



THE BEHAR GROUP REALTY INC., Brokerage

FOR LEASE

COMMERCIAL RETAIL

MLS# C13709806

1911 Avenue Road Ground + Lower Level, Toronto, ON M5M 3Z9

Bedford Park-Nortown, Toronto · M5M 3Z9

C\$ 70/mo

0	1	2,099	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

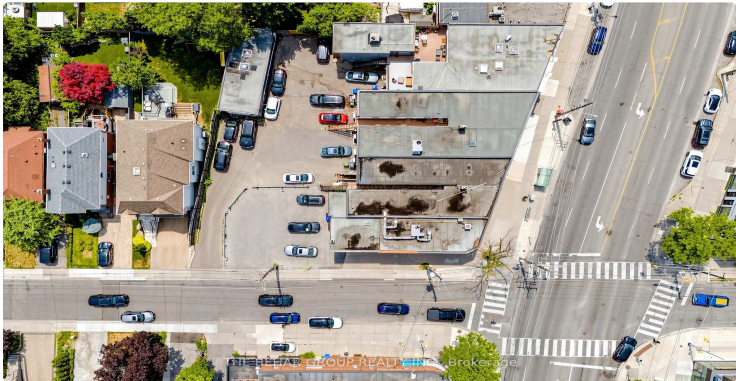
ABOUT THIS PROPERTY

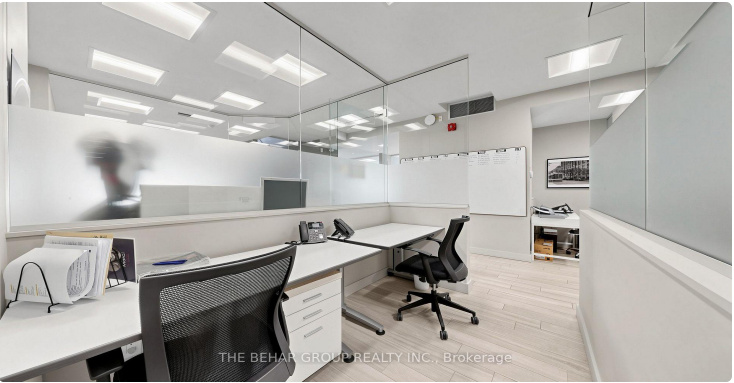
Exceptional opportunity to lease a prominent ground floor and lower level space at Avenue Road and Brooke Avenue. Approximately 4,088 SF, including 2,099 SF on the ground floor and 1,989 SF on the lower level. Measured clear heights range from approximately 7 ft 8 in to 9 ft 8 in. High-visibility Avenue Road frontage, strong signage exposure and rear surface parking for the building, with allocation to be confirmed. Well suited to retail, medical, wellness and service-commercial users, subject to zoning and landlord approval. Offered at \$70.00/SF net plus annual taxes (Total: \$60,967.80; per floor/unit: \$20322.60). Vacant after September 1, 2026. Measurements should be independently verified. The partial-building configuration, access and demising are subject to landlord approval and technical feasibility.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Lease
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$40,645
POSTAL CODE	M5M 3Z9
NEIGHBOURHOOD	Bedford Park-Nortown

GALLERY





LISTING AGENT

Pavel Shaganenko

THE BEHAR GROUP REALTY INC.

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Prepared for you on October 28, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.