



FOR LEASE

OFFICE

MLS# W14032522

4544 Dufferin Street 206, Toronto, ON M3H 5X2

York University Heights, Toronto · M3H 5X2

C\$ 2,700/mo

0	0	1,050	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

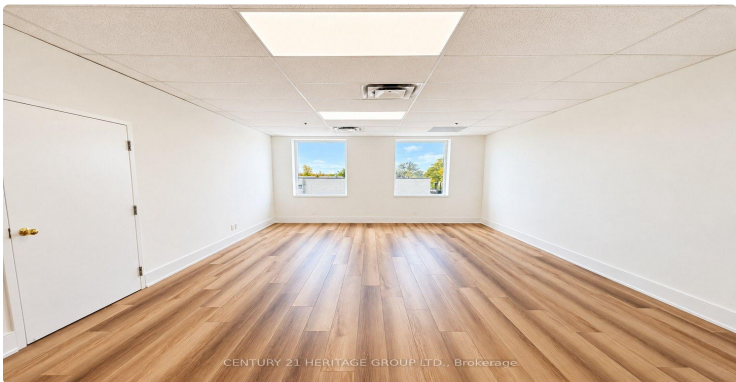
ABOUT THIS PROPERTY

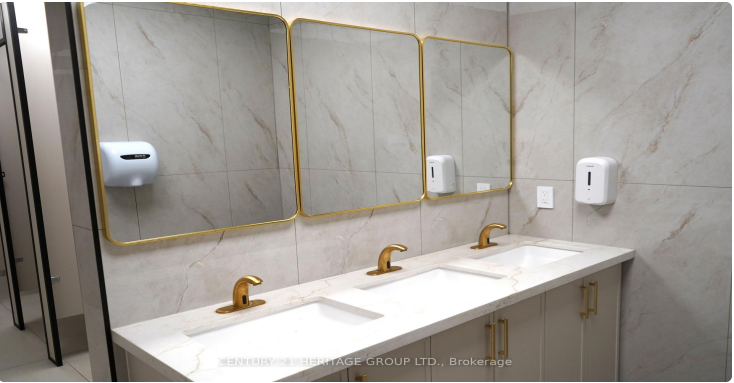
Bright, Fully Renovated Office Space Available For Lease In A Well-Maintained Commercial Plaza At The Prime Intersection Of Dufferin Street & Finch Avenue West, In The Desirable York University Heights Area! Located On The Second Floor, This Approximately 1050 Sq. Ft. Unit Features Five Windows In Total, Including 6 Windows Facing The Rear Of The Building, Providing Plenty Of Natural Light And A Quiet, Private Working Environment. This Rear-Facing Unit Has Been Fully Renovated With Fresh Paint, Updated Flooring, Windows And Modern Interior Finishes, Offering A Clean, Professional Space Ready For Immediate Occupancy. Ideal For Professional Offices, Lawyers, Accountants, Consultants, Educational Services, Tutoring, Beauty Services And Other Office Or Service-Related Businesses, Subject To Permitted Uses And Required Approvals. Includes One Designated Parking Spaces Plus Visitor Parking. Gross Monthly Rent Of \$2,700 Plus HST Includes Hydro, Gas, Water And Internet, With No Additional TMI. Flexible Lease Term Of One To Two Years, Followed By Month-To-Month Tenancy Subject To Lease Terms. Excellent Location With Convenient Access To Major Roads, Public Transit And Surrounding Amenities. Unit Leased On An As-Is, Where-Is Basis.

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Lease
PROPERTY TYPE	Office
POSTAL CODE	M3H 5X2
NEIGHBOURHOOD	York University Heights

GALLERY





LISTING AGENT

Pavel Shaganenko

CENTURY 21 HERITAGE GROUP LTD.

Email: pshaganenko@gmail.com

Prepared for you on October 27, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.