



FOR LEASE

OFFICE

MLS# W13879914

4544 Dufferin Street 209, Toronto, ON M3H 5R9

York University Heights, Toronto · M3H 5R9

C\$ 2,900/mo

0	0	1,162	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

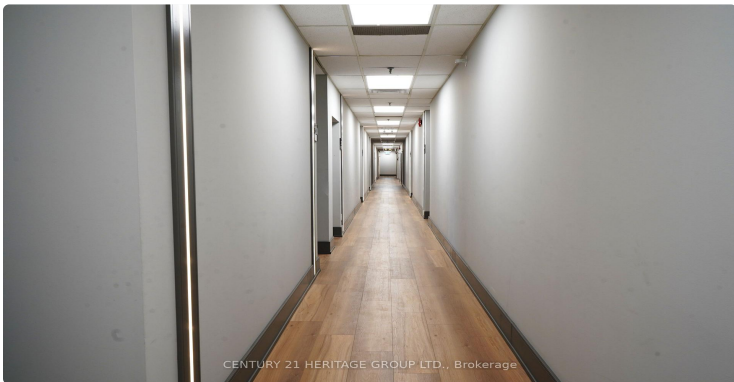
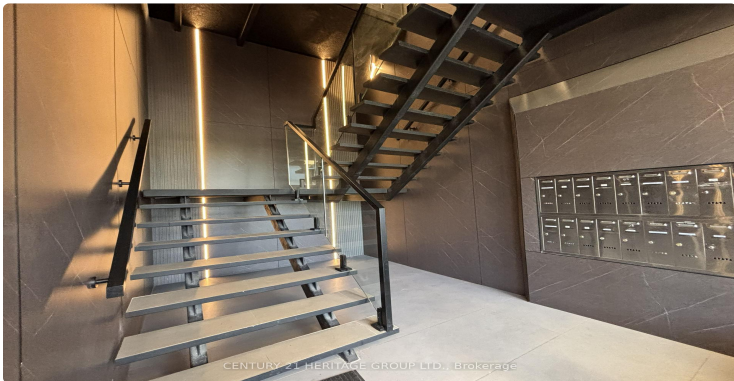
ABOUT THIS PROPERTY

Welcome to Unit 209 at 4544 Dufferin Street, ideally located in a well-established commercial plaza near Dufferin Street & Finch Avenue West. Situated on the second floor facing Dufferin with Three Big Windows. among a variety been extensively renovated and is ready for immediate occupancy. Recent improvements include new ceiling tiles, upgraded LED lighting, repaired drywall, new window sills, updated flooring and baseboards, freshly painted walls throughout, and improvements to the windows. The surrounding plaza has also undergone significant upgrades, including renovated hallways and washrooms, updated flooring and paint, replacement of many windows, and newly completed asphalt throughout the property. The unit offers excellent flexibility for a wide range of potential uses, including professional or administrative offices, accounting services, travel agencies, tutoring and training centers, music or dance instruction, wellness and service-related businesses, community organizations, social clubs, educational uses, and places of worship, subject to applicable zoning, municipal requirements and Landlord approval. One designated parking spaces are available for this unit, with additional parking throughout the plaza. Utilities and internet are included in the rent. Offered on a gross lease plus HST and leased in "as is, where is" condition. Initial lease term is one year, with the possibility of an additional one-year extension, improvements to the windows. The surrounding plaza has also undergone significant upgrades, followed by month-to-month tenancy with 30 days' notice. Conveniently located near Dufferin & Finch with easy access to major arterial roads, public transit and major highways including Highways 401, 400 and 407. A bright, refreshed and versatile space suitable for a variety of professional, educational, institutional and service-related uses.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
POSTAL CODE	M3H 5R9
NEIGHBOURHOOD	York University Heights

GALLERY





LISTING AGENT

Pavel Shaganenko

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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.