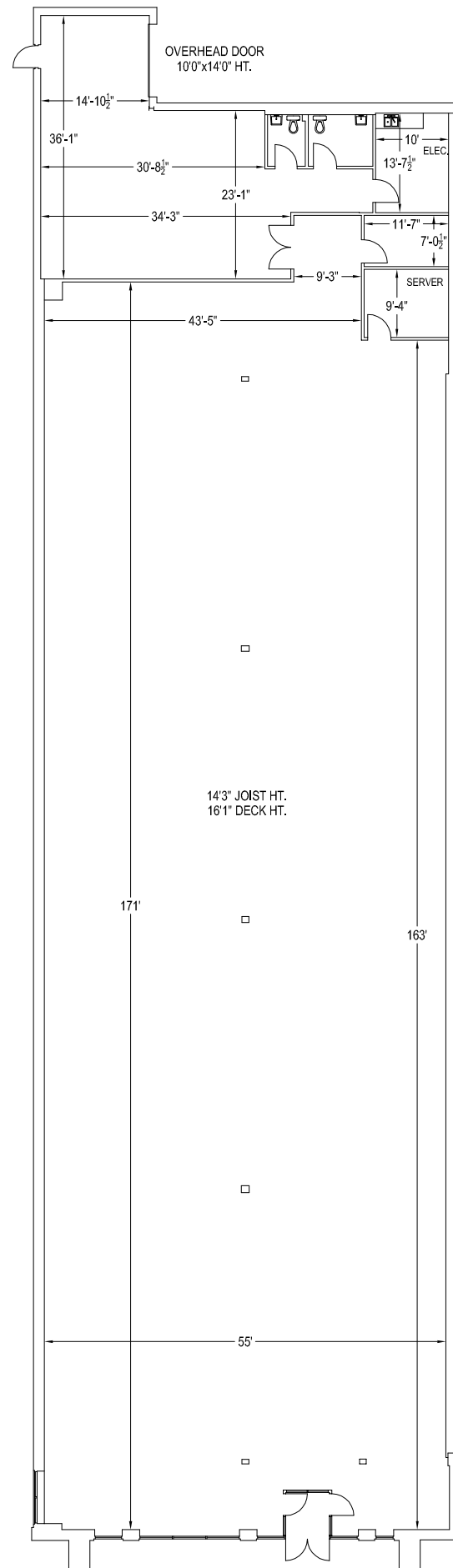
- Corner unit available in a heavy traffic retail plaza located with frontage onto highway 27
- Available Pylon Signage on highway 27
- Large surface parking lot with dual entry into plaza directly off the highway
- In close proximity to Humber College and University of Guelph Humber
- Located minutes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

HOLY CHILD CATHOLIC SCHOOL

HUMBER COLLEGE

ETOBICOKE GENERAL HOSPITAL

27



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

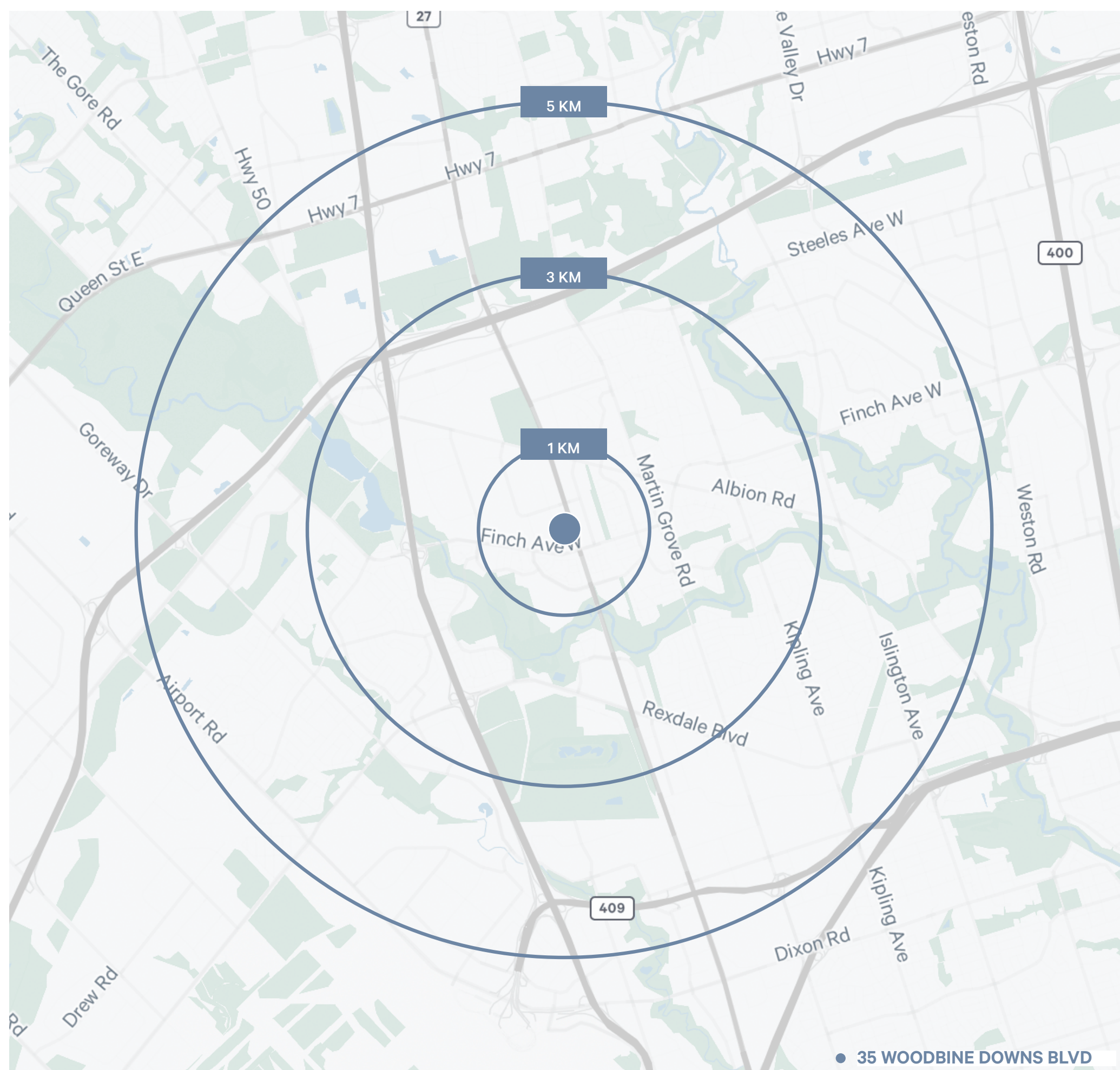
- NOFRILLS
- CANADIAN TIRE
- DOLLARAMA
- Tim Hortons
- McDonald's
- BEER STORE
- Shell

- WINNERS
- STAPLES
- CIBC
- LCBO

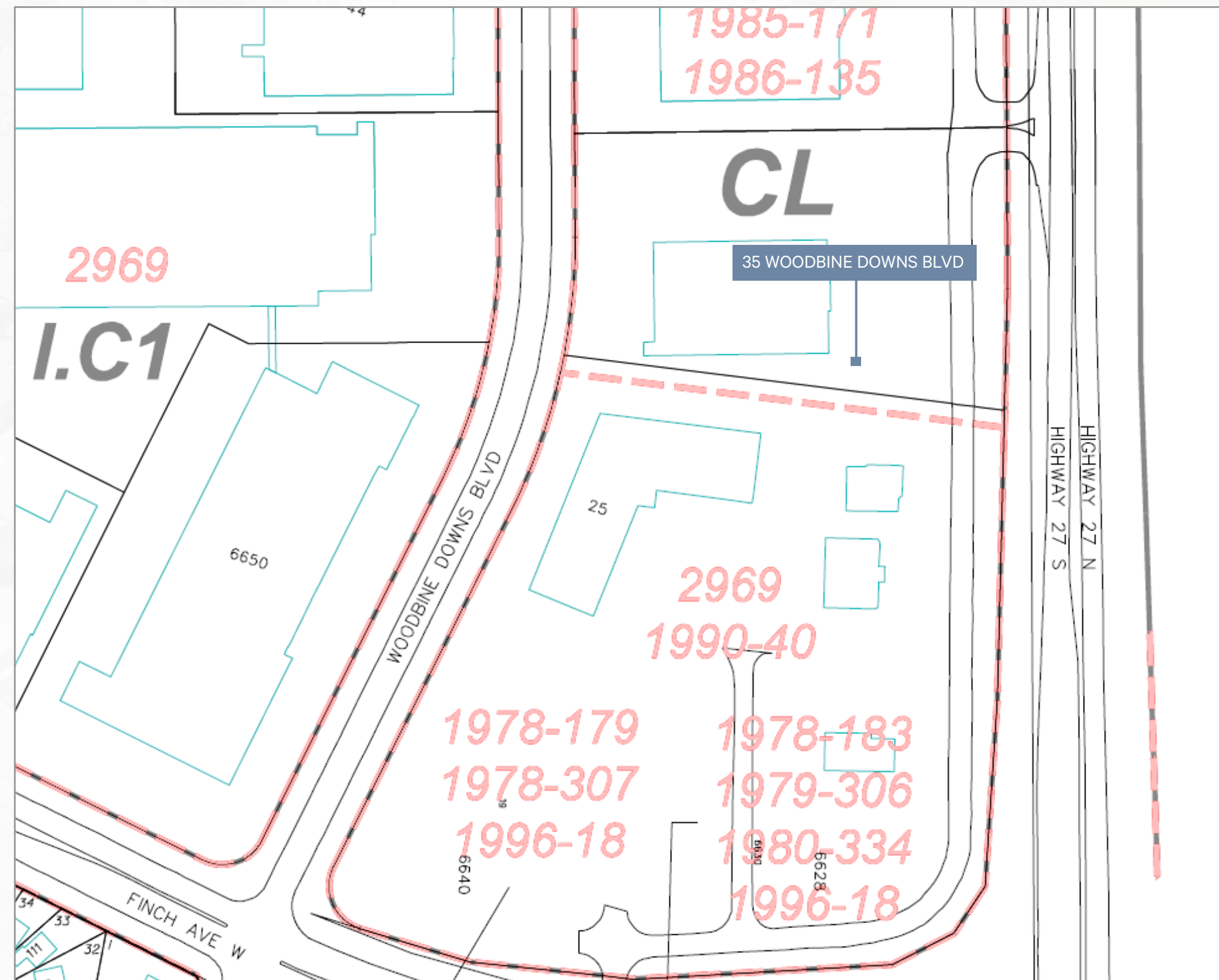
- GIANT TIGER
- DOLLARAMA
- McDonald's
- Wendy's

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

[CLICK TO VIEW
CL
ZONING BY LAW](#)

[CLICK TO VIEW
ETOBICOKE
ZONING DEFINITIONS](#)



corner commercial unit for lease

35 WOODBINE DOWNS BLVD | UNIT 1

ETOBICOKE | ON

FOR MORE INFORMATION PLEASE CONTACT:

Adam Occhipinti*

Vice President
416 798 6265
adam.occhipinti@cbre.com

Matthew Pieszchala*

Vice President
905 234 0376
matthew.pieszchala@cbre.com

Karlyn Knafo*

Senior Sales Associate
905 234 0381
karlyn.knafo@cbre.com

Nicholas Regan*

Senior Sales Associate
416 801 1658
nicholas.regan@cbre.com

CBRE Limited, Real Estate Brokerage | 5935 Airport Road | Suite 700 | Mississauga, ON | L4V 1W5 *Sales Representative

This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; DMTI Spatial, Environics Analytics, Microsoft Bing, Google Earth