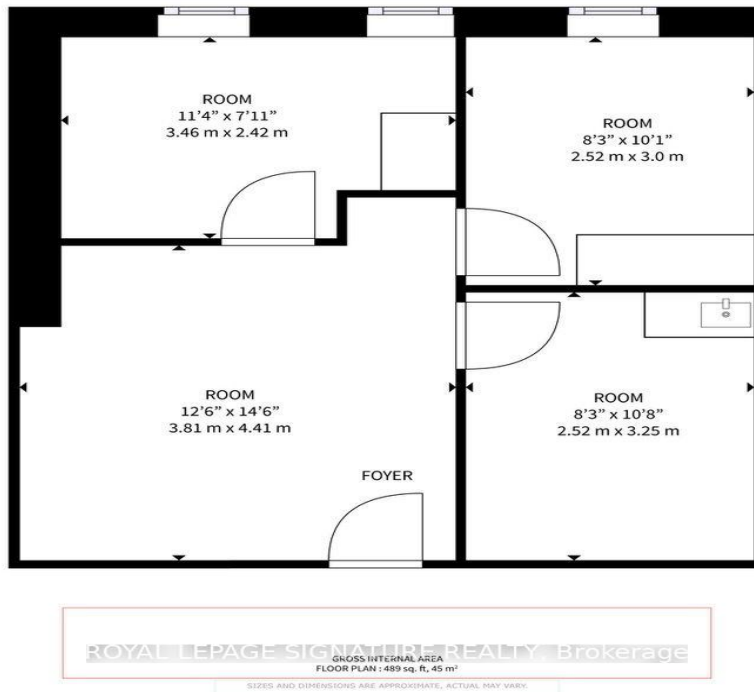




FOR LEASE

OFFICE

MLS# W13709646

1017 Wilson Avenue 407, Toronto, ON M3K 1Z1

Downsview-Roding-CFB, Toronto · M3K 1Z1

C\$ 31/mo

0	0	489	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

An excellent opportunity for medical, healthcare, wellness, or professional health services,located just 1.5 km from Humber River Hospital.The property is situated in a highly walkable community with an 83 Walk Score and access to over 99,000 households within a 3 km radius. It is serviced by multiple bus routes and conveniently located near ****Highway 401 (approx. 2 km)**** and ****Highway 400 (approx. 4 km)****.The building already features a strong medical and healthcare ecosystem, including a pharmacy,optician, plastic surgery clinic, dentist, sleep clinic, hearing clinic, skincare clinic,family physicians, X-ray, ultrasound, laboratory services, and more-offering excellent potential for complementary services and patient referrals.Building features include an elevator, security cameras, upgraded heating, cooling and lighting, public washrooms on every floor, a separate side entrance for extended business hours, and a main-floor lounge.Utilities and two parking spaces are included in the lease.Ideal for medical clinics, specialists, therapists, rehabilitation services, wellness providers, diagnostic services, and other healthcare professionals seeking a convenient and established location.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
ANNUAL TAX	\$16
POSTAL CODE	M3K 1Z1
NEIGHBOURHOOD	Downsview-Roding-CFB

LISTING AGENT

Pavel Shaganenko

ROYAL LEPAGE SIGNATURE REALTY

Email: pshaganenko@gmail.com

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.