

# FOR LEASE

## RETAIL



CREILAND  
CONSULTANTS



# 4053

## SHEPPARD AVE. E., TORONTO, ONTARIO



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**Creiland Consultants Realty Inc.**  
250 Consumers Road, Suite #1007  
North York, Ontario, M2J 4V6

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



**MIR ALI ASGAR, CCIM, MRICS\*\***  
PRESIDENT - BROKER OF RECORD  
☎ 647 891 4321  
☎ 1 800 980 6668  
✉ [masgary@creiland.com](mailto:masgary@creiland.com)



**ADAM G. WATSON, CCIM\*\***  
VICEPRESIDENT - PARTNER  
☎ 416 910 8735  
☎ 1 800 980 6668  
✉ [awatson@creiland.com](mailto:awatson@creiland.com)

# PROPERTY OVERVIEW

This highly visible retail plaza is prominently located at 4053 Sheppard Avenue East in the heart of a well-established and active commercial corridor. The property benefits from quick and convenient access to Highway 401, making it easily accessible for customers traveling from across the city and surrounding areas. Positioned along a major arterial road, the plaza enjoys strong daily traffic volumes and excellent connectivity to public transit routes, further enhancing its accessibility.

The available retail unit offers outstanding street-front exposure, providing exceptional brand visibility and signage opportunities. Consistent pedestrian traffic generated by nearby residential neighborhoods, complementary retailers, and local amenities supports steady customer flow throughout the day. The strategic location and flexible layout make this an ideal opportunity for a wide range of retail and service-oriented businesses, including medical, personal services, food-related uses, and specialty retail. This property presents a compelling opportunity for tenants seeking a high-profile location in a vibrant and growing area of Toronto.



**1,583 SF  
SIZE**



**IMMEDIATELY  
POSSESSION**



**\$29.00 PSF NET  
ASKING RATE**



**\$13.50 PSF  
TMI (EST. 2026)**




**PROPERTY TYPE**  
Retail



**PROPERTY INTERSECTION**  
Sheppard Avenue East & Kennedy Road

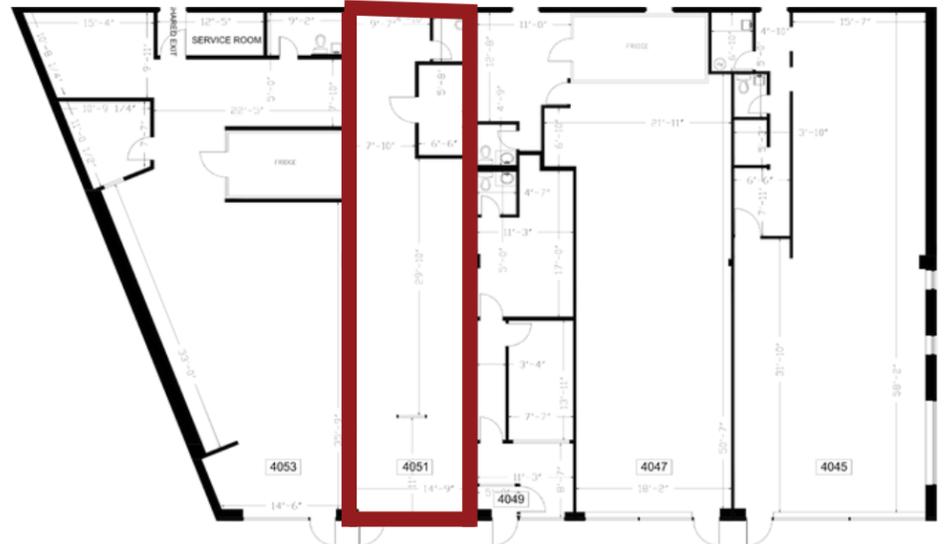


**ZONING**  
Commercial Residential (CR)

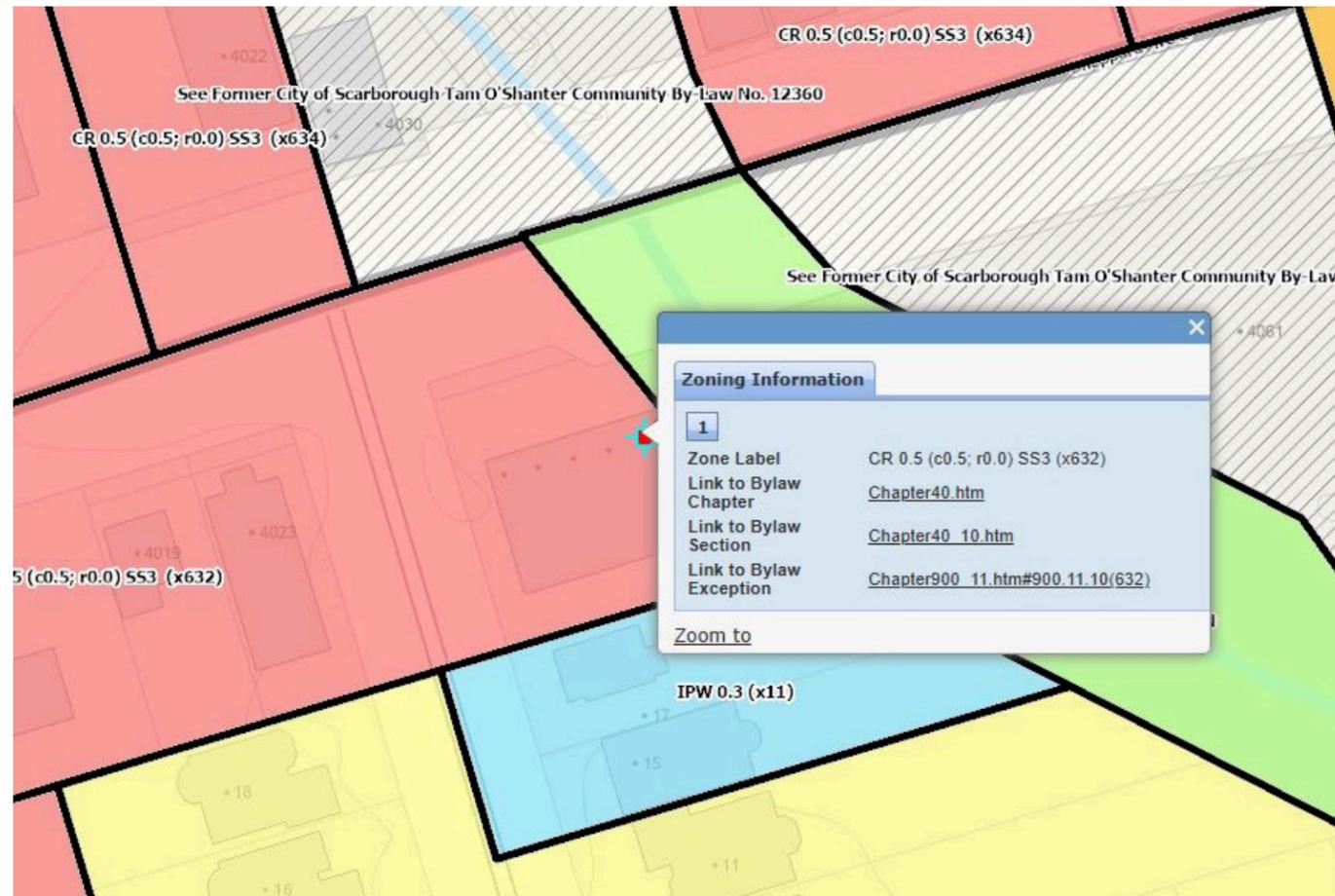
## AMENITIES MAP



## FLOOR PLAN



# ZONING



## Permitted Uses

### Non-Residential (c):

- Ambulance depot
- Art gallery
- Artist studio
- Automated banking machine
- Community centre
- Courts of law
- Education use
- Financial institution
- Fire hall
- Library
- Massage therapy
- Medical office
- Museum
- Office

- Park
- Passenger terminal
- Performing arts studio
- Personal service shop
- Pet services
- Police station
- Post-secondary school
- Production studio
- Religious education use
- Software development and processing
- Veterinary hospital
- Wellness centre

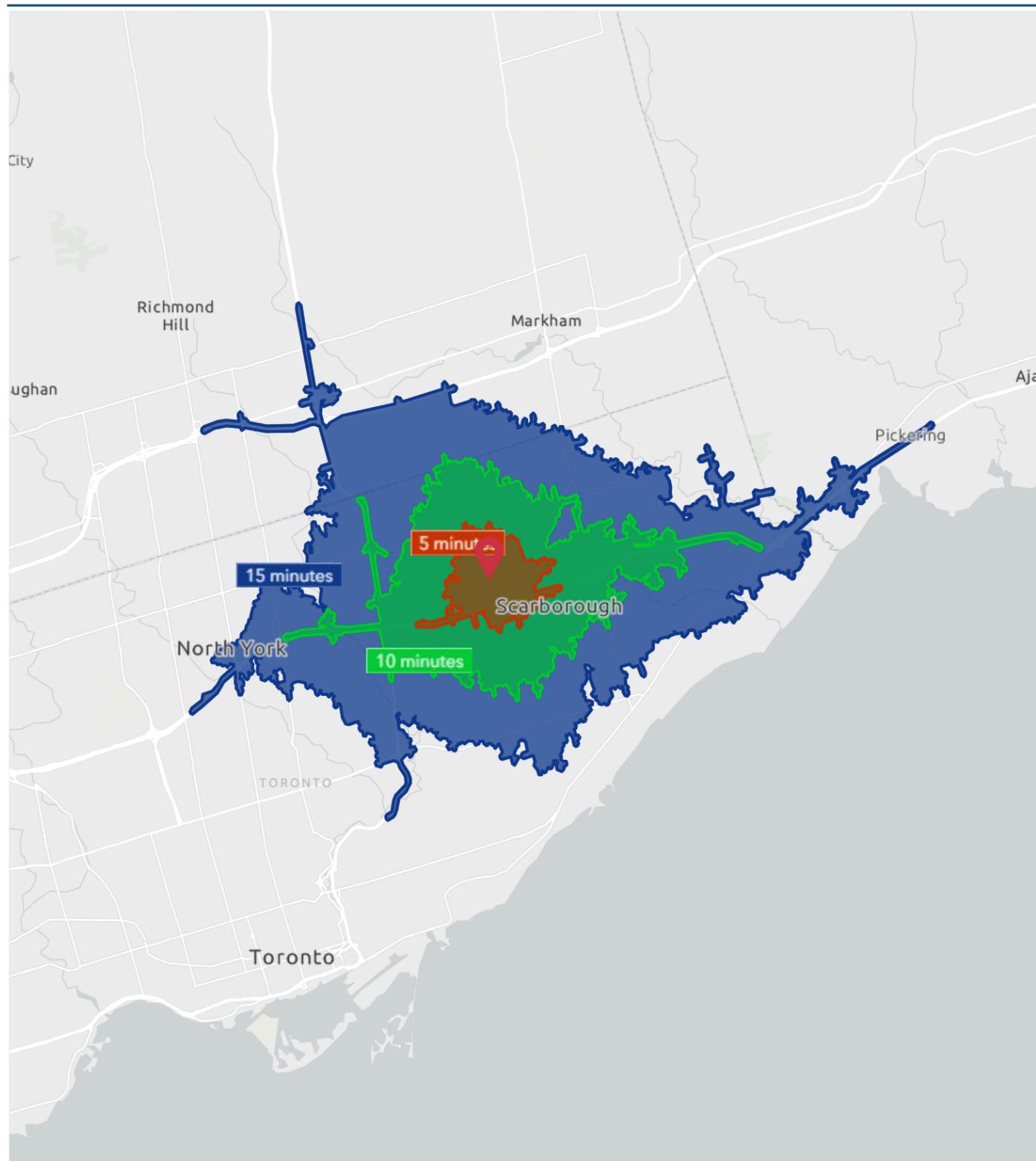
### Residential (r):

- Dwelling units in permitted building types
- Hospice care home
- Municipal shelter
- Nursing home
- Religious residence
- Residential care home
- Respite care facility
- Retirement home
- Student residence

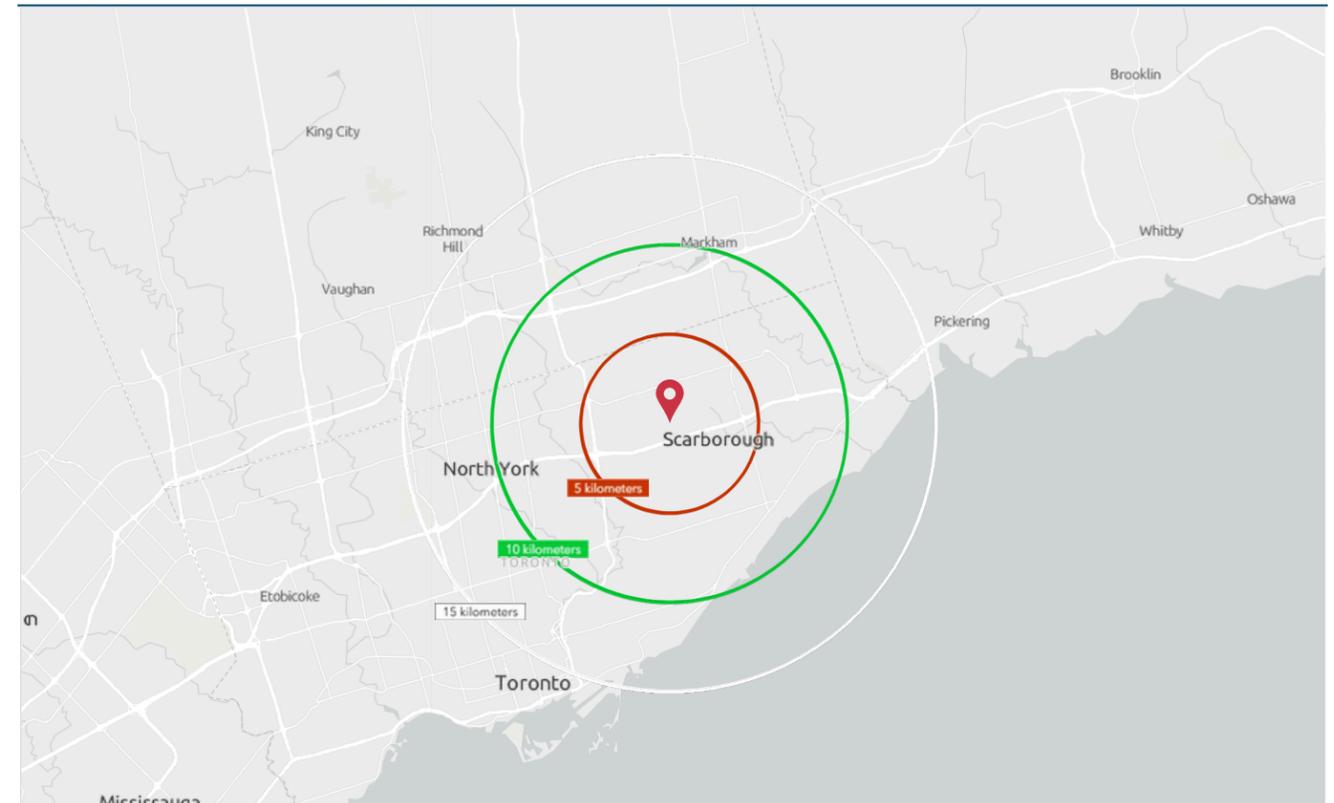
# PHOTOS



# DISTANCE MAP



# DEMOGRAPHICS



POPULATION			AVG. HOUSEHOLD SIZE			MEDIAN AGE		
383,521	1,150,164	2,316,560	2.9	2.9	2.7	39.0	39.3	40.0
5 KM	10 KM	15 KM	5 KM	10 KM	15 KM	5 KM	10 KM	15 KM

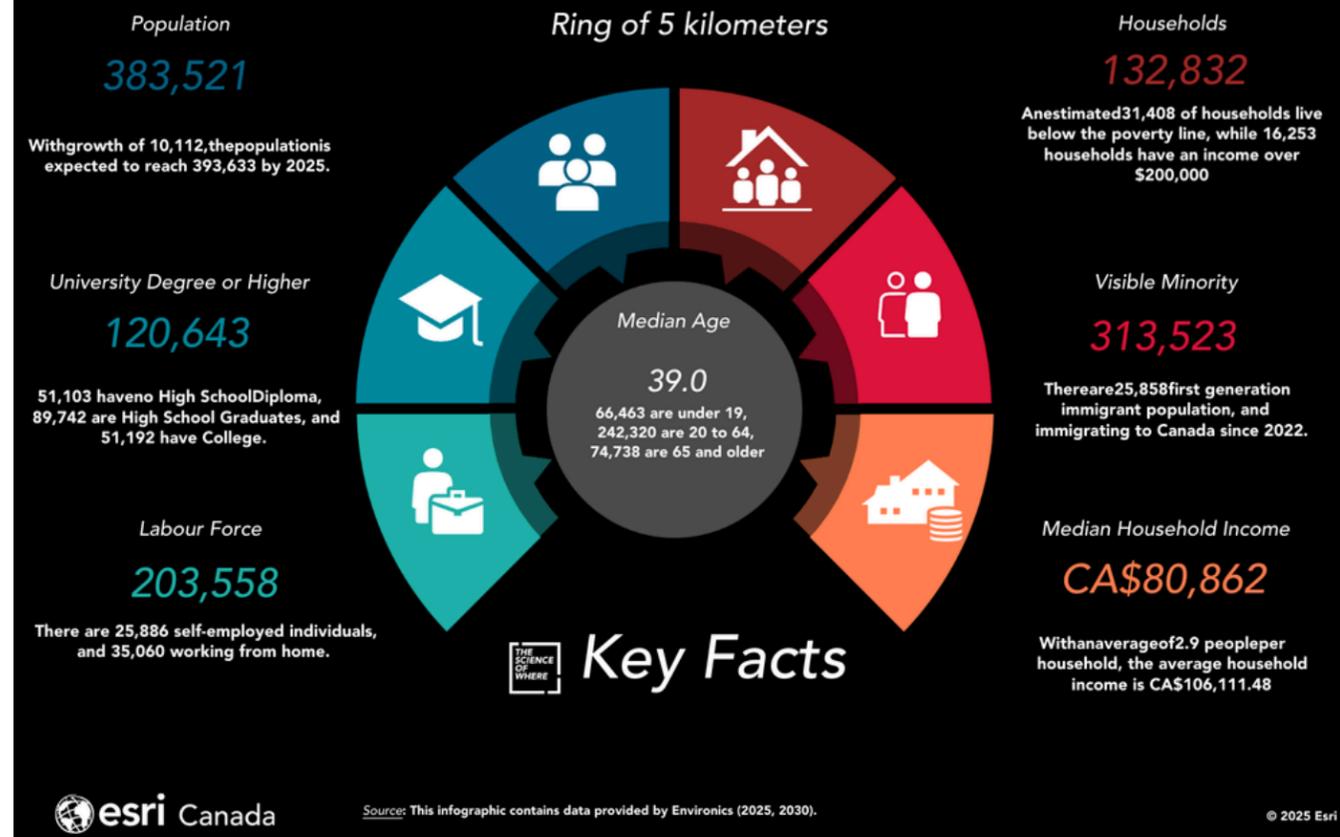
  

PER CAPITA INCOME			AVG. HOUSEHOLD INCOME		
CA\$36,752	CA\$42,801	CA\$58,117	CA\$106,111	CA\$123,331	CA\$157,786
5 KM	10 KM	15 KM	5 KM	10 KM	15 KM

[CLICK HERE TO VIEW DETAILED DEMOGRAPHICS](#)

# KEY FACTS

4053 Sheppard Ave E, Scarborough, Ontario, M1S 1S8



MULTIPLE LISTING SERVICE NUMBER

**E12648122**

# COMMUNITY PROFILE



The community surrounding 4053 Sheppard Ave E in Scarborough is a vibrant and diverse neighborhood, known for its multicultural population and welcoming atmosphere. It is home to families, young professionals, and individuals of all ages, offering a balanced mix of household types. The area reflects a strong sense of community while providing easy access to schools, parks, and local services, making it an ideal place to live and grow.

Residents enjoy a variety of housing options and moderate income levels, reflecting the neighborhood's dynamic and evolving character. With convenient transit connections and nearby shopping, dining, and recreational amenities, this area combines accessibility, diversity, and a family-friendly environment, making it attractive for both living and business opportunities.



**4053**  
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**FOR MORE INFORMATION, PLEASE CONTACT:**



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PRESIDENT - BROKER OF RECORD  
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**CORINNE C. SARIT**  
CLIENT SERVICES MANAGER  
☎ 647 696 6494  
☎ 1 800 980 6668  
✉ [admin@creiland.com](mailto:admin@creiland.com)



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