



VANGUARD REALTY BROKERAGE CORP.

FOR LEASE

COMMERCIAL RETAIL

MLS# W13771124

1275 Finch Avenue W 101, Toronto, ON M3J 2B1

York University Heights, Toronto · M3J 2B1

C\$ 20/mo

0	0	2,401	—	6-15	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

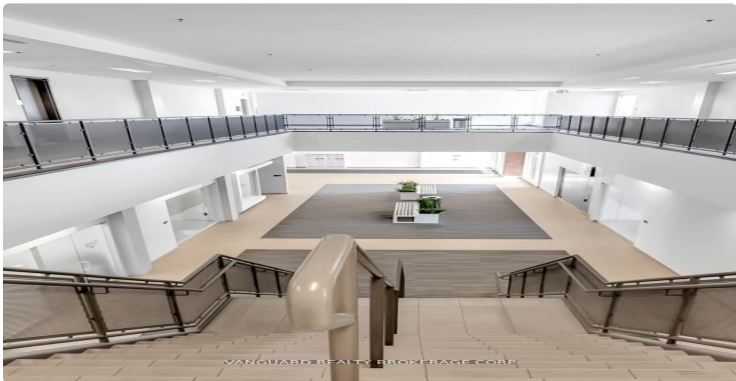
ABOUT THIS PROPERTY

Position your business for success in this high-demand University Heights Professional Centre, a modern Class-A commercial complex built in 2019. Unit 101 occupies a premier ground-floor position featuring direct street/exterior entrance access, offering maximum convenience, foot traffic, and effortless accessibility for clients, customers, and deliveries without navigating main building lobbies or elevators. Currently outfitted for restaurant/food service operation, this versatile unit benefits from existing mechanical and utility infrastructure, making it ideal for a seamless turn-key food concept transition. Alternatively, the open and adaptable layout paired with flexible MC Zoning allows for easy retrofitting into a wide range of alternate commercial uses, including medical/dental clinics, retail storefronts, professional service offices, or financial institutions. The unit also includes two washrooms and four parking spots.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Lease
PROPERTY TYPE	Commercial Retail
AGE	6-15 years
ANNUAL TAX	\$15
POSTAL CODE	M3J 2B1
NEIGHBOURHOOD	York University Heights

GALLERY



LISTING AGENT

Pavel Shaganenko

VANGUARD REALTY BROKERAGE CORP.

Email: pshaganenko@gmail.com

Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.