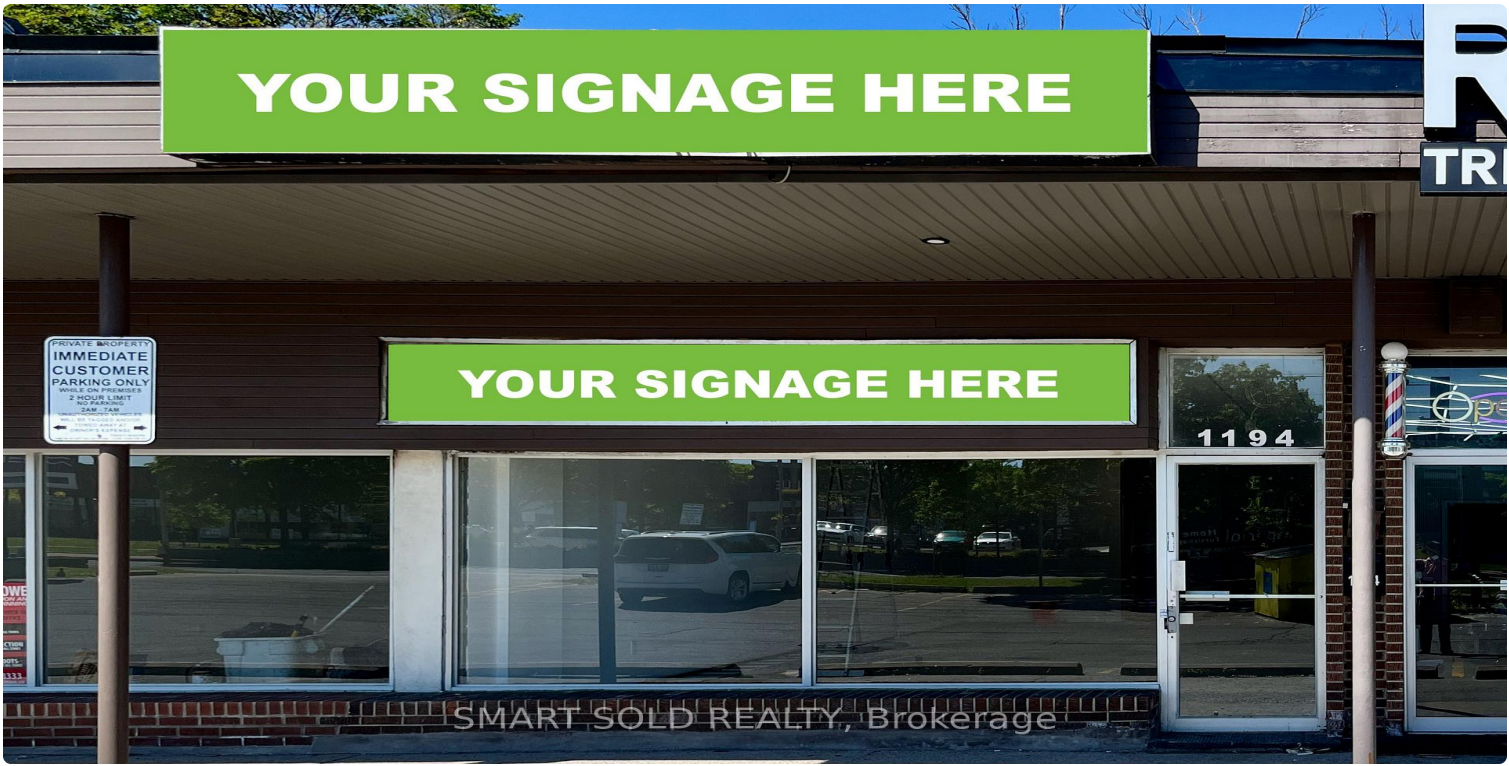




FOR LEASE

COMMERCIAL RETAIL

MLS# E13876464

# 1194 Kennedy Road, Toronto, ON M1P 2L1

Dorset Park, Toronto · M1P 2L1

C\$ 31/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 0        | 0         | 850   | —       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

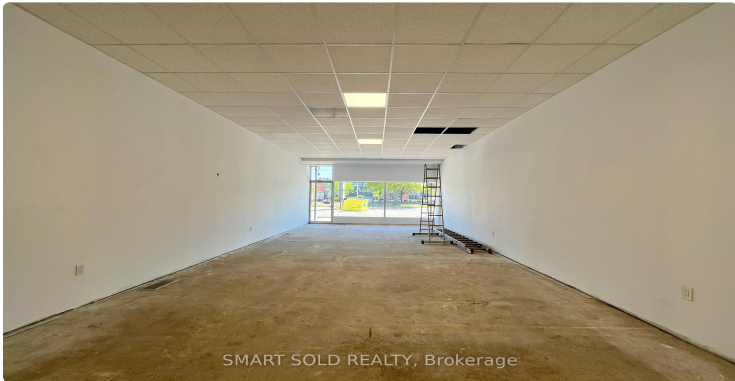
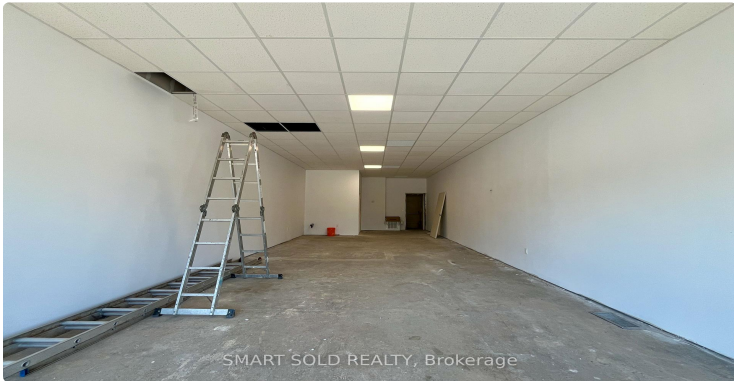
# ABOUT THIS PROPERTY

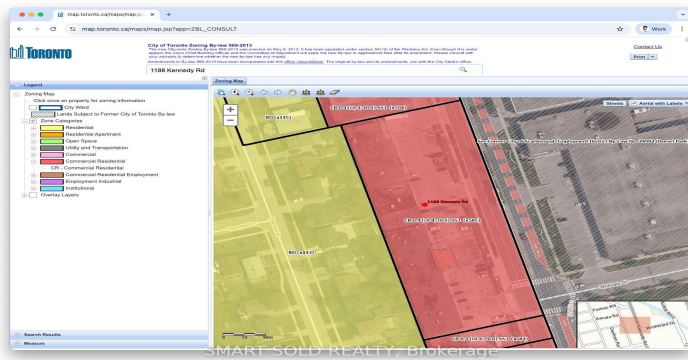
Prime Retail Opportunity on Kennedy Rd: This commercial retail unit offers 850SF of leasable area in a fully refurbished bare-shell interior, highlighted by large east-facing storefront windows that bring in natural light and enhances window display potential, along with space above the windows for prominent signage. The unit includes additional basement space and the option for pylon signage along Kennedy Rd (for an extra monthly fee). Landlord is open to uses permitted under the property's zoning designation (including Medical and/or Dental Office). Street-level retail space has a washroom rough-in. Located just north of Lawrence Ave on Kennedy Rd, the site offers strong visibility, easy access to a TTC bus stop steps away and is only a 5-minute drive to Highway 401, ensuring convenience for both customers and staff. The surrounding area features prominent retailers such as Starbucks, The Brick and Goodlife Fitness, along with a wide range of furniture, mattress, carpet and home decor stores and numerous dine-in and fast-food restaurants. (Some photos of this listing include overlays to highlight signage.)

## PROPERTY DETAILS

|                |                   |
|----------------|-------------------|
| PROPERTY TYPE  | Commercial Retail |
| LISTING STATUS | For Lease         |
| PROPERTY TYPE  | Commercial Retail |
| ANNUAL TAX     | \$11              |
| POSTAL CODE    | M1P 2L1           |
| NEIGHBOURHOOD  | Dorset Park       |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

SMART SOLD REALTY

**Email:** pshaganenko@gmail.com

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.