

**FOR  
LEASE**



Google Streetview



## PRIME COMMERCIAL SPACE

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**1170  
SHEPPARD AVE. W.,  
TORONTO, ON**

**U#55-56**

**CREILAND CONSULTANTS REALTY INC., BROKERAGE**

250 CONSUMERS ROAD, SUITE #1007

TORONTO, ONTARIO, M2J 4V6

[www.creiland.com](http://www.creiland.com)

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\*Sales Representative \*\*Broker

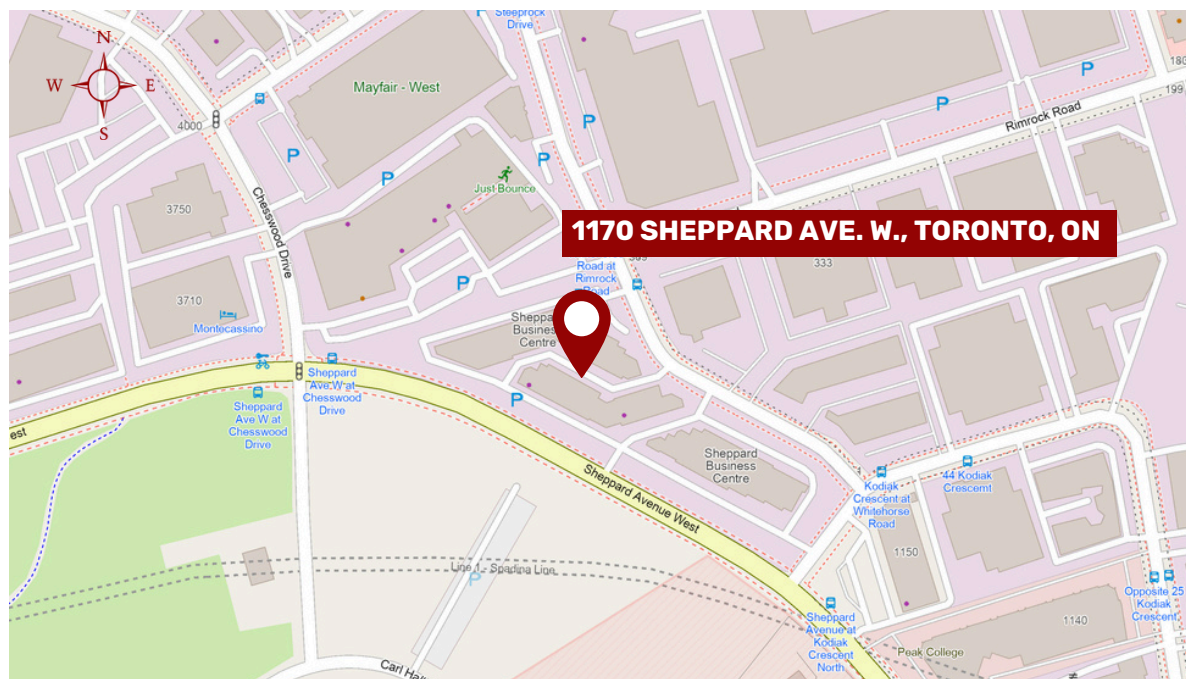


# PROPERTY OVERVIEW

This exceptional commercial property is perfectly situated near the intersection of Sheppard Avenue West and Kodiak Crescent, providing outstanding visibility and exposure along Sheppard Avenue West. The space consists of a lot of natural light, offering a bright and inviting atmosphere. It includes building signage and offers ample parking for both the Tenants, staff and visitors. Conveniently located near TTC public transit, this property guarantees easy access for both employees and clients, making it a highly sought-after location for businesses.

|            |                                |
|------------|--------------------------------|
| UNIT NO.   | <b>U#55-56</b>                 |
| PRICE      | <b>\$21.00 PSF NET</b>         |
| T.M.I.     | <b>\$12.00 PSF (EST. 2024)</b> |
| SIZE       | <b>3,644 SF</b>                |
| POSSESSION | <b>IMMEDIATE</b>               |

# LOCATION



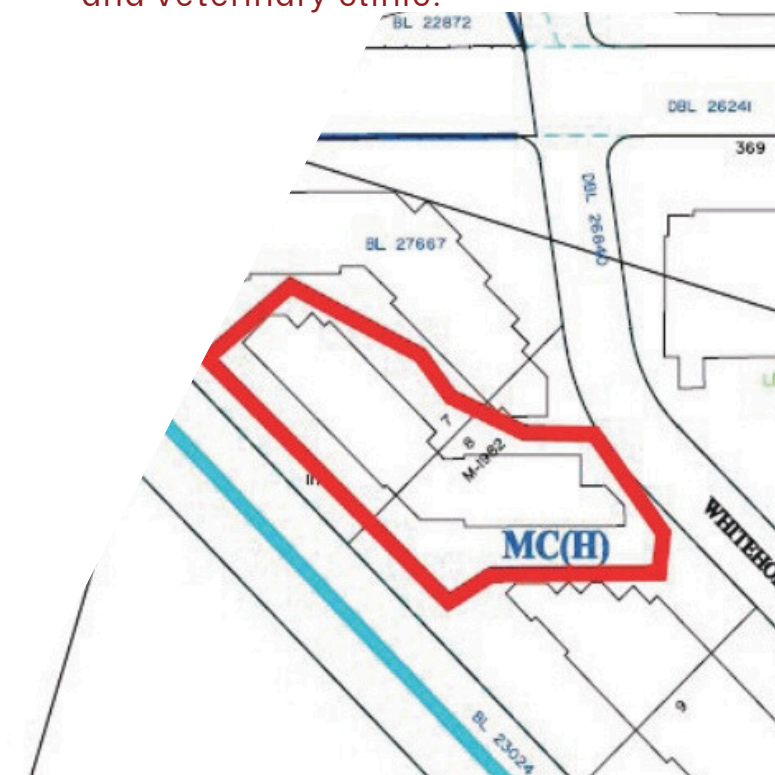
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# ZONING

## MC - Industrial Commercial Zone

### PERMITTED USES

- adult education school;
- artist studio;
- banquet hall;
- car rental agency;
- car washing establishment;
- cinema;
- club;
- college;
- commercial gallery;
- commercial recreation;
- commercial school;
- communications and broadcasting;
- community centre;
- contractor's establishment;
- custom workshop;
- day nursery; financial institution;
- fitness centre;
- funeral establishment;
- gasoline station;
- golf course;
- health science research laboratory;
- hotel;
- industrial sales and service;
- information processing;
- laundry;
- manufacturing;
- motor vehicle body repair shop;
- motor vehicle dealership;
- museum;
- office uses;
- park; parking lot;
- personal service shop;
- pinball and video games arcade;
- place of worship;
- public library;
- public self storage warehouse;
- research laboratory;
- restaurant, with or without an outdoor patio;
- retail store;
- secondary school;
- service shop;
- service station;
- showroom;
- theatre;
- transportation terminal;
- warehouse;
- and veterinary clinic.



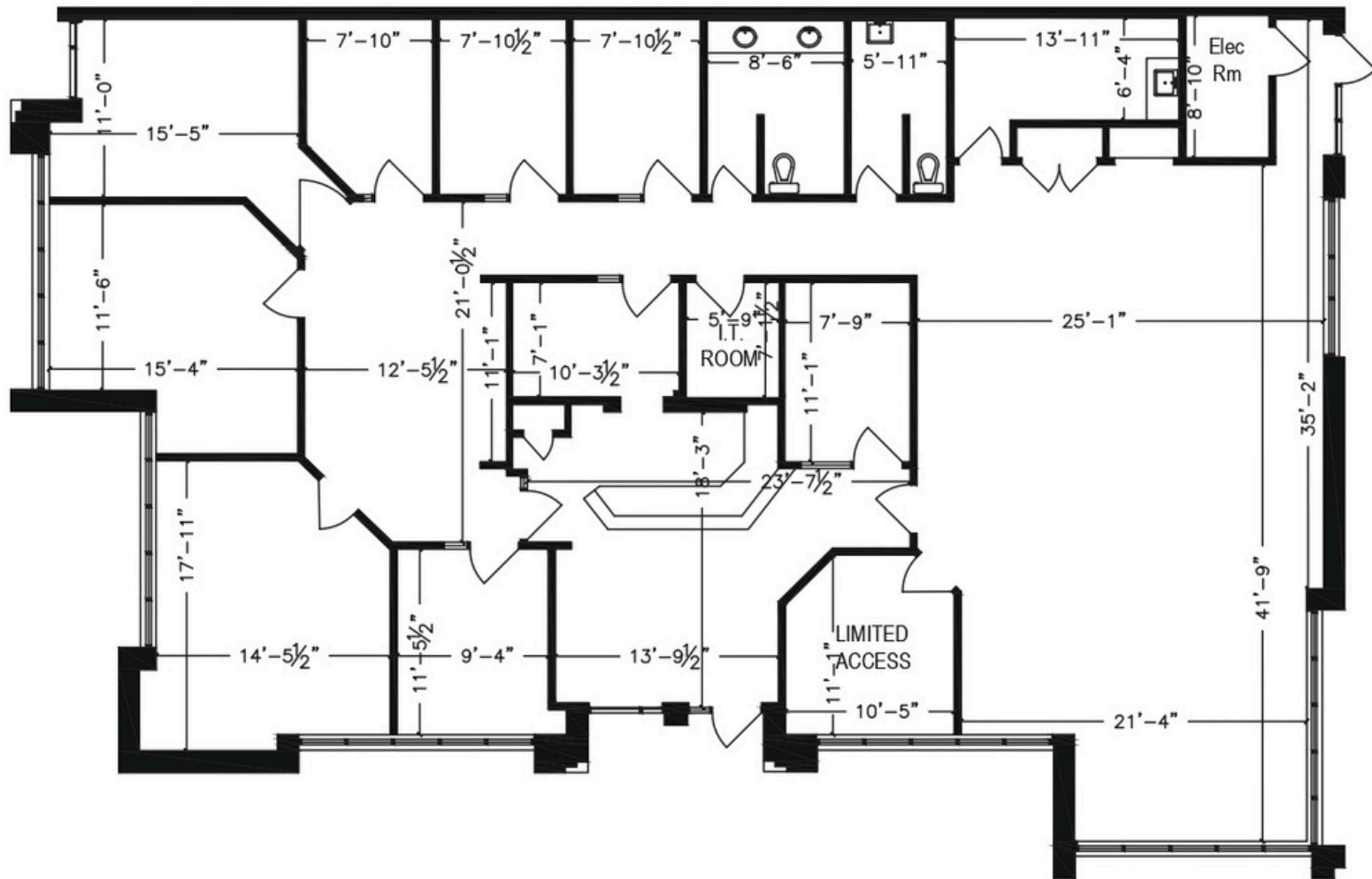
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# FLOOR PLAN

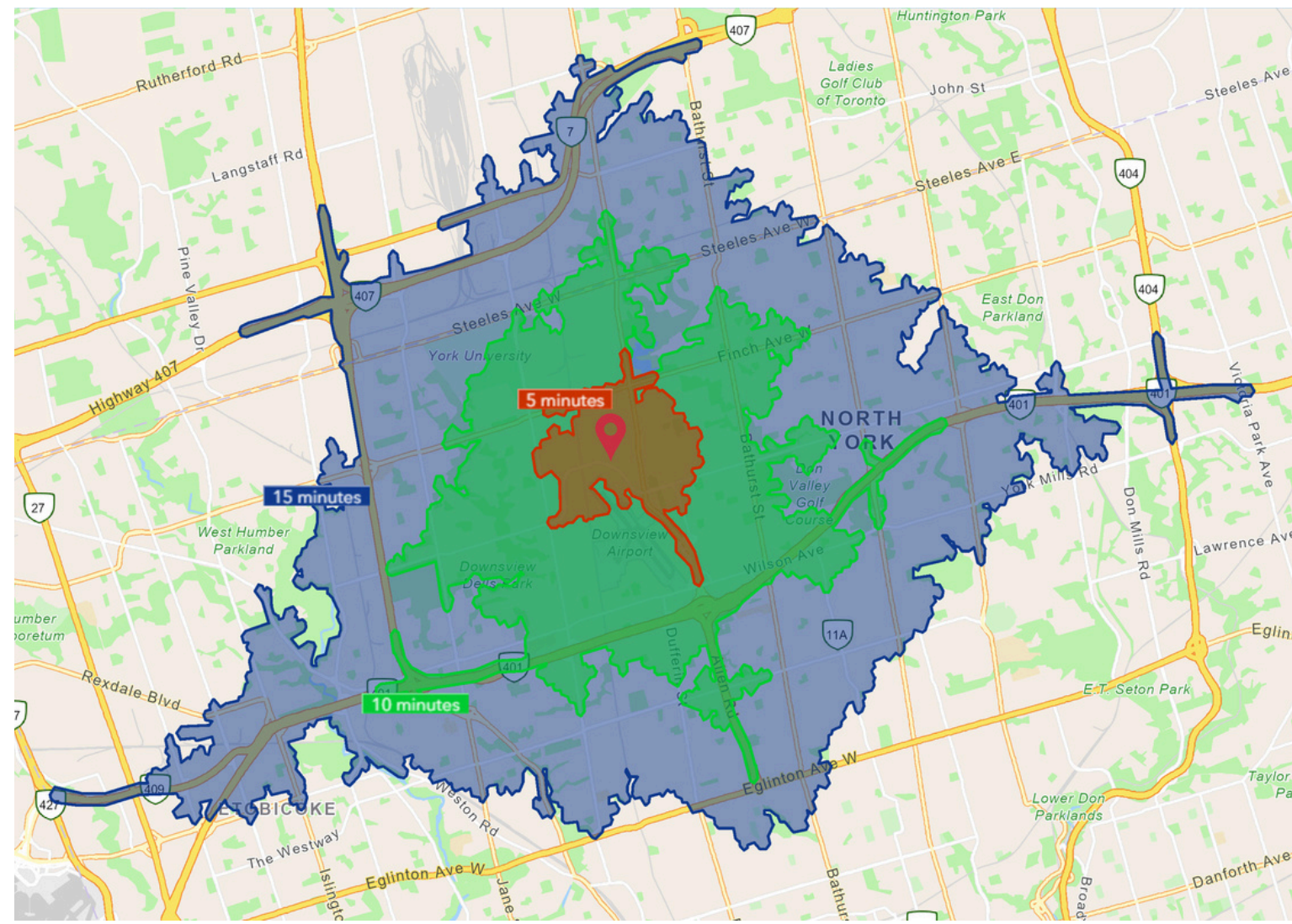
# DRIVE TIME MAP



Occupant Area: 3,644 SF

**LEGEND:**

- 5 minute drive
- 10 minute drive
- 15 minute drive



| Summary                       | 5 MINUTE     | 10 MINUTE    | 15 MINUTE    |
|-------------------------------|--------------|--------------|--------------|
| 2023 Total Population         | 13,563       | 171,658      | 614,732      |
| 2023 Median Age               | 41.3         | 40.0         | 40.6         |
| 2023 Households               | 5,463        | 65,394       | 239,296      |
| 2023 Average Household Income | CA\$ 117,887 | CA\$ 118,406 | CA\$ 132,058 |

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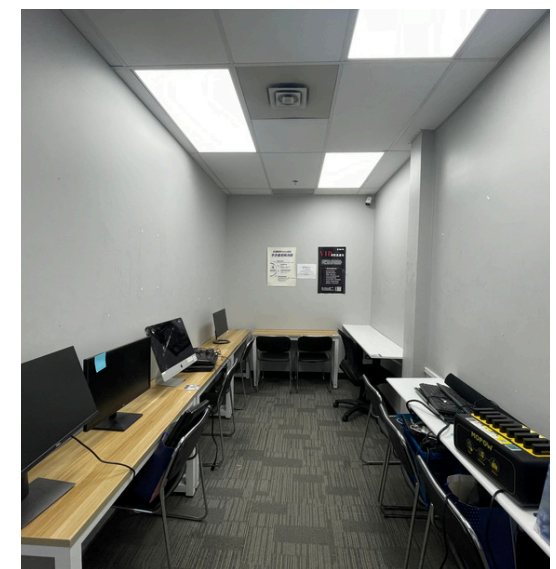
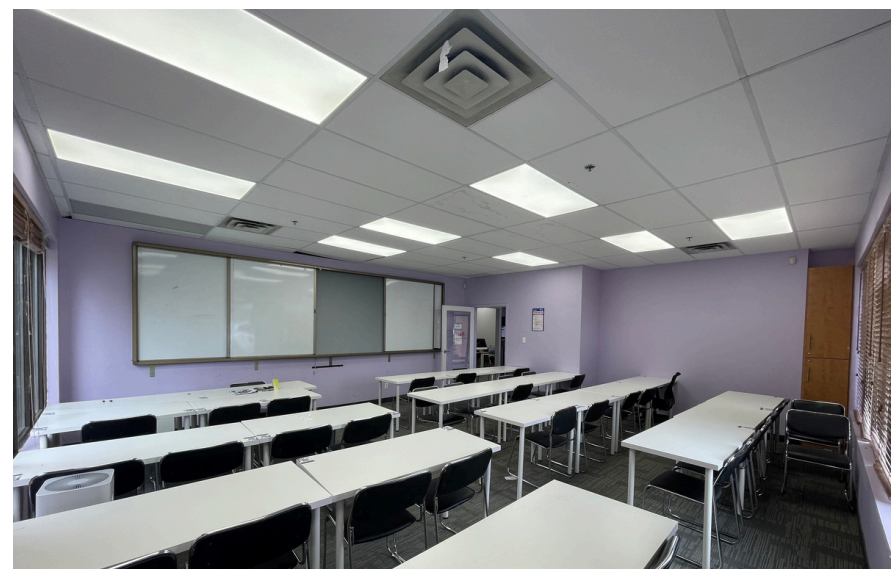
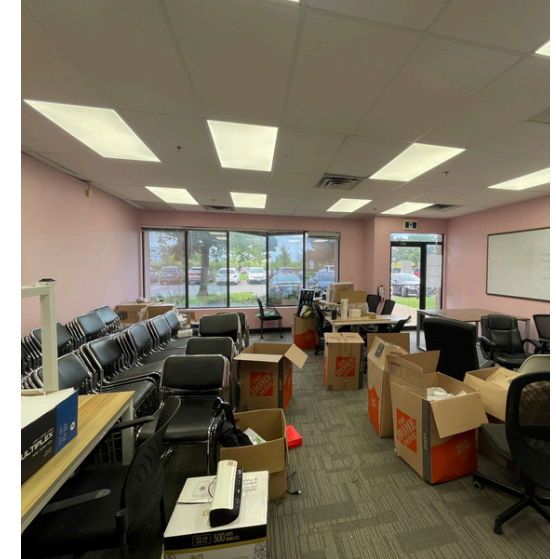
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# PROPERTY PHOTOS

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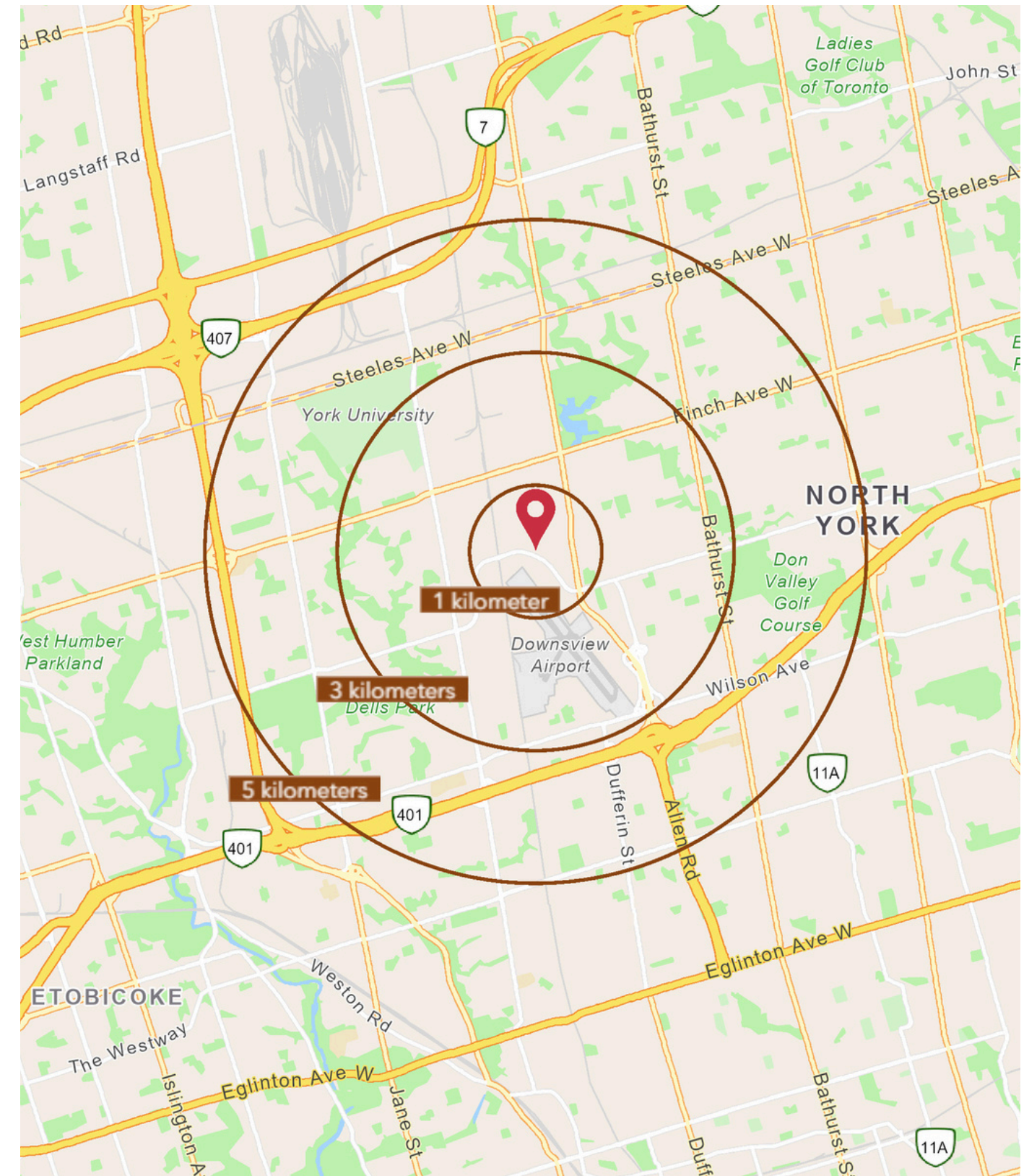


# DEMOGRAPHICS

The population at 1170 Sheppard Avenue, Toronto, ON within a 5 km radius is 295,231. The median age for this population is 41.6. The number of households in this area is estimated at 110,821 within a 5 km area. The average household income is estimated to be CA\$ 117,249 within a 5 km radius.

| Summary                            | 1 Kilometer  | 3 Kilometers | 5 Kilometers |
|------------------------------------|--------------|--------------|--------------|
| <b>2018 Total Population</b>       | 4,046        | 83,828       | 284,720      |
| <b>2023 Total Population</b>       | 4,610        | 87,456       | 295,231      |
| <b>2028 Total Population</b>       | 5,330        | 92,326       | 312,272      |
| <b>2018-2028 Annual Rate</b>       | 2.94%        | 1.09%        | 1.13%        |
| <b>2018 Households</b>             | 1,844        | 31,022       | 105,345      |
| <b>2018 Average Household Size</b> | 2.1          | 2.7          | 2.7          |
| <b>2023 Households</b>             | 2,067        | 32,489       | 110,821      |
| <b>2023 Average Household Size</b> | 2.1          | 2.7          | 2.6          |
| <b>2028 Households</b>             | 2,409        | 34,342       | 117,359      |
| <b>2028 Average Household Size</b> | 2.1          | 2.7          | 2.6          |
| <b>2023-2028 Annual Rate</b>       | 3.11%        | 1.12%        | 1.15%        |
| <b>2018 Families</b>               | 1,069        | 22,100       | 76,201       |
| <b>2018 Average Family Size</b>    | 2.7          | 2.9          | 3.0          |
| <b>2023 Families</b>               | 1,204        | 23,200       | 79,636       |
| <b>2023 Average Family Size</b>    | 2.7          | 2.9          | 3.0          |
| <b>2028 Families</b>               | 1,394        | 24,519       | 83,895       |
| <b>2028 Average Family Size</b>    | 2.6          | 2.9          | 3.0          |
| <b>2023-2028 Annual Rate</b>       | 2.97%        | 1.11%        | 1.05%        |
| <b>2018 Dwellings</b>              | 1,844        | 31,022       | 105,345      |
| Owned Dwellings                    | 1,145        | 15,310       | 53,809       |
| Rented Dwellings                   | 699          | 15,712       | 51,536       |
| Band Housing                       | 0            | 0            | 0            |
| <b>2023 Dwellings</b>              | 2,067        | 32,489       | 110,821      |
| Owned Dwellings                    | 1,263        | 16,137       | 56,065       |
| Rented Dwellings                   | 804          | 16,352       | 54,756       |
| Band Housing                       | 0            | 0            | 0            |
| <b>2028 Dwellings</b>              | 2,409        | 34,342       | 117,359      |
| Owned Dwellings                    | 1,429        | 16,990       | 58,672       |
| Rented Dwellings                   | 979          | 17,353       | 58,687       |
| Band Housing                       | 0            | 0            | 0            |
| <b>Average Household Income</b>    |              |              |              |
| 2018                               | CA\$ 93,308  | CA\$ 95,538  | CA\$ 97,644  |
| 2023                               | CA\$ 115,880 | CA\$ 117,112 | CA\$ 117,249 |
| 2028                               | CA\$ 130,377 | CA\$ 136,497 | CA\$ 136,226 |
| <b>Per Capita Income</b>           |              |              |              |
| 2018                               | CA\$ 42,526  | CA\$ 35,356  | CA\$ 36,128  |
| 2023                               | CA\$ 51,958  | CA\$ 43,506  | CA\$ 44,012  |
| 2028                               | CA\$ 58,926  | CA\$ 50,772  | CA\$ 51,197  |
| <b>Median Age</b>                  |              |              |              |
| 2018                               | 46.7         | 46.9         | 44.6         |
| 2023                               | 44.7         | 44.2         | 41.6         |
| 2028                               | 41.9         | 40.8         | 40.4         |

# DISTANCE MAP



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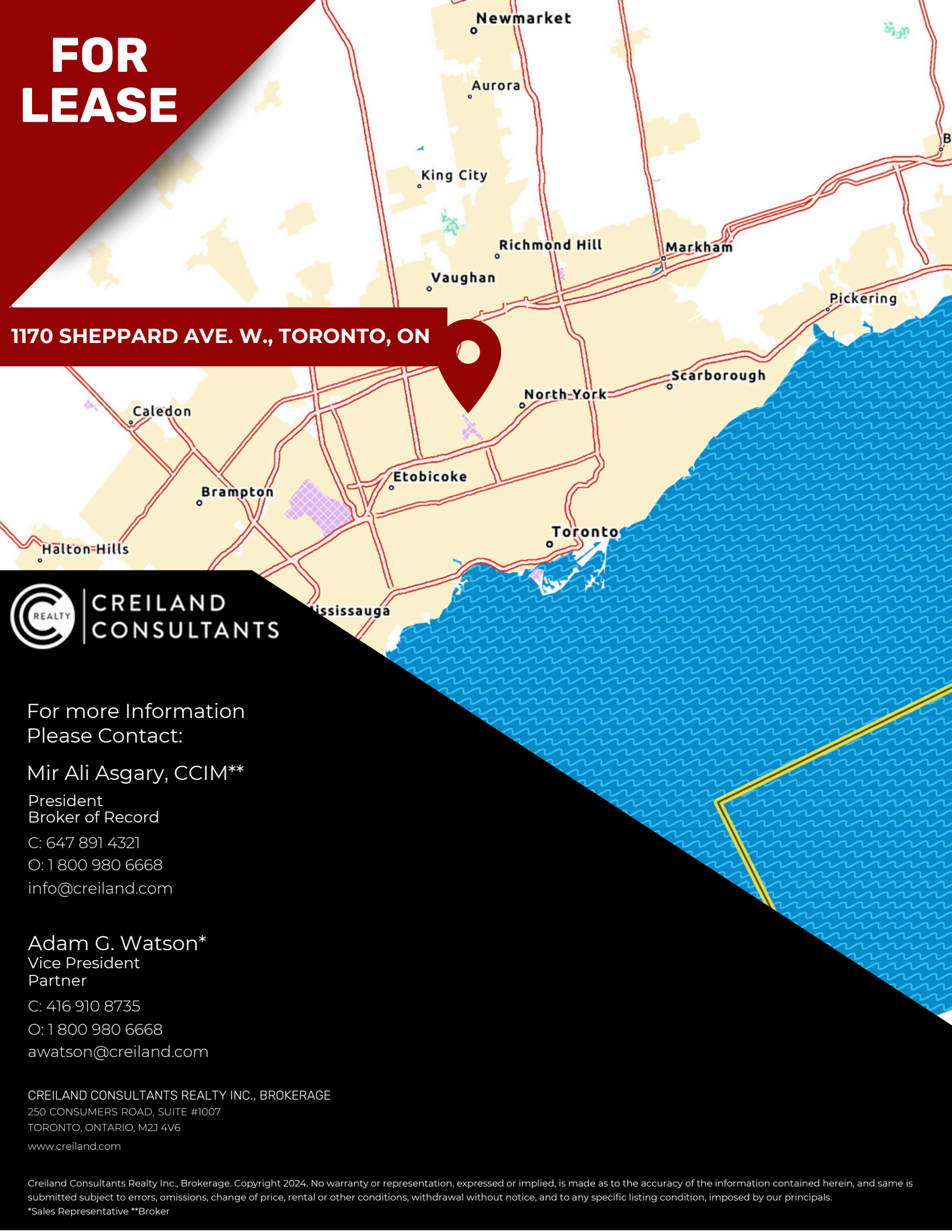
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