



FOR SALE

OFFICE

MLS# W13530508

600 Dixon Road 223, Toronto, ON M9W 1J1

West Humber-Clairville, Toronto · M9W 1J1

C\$ 398,000

0	0	664	—	New	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Excellent investment opportunity at Regal Plaza - Unit 223, 600 Dixon Rd. This 664 sq. ft. commercial office unit is priced below builder, offering strong value in Toronto's growing Airport East business corridor. Features large unobstructed north-facing windows with approved window advertising visible from Martin Grove Rd, providing exceptional exposure and branding potential. Bright, functional layout with flexible use options. Located in a premier mixed-use development with office, retail, and Staybridge Suites by Holiday Inn, offering access to hotel amenities and free airport shuttle. Unit can be used as a professional office or configured with kitchenette and rough-In for a 3pc washroom for short-term rental / Airbnb use, appealing to corporate and airport-related tenants. Close to Pearson Airport, Highways 401 & 427, and major employment hubs. Separately metered, low maintenance fees, and underground parking available at additional cost. Ideal for investors or end users seeking income and long-term growth.

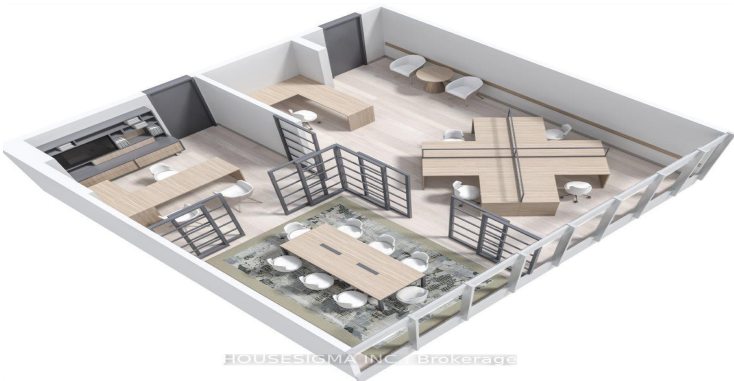
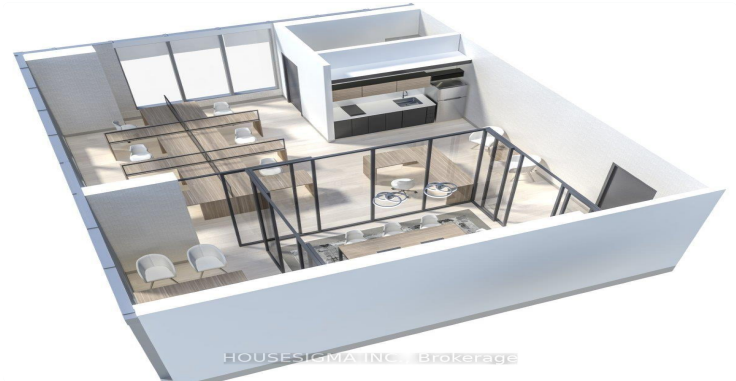
FEATURES

✔ New Build

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
AGE	New years
POSTAL CODE	M9W 1J1
NEIGHBOURHOOD	West Humber-Clairville

GALLERY





TORONTO'S NEW PREMIER BUSINESS ADDRESS
starting from mid 300's



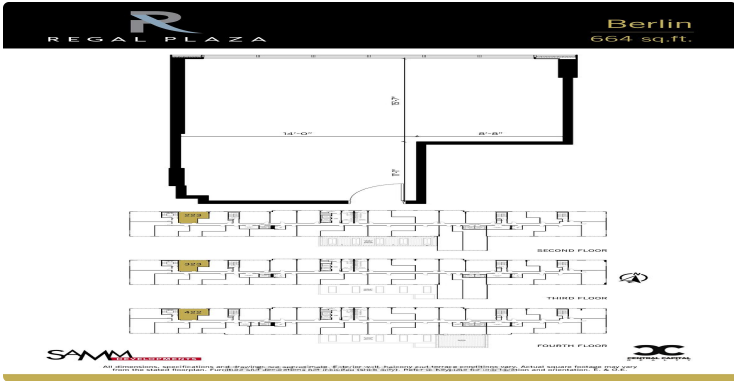
PROJECT HIGHLIGHTS

- 12 Story Building
- Hotel StayBridge Suites(top 8 floors)
- 4 floors of commercial retail and office suites
- Total of 113 units (8 Retail and 105 offices suites)
- Units Starting as low as \$373,000s
- Assignment Clause(One time) \$7500
- Shell units OR Turn-key fully built unit option(\$150-\$175/sq.ft)
- 2-year Rent guarantee(office-suites-only)-
- Separately metered
- Can be Airbnb(with Kitchenette)
- Access to Hotel Amenities(Gym, Pool, Party room etc.)
- Free airport shuttle
- Lockers additional \$6000 (Original \$7500)
- Parking \$45,000
- Maintenance \$54/ Sq.ft

WHY REGAL PLAZA?

Part of the Toronto-Airport East Holiday transformation at Dixon Rd. and Highway 401, Regal Plaza will be an 11-storey, 200,000 sq. ft. mixed-use building offering ground-level retail, office condos, and a new 204-room Holiday Inn Staybridge hotel with a banquet hall. Regal Plaza will be connected to the existing Holiday Inn on the north. Groundbreaking commenced Fall 2020.

The building has several components, starting with new restaurant and retail areas on the ground floor that total 9,203 ft² in area. Above, office condominiums will occupy levels 2 through 4 across 64,820 ft², arranged in 750 ft² modules that can be rearranged or combined to create larger office spaces to meet changing demands.



LISTING AGENT

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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.