

776 Brimley Road

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For Lease: Ideal for Education Use or Day Nursery



Lennard:

200-55 University Avenue, Toronto
416.649.5920 • lennard.com

*Sales Representative **Broker

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Approximately 3,200 SF space available for lease at Lawrence Avenue W & Brimley Road.



Available Space

3,200 SF
(approximately)



Parking

47 Spots



Gross Rental Rate

Contact Listing Agents



Zoning

IPW 0.9 (x89)



Listing Agents

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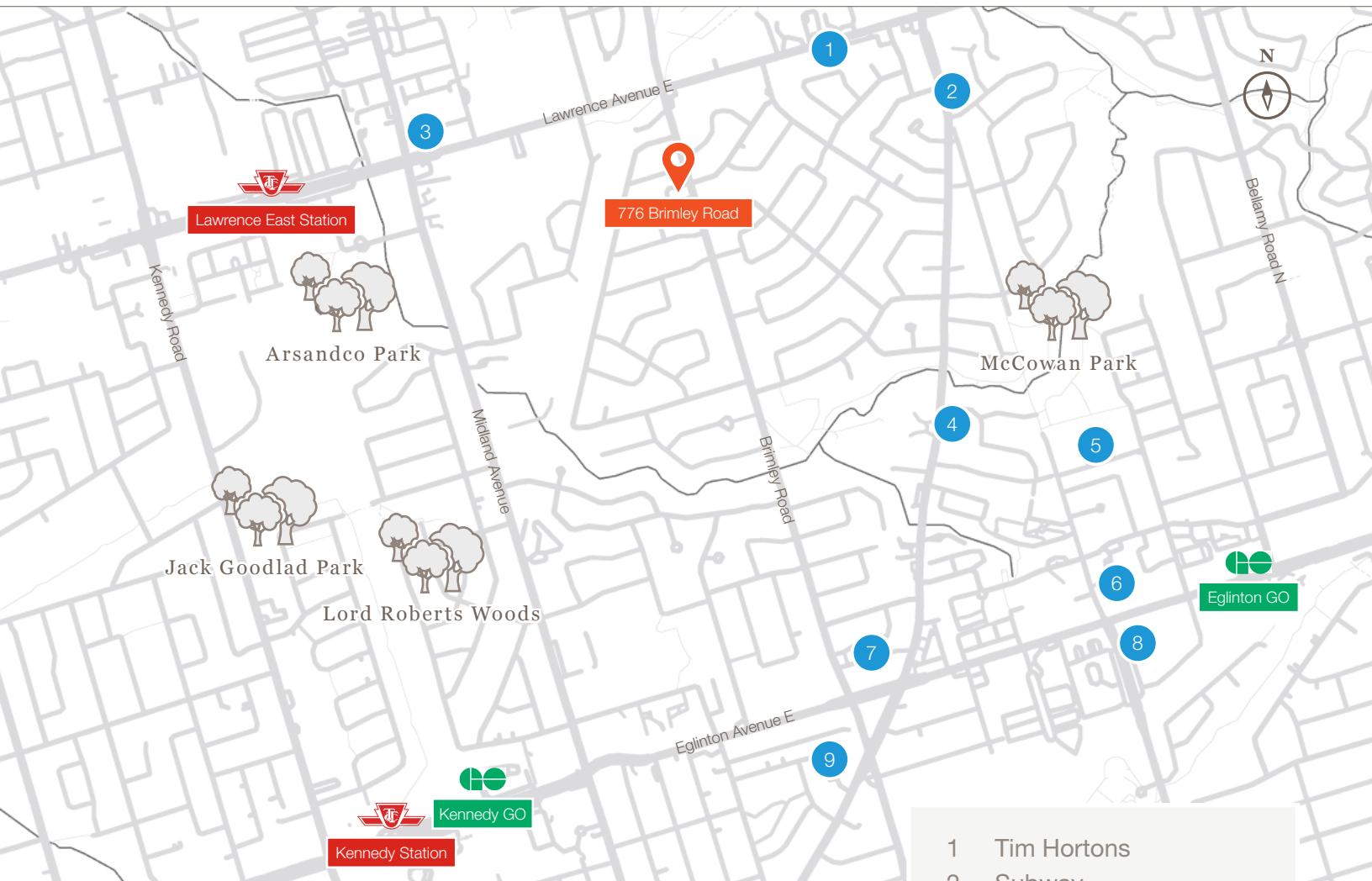
dstanway@lennard.com

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Property Highlights

- Well located property on Brimley Road, south of Lawrence Avenue, in Scarborough
- Property surrounded by dense residential neighbourhood lands
- Built out with classrooms, washrooms, offices, staff room, and full kitchen
- Large yard area with outdoor green space
- Ample Parking

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What's Near By

776 Brimley Road residents and visitors enjoy a wealth of amenities that enrich the surrounding community. The intersection is a hub of convenience, with grocery stores, pharmacies, and banks catering to daily needs. Additionally, the Scarborough Town Centre shopping mall provides a wide array of retail options, while cultural attractions such as libraries and community centers contribute to the area's vibrancy. With its mix of essential services, dining choices, and recreational offerings, Lawrence Avenue East and Brimley Road provide a well-rounded and accessible urban experience.

- 1 Tim Hortons
- 2 Subway
- 3 Freshco
- 4 Tasty Jollof Restaurant
- 5 UMC High School
- 6 Dairy Queen Grill & Chill
- 7 No Frills
- 8 The Home Depot
- 9 LCBO

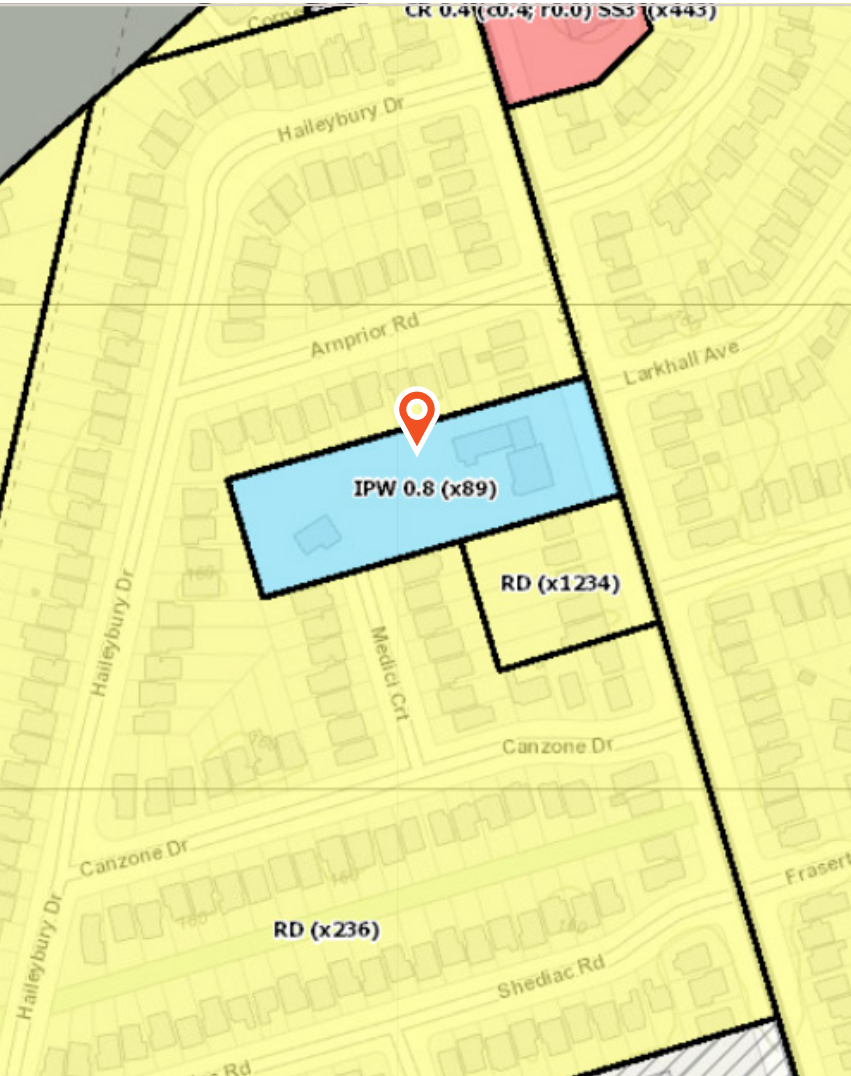
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Zoning • Institutional Place of Worship Zone • IPW 0.8 (x89)



Permitted Use

Municipal Shelter
Park
Place of Worship
Religious Education Use
Religious Residence [By-law: 545-2019]

Permitted Use with Conditions

Ambulance Depot (8)
Cogeneration Energy (13)
Community Centre (3)
Day Nursery (1)
Dwelling Unit (7)
Fire Hall (9)
Library (4)
Place of Assembly (2)
Police Station (10)
Public Utility (11) (12)
Renewable Energy (13)
Retail Store (6)
Secondary Suite (14)
Transportation Use (15) [By-law: 545-2019]

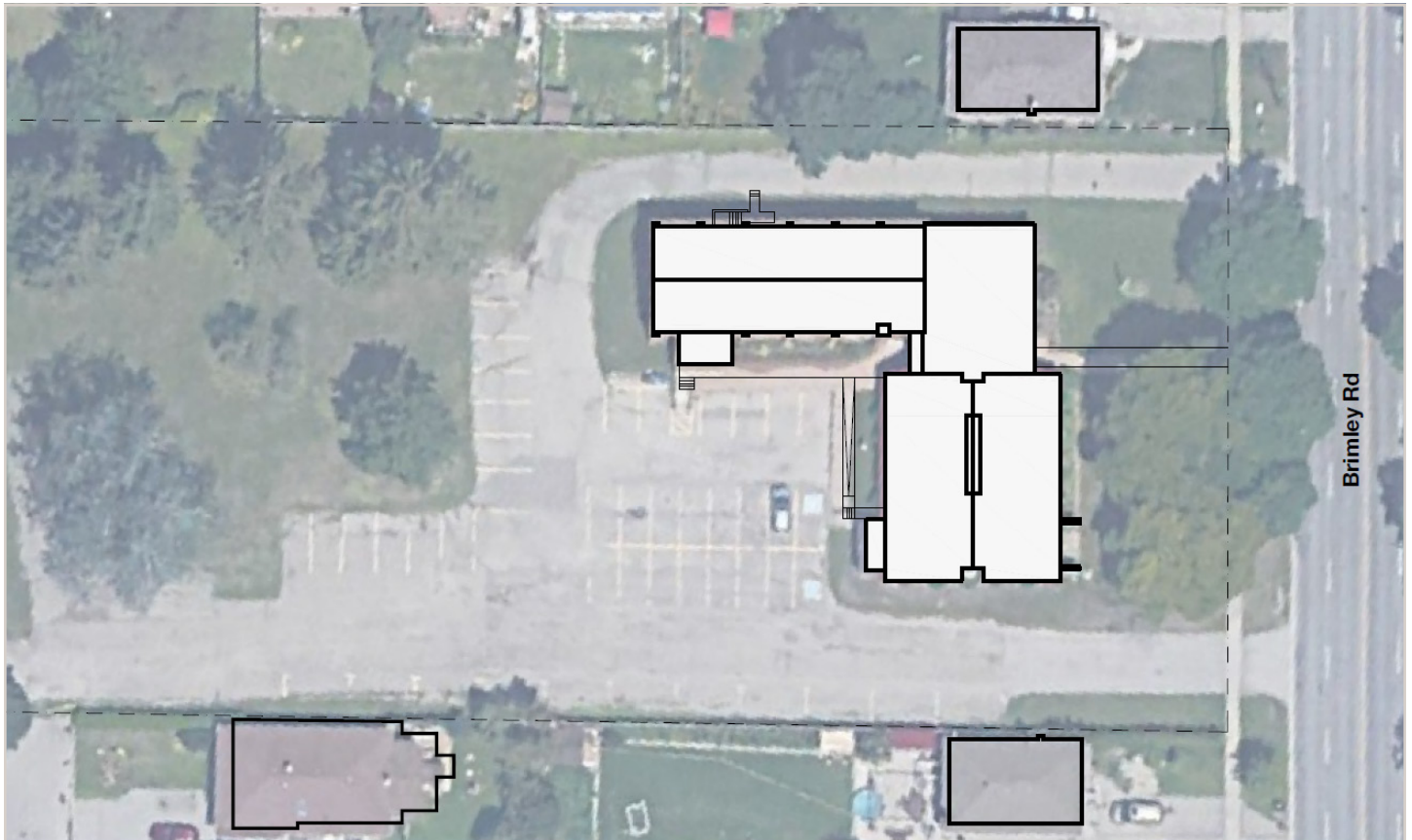
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Parking Overview



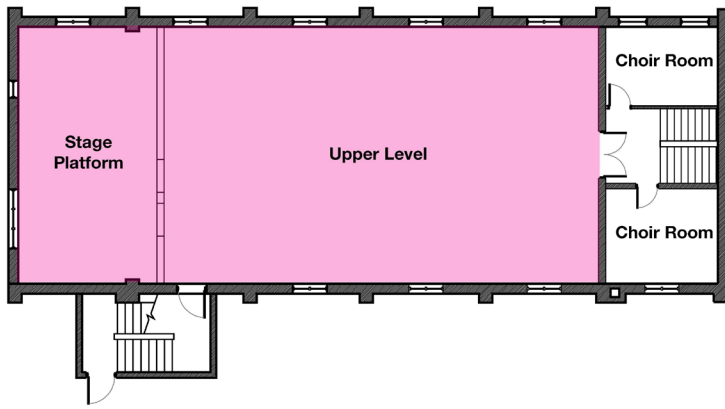
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Site Plan

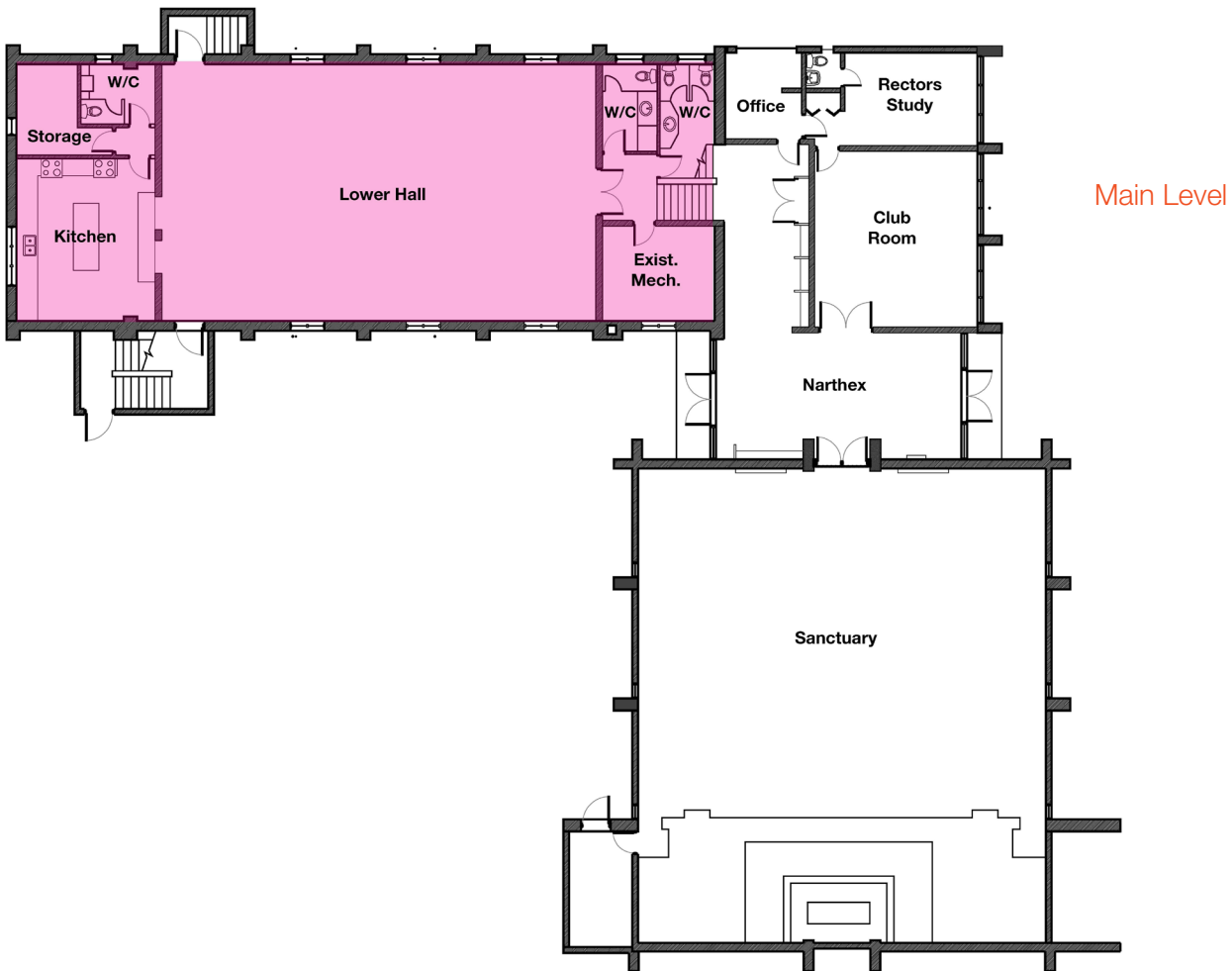


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Floor Plan



Upper Level



Main Level

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