



FOR LEASE

COMMERCIAL RETAIL

MLS# W14088476

# 4544 Dufferin Street 20 & 21, Toronto, ON M3H 5R9

York University Heights, Toronto · M3H 5R9

C\$ 6,400/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 0        | 1         | 1,985 | —       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

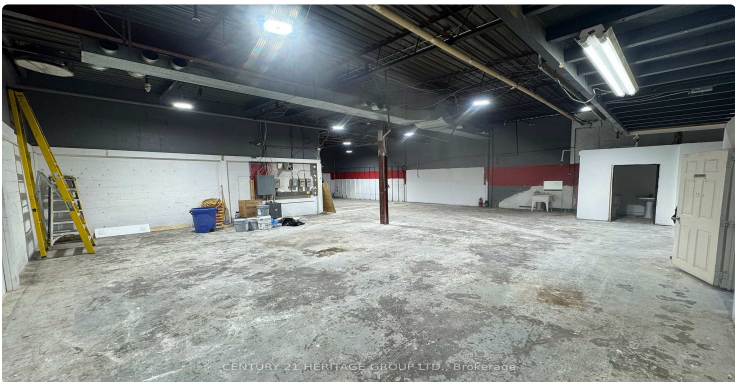
# ABOUT THIS PROPERTY

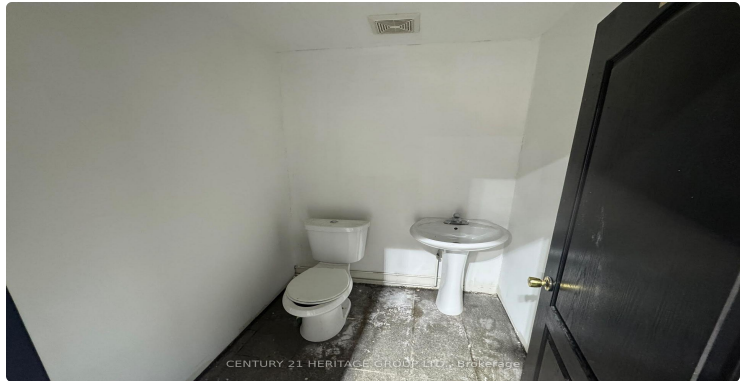
Excellent Automotive & Commercial Leasing Opportunity at 4544 Dufferin Street, near Finch Avenue West! Situated in a busy commercial plaza, this approximately 1,985 sq. ft. space combines Units 20 & 21 and offers convenient access in a well-established commercial area. Ideal for automotive-related businesses such as car detailing, vehicle wrapping, auto accessories and other potential commercial uses, subject to municipal zoning and approvals. The unit features a rear roll-up door (8' W x 14' H) for convenient vehicle access, a rear man door (3' W x 7' H), and two separate front man doors (each 3' W x 7' H). A private washroom and office/reception area are located near the front entrance. Up to 7 parking spaces: 5 in front of the units and 2 near the corner of the building, subject to availability and confirmation. GROSS LEASE + HST, WITH NO ADDITIONAL TMI. Landlord pays water and internet; tenant pays hydro and gas. An additional \$300 per month applies for car detailing or other water-intensive operations. Lease term: minimum 1 year, maximum 3 years, followed by month-to-month tenancy with 30 days' notice, subject to the lease agreement. Leased in AS-IS, WHERE-IS condition. Tenant and Tenant's Agent must independently verify permitted use, zoning, licensing, permits and municipal approvals. Excellent opportunity for an automotive-focused business on Dufferin Street!

## 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

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**Pavel Shaganenko**

CENTURY 21 HERITAGE GROUP LTD.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.