



CENTURY 21 HERITAGE GROUP LTD., Brokerage

FOR LEASE

COMMERCIAL RETAIL

MLS# W14087542

4544 Dufferin Street 5, Toronto, ON M3H 5X2

York University Heights, Toronto · M3H 5X2

C\$ 6,999/mo

0	1	2,151	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Excellent Restaurant & Commercial Leasing Opportunity at 4544 Dufferin Street! Ideally located near Dufferin Street and Finch Avenue West, this approximately 2,151 sq. ft. commercial unit offers outstanding street exposure, excellent visibility, and a prime location within a busy commercial plaza. Ideal opportunity for a restaurant, café, coffee shop, bakery, takeout restaurant, catering business, or other food-service establishment, subject to municipal approvals. Restaurant use is permitted under the existing zoning as advised by the landlord; however, tenants must independently verify their specific intended use with the municipality. PLEASE NOTE: The unit does not currently have a commercial kitchen, exhaust hood, or restaurant equipment installed. Any required kitchen installations, improvements, permits, and approvals are the tenant's responsibility, subject to landlord approval. The unit features two pedestrian access doors, including a front double man door (6' W x 7' H) and a rear man door (3' W x 7' H), plus a rear roll-up door (8' W x 10' H), providing convenient loading, deliveries, and vehicle access directly into the unit. Includes 4 designated parking spaces at front of the unit. Other potential uses include retail, automotive-related businesses, place of worship, church, and various commercial uses, subject to zoning and municipal approvals. Gross Lease + HST, with NO additional TMI! Landlord covers water and internet; tenant pays hydro and gas. An additional \$300/month water charge applies to car detailing operations and restaurant usage. Liability and contents insurance are mandatory. Unit is leased in AS-IS, WHERE-IS condition. Tenant and Tenant's Agent must independently verify all zoning, permitted uses, licensing, building permits, and municipal requirements before proceeding. *Please be advised some of the photos were modified using artificial intelligence.*

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Lease
PROPERTY TYPE	Commercial Retail
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 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.