



FOR LEASE

OFFICE

MLS# C13709854

1911 Avenue Road 2nd Floor Only, Toronto, ON M5M 3Z9

Bedford Park-Nortown, Toronto · M5M 3Z9

C\$ 35/mo

0	1	1,989	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

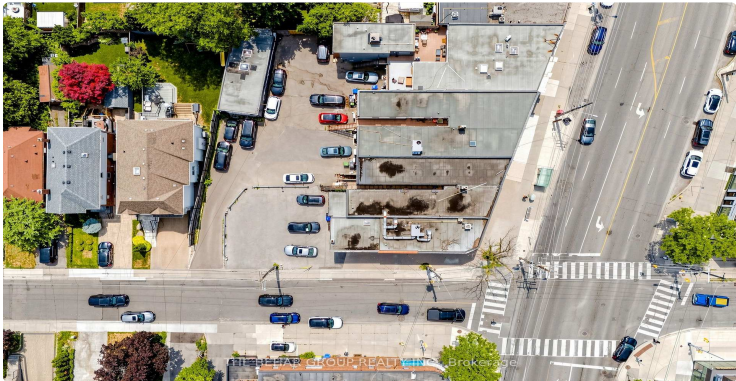
ABOUT THIS PROPERTY

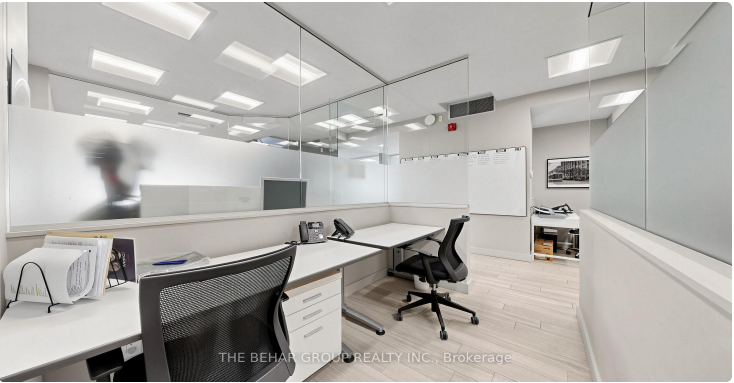
Versatile second-floor commercial space in a prominent Avenue Road location at Brooke Avenue. Approximately 1,989 SF with clear heights shown at approximately 8 ft to 8 ft 3 in on the measured plan. Excellent neighbourhood exposure, convenient access to Highway 401 and TTC, and rear surface parking for the building, with allocation to be confirmed. Well suited to medical, professional office, wellness and service-commercial users, subject to zoning and landlord approval. Offered at \$35.00/SF net plus Annual taxes of \$20,322.60. Vacant after September 1, 2026. Measurements should be independently verified. Separate access, services and demising are subject to landlord approval and technical feasibility.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
ANNUAL TAX	\$20,323
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 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.