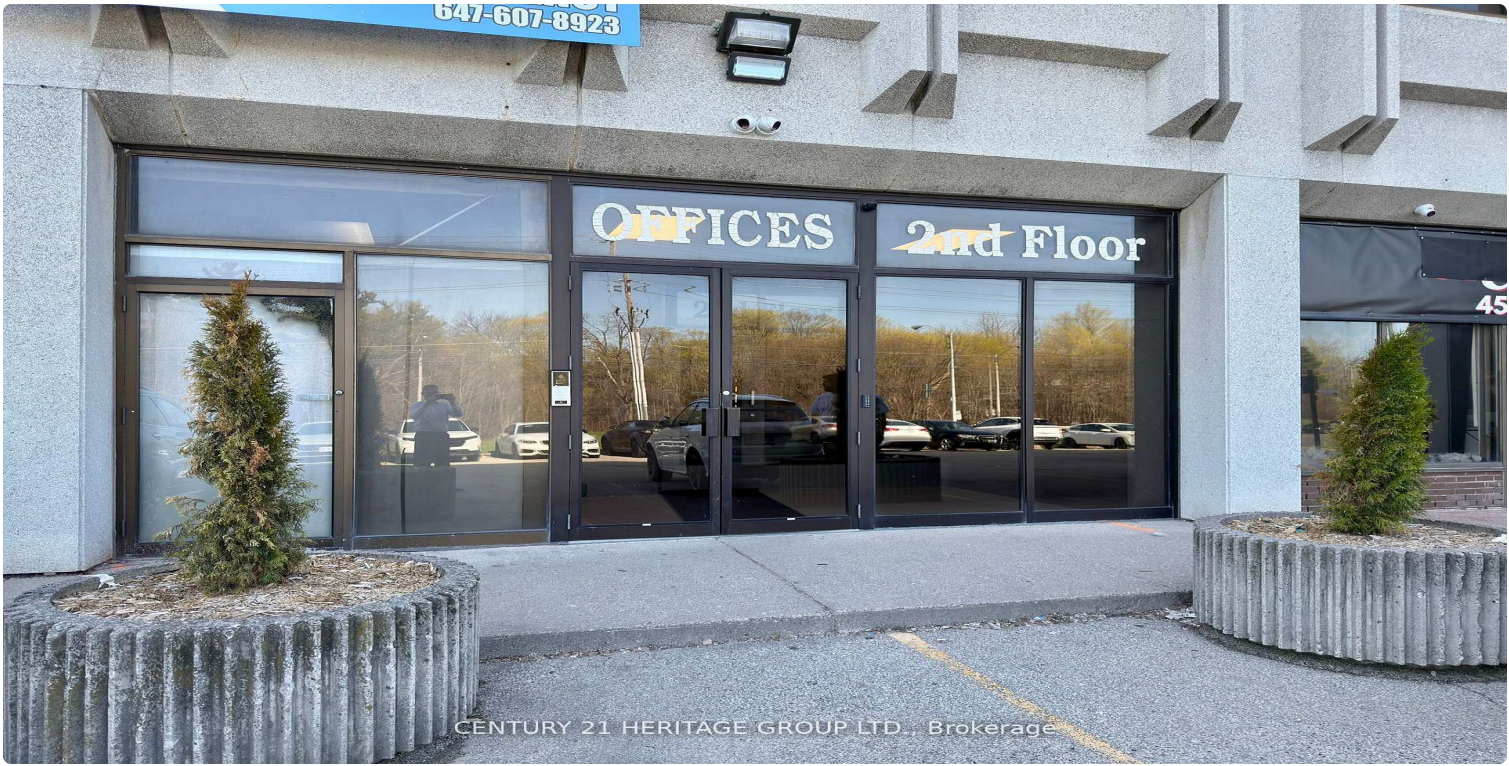




FOR LEASE

COMMERCIAL RETAIL

MLS# W14034442

4544 Dufferin Street 208 A, Toronto, ON M3H 5R9

York University Heights, Toronto · M3H 5R9

C\$ 2,900/mo

0	0	1,320	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

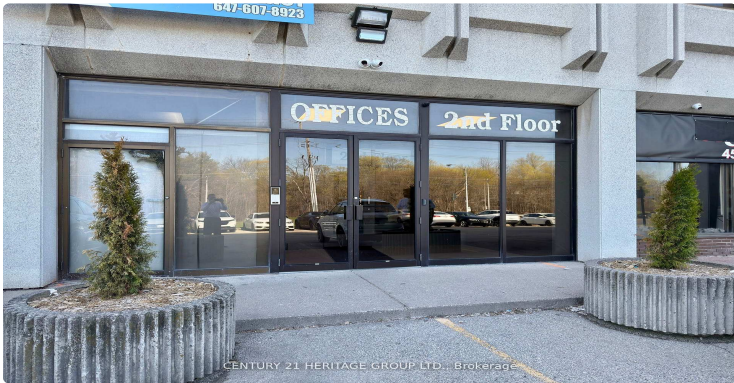
ABOUT THIS PROPERTY

Welcome to Unit 208A at 4544 Dufferin Street, an approximately 1,320 sq. ft. commercial space located on the second floor of a well-established commercial plaza in the Dufferin Street and Finch Avenue West area of North York. The property has undergone significant improvements, including renovated common hallways and washrooms, updated flooring, fresh paint, replacement of many windows, improvements to the plaza asphalt, and ongoing renovations to individual units. Unit 208A offers a flexible commercial space suitable for a variety of professional, service-related, educational, wellness, community, and institutional uses, including professional offices, accounting and administrative services, travel agencies, wellness services, tutoring and training centres, music or dance instruction, community organizations, social clubs, and places of worship, subject to applicable zoning, municipal requirements, and landlord approval. Conveniently located in an established commercial and employment area with access to public transit, major roads, surrounding businesses, and Highways 401 and 400. The unit is offered on a gross lease basis with utilities and internet included. The lease term is one year, followed by a month-to-month tenancy with 30 days' notice, subject to the terms of the lease agreement. One designated parking spaces are included for Unit 208A, with additional visitor parking available within the plaza on a first-come, first-served basis. An excellent opportunity for businesses and organizations seeking flexible commercial space in a convenient North York location.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Lease
PROPERTY TYPE	Commercial Retail
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.