

# 14 Dixon Road

1,200 SF of Retail Space In Toronto

For Lease: Retail



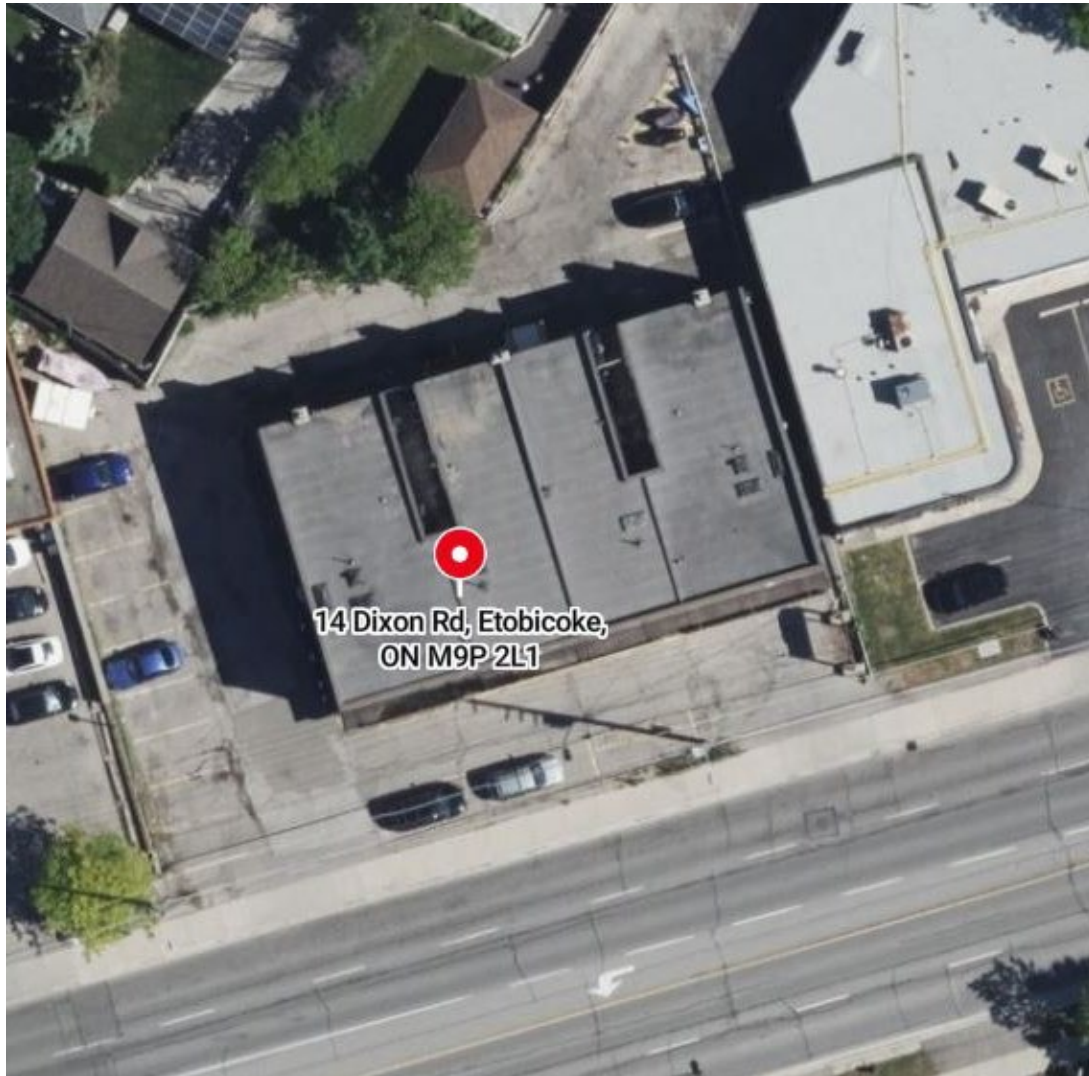
Vito Simone\*, RPA  
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\* Sales Representative

## Lennard:

209-1 Yorkdale Road, North York  
905.752.2220

# 14 Dixon Road



## Property Details

Suite Number	14
Total Area	1,200 Sq. Ft.
Zoning	CR ( Commercial) Former City of Etobicoke By-Law No 11, 737
Lease Term	24 – 60 Months
Availability	2024-1-15
Net Rent	\$25 PSF
T.M.I (2024)	\$12.50 PSF

## Property Highlights

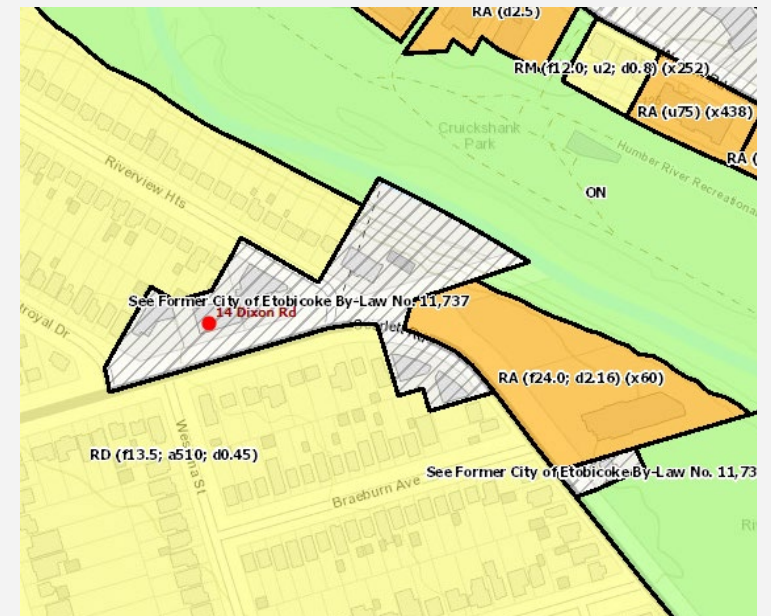
- Spacious 1,200 Sqft unit in a high-traffic area
- Mixed-use commercial zoning commercial site with excellent exposure to main arterial road.
- High Traffic with good exposure
- Excellent future redevelopment opportunities
- Close to all downtown amenities and quick access to Hwy 401 near the Hwy 427.

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## Zoning - CR ( Commercial)

### Permitted Uses

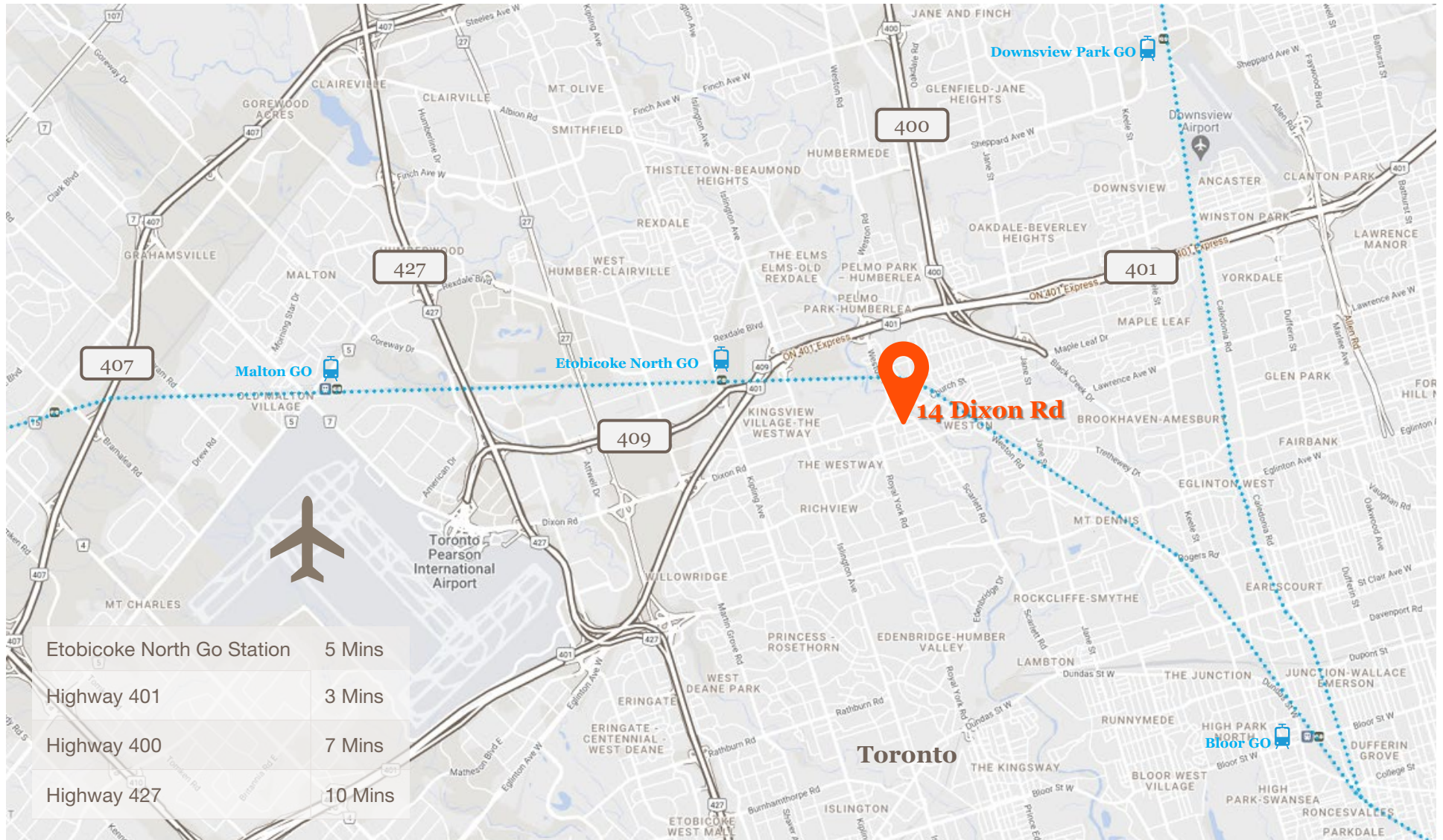
- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre [ By-law: 1198-2019 ]



For complete list of permitted uses, please refer to Former City of Etobicoke By-Law No 11, 737

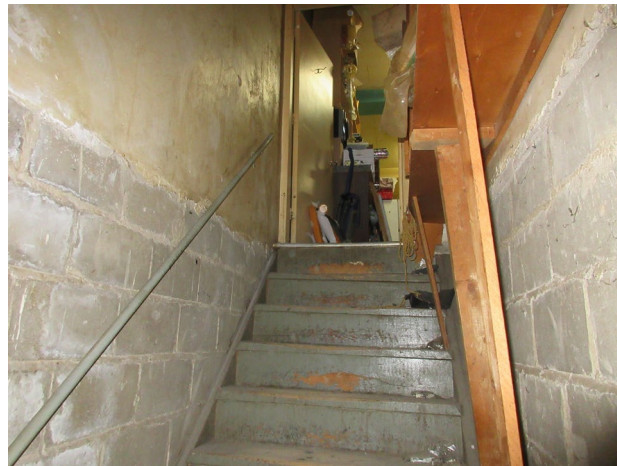
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## Location Map



# 14 Dixon Road

## Photos



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