



CENTURY 21 HERITAGE GROUP LTD., Brokerage

FOR LEASE

OFFICE

MLS# W13883550

4544 Dufferin Street 207, Toronto, ON M3H 5R9

York University Heights, Toronto · M3H 5R9

C\$ 989/mo

0	0	297	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

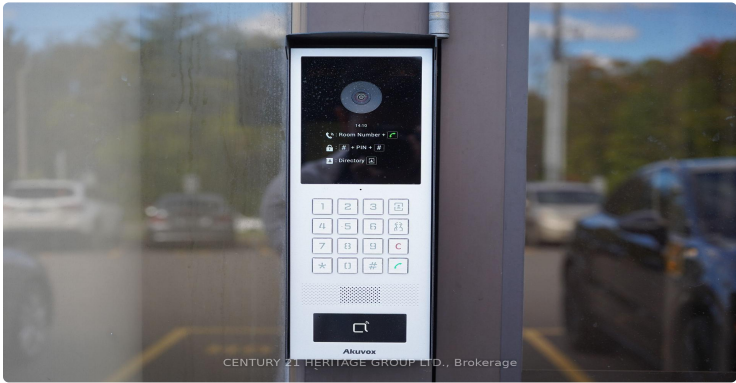
ABOUT THIS PROPERTY

Bright, Fully Renovated Office Space For Lease At 4544 Dufferin Street! An Excellent Opportunity To Establish Or Expand Your Business In This Well-Maintained Commercial Plaza, Conveniently Located Near The Busy Intersection Of Dufferin Street & Finch Avenue West! Situated On The Second Floor, Unit 207 Offers Approximately 297 Sq. Ft. Of Efficient, Functional Space, Ideal For Small Businesses, Independent Professionals & Appointment-Based Services. Featuring Two Brand-New Windows That Fill The Space With Abundant Natural Sunlight, This Bright, Rear-Facing Unit Offers A Quiet, Private & Comfortable Working Environment. Recently Renovated With Fresh Paint Throughout, Brand-New Flooring, New Windows & Updated Ceiling Finishes, Creating A Clean, Modern & Professional Atmosphere. Ideal For A Lawyer, Paralegal, Accountant, Bookkeeper, Mortgage Broker, Financial Advisor, Insurance Agent, Real Estate Professional, Consultant, Administrative Office, Tutoring Services, Private Instruction, Creative Studio, Or Other Professional & Service-Based Businesses, Subject To Permitted Uses & Required Approvals. One Designated Parking Spaces Included, Plus Additional Visitor Parking Available Within The Plaza. Excellent Value With All Utilities Included In The Rent: Hydro, Gas, Water & Internet! Rent Is Subject To HST. Flexible Lease Terms Available With A Minimum One-Year & Maximum Two-Year Initial Term, Followed By Month-To-Month Tenancy With 30 Days' Notice As Per Lease Agreement. Unit To Be Leased In As-Is, Where-Is Condition. An Excellent Opportunity For Professionals Seeking An Affordable, Bright, Private & Move-In- Ready Office Space In A Convenient North York Location!

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

CENTURY 21 HERITAGE GROUP LTD.

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.