



CENTURY 21 PEOPLE'S CHOICE REALTY INC., Brokerage

FOR LEASE OFFICE MLS# W13628994

3042 Keele Street, Toronto, ON M3M 2H5

Downsview-Roding-CFB, Toronto · M3M 2H5

C\$ 3,500/mo

0	0	2,116	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

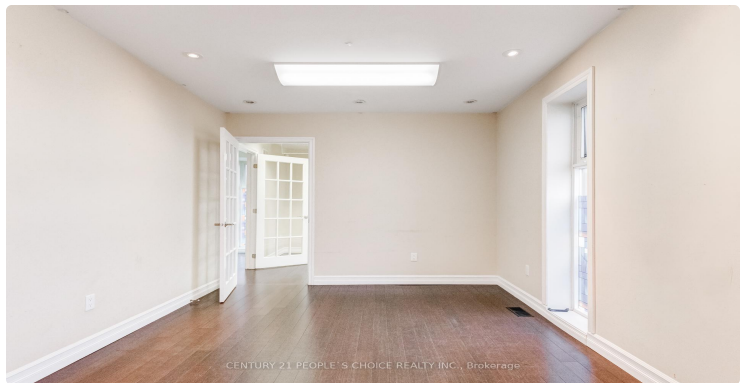
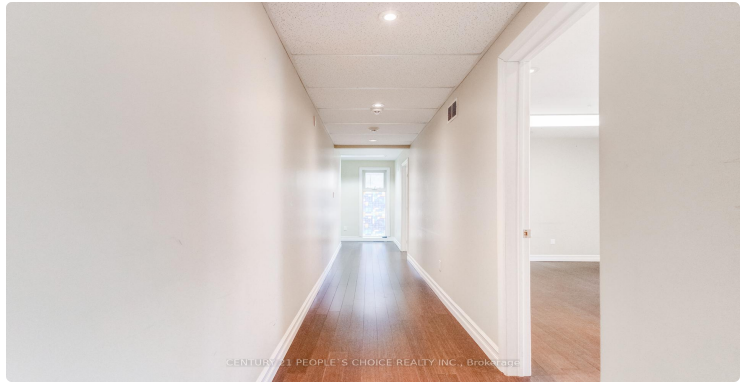
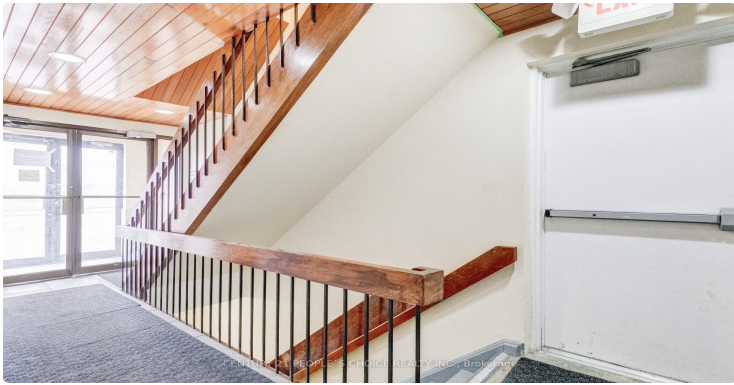
\$3,500 Net Lease Monthly Rent + \$1,507.66 TMI Monthly Contribution & \$4 Per Sq Ft for Utilities Monthly - 3 to 4 Parking Spaces Available in the Back and 1 in the Front - Bright & Large Office Spaces Available For Lease - The Unit is Located On The Main Floor - 2,116 Sq Ft - Great Opportunity for Professional Use - Zoning is RM - Permitted Uses are Ambulance Depot (1) - Cogeneration Energy (2) - Community Centre (3) - Crisis Care Shelter (4) - Day Nursery (5) - Fire Hall (1) - Garden Suite (20) - Group Home (6) - Home Occupation (7) - Laneway Suite (19) - Library (3) - Multi-tenant House (14) - Nursing Home (8) - Place of Worship (9) - Police Station (1) - Private Home Daycare (10) - Public Utility (11, 12) - Renewable Energy (2) - Residential Care Home (6) - Respite Care Facility (13) - Retirement Home (8) - Secondary Suite (15) - Seniors Community House (16) - Short-term Rental (18) - Transportation Use (17) - Main Floor Had Previous Operations as Medical/Dentist with Legal Non Conforming Use - Landlord to Approve All Uses At Their Discretion - Tenants to Due Their Due Diligence - Washrooms Available in the Building - Kitchen & 2 Pc Bathroom Available in the Units - Lots of Potential to Use Separate or combine for Large Space - Front Entry and Side Entry - A Must View to Visualize The Potential - Potential for Walk in Traffic With Front Signage - 75 Walkscore Very Walkable - Accessible by Transit - Excellent North York Location - Close to Humber River Hospital - Yorkdale Shopping Centre - Hwy 401 - Downsview Park - Downsview Station - Sheridan Mall - Local Restaurants - Newly Built Homes & Condos Nearby - Growing Population - Utilities Will not be Capped and Increased Based on Use and Business! Keele & Sheppard and Keele and Wilson are the Closest Intersections! Huge Development and Population Growth Happening at Keele & Sheppard for New Housing Developments & More Downsview Park Housing Development on the way!

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
ANNUAL TAX	\$18,092
POSTAL CODE	M3M 2H5
NEIGHBOURHOOD	Downsview-Roding-CFB

GALLERY





LISTING AGENT

Pavel Shaganenko

CENTURY 21 PEOPLE`S CHOICE REALTY INC.

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.