



For Lease: Commercial/Retail

280 College Street

4,147 SF Premium Retail Building located on College Street
& Spadina Avenue

Lennard:

Here is where your business will *grow*.

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280 College Street

4,147 SF Premium Commercial/Retail Building located next to one of Toronto's busiest intersections.



Available Space

4,147 SF



Shipping

1 DI



Clear Height

10'



Zoning

**CR 3.0 - Commercial
Residential Zone**



Availability

January 1, 2026



Net Rent

\$52.00 PSF

T.M.I. (2024)

\$6.41



Listing Agents

Paul Kotyk**

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**Broker

Property Highlights

- 38 linear feet of retail frontage exposure
- Ideal for a variety of uses
- 2,700 SF large, dry, usable basement
- Situated on the north side of College Street, west of Spadina Avenue



Amenities Map



Zoning



CR 3.0 - Commercial Residential Zone

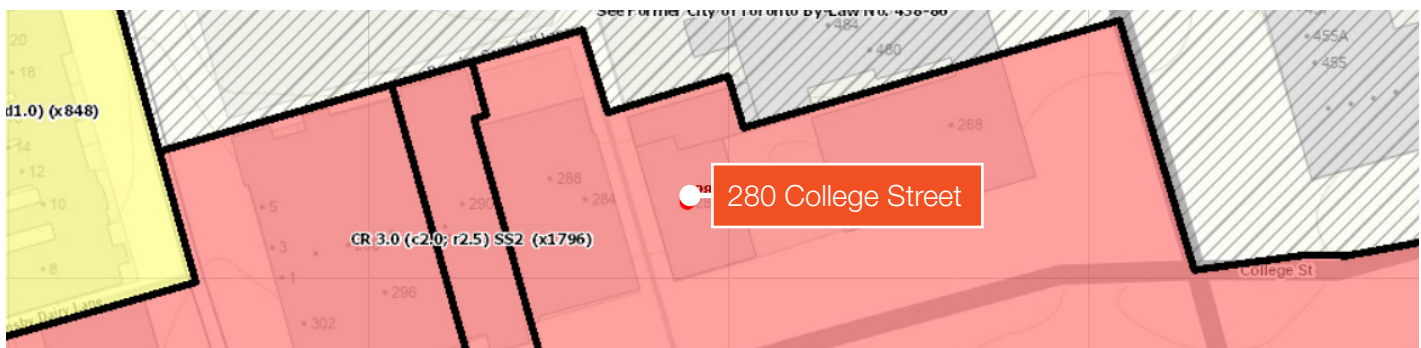
Permitted Use

In the CR zone, the following uses are permitted under the letter “c” in the zone label referred to in regulation 40.5.1.10(3)(A)(i):

- 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]

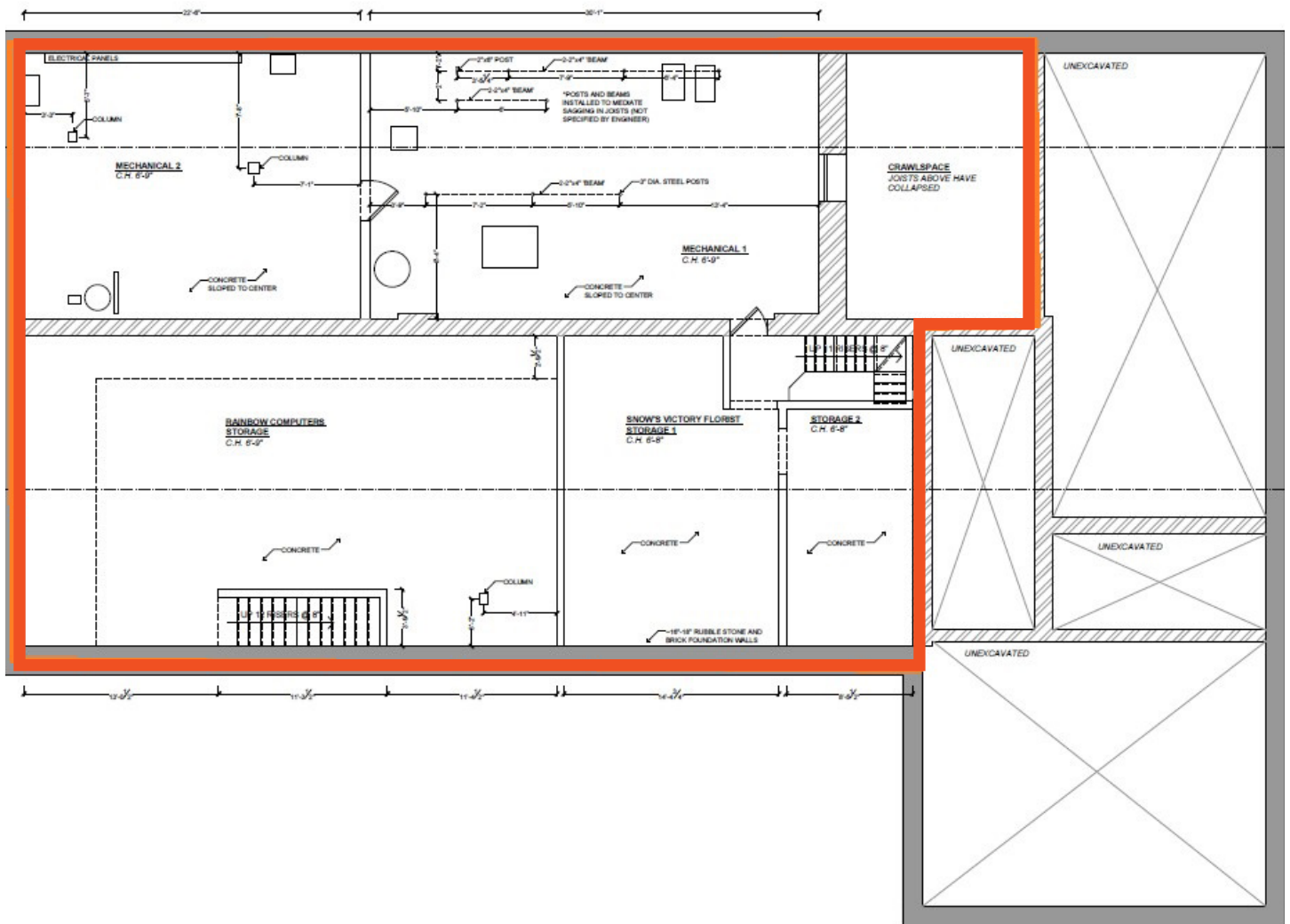
In the CR zone, the following uses are permitted under the letter “r” in the zone label referred to in regulation 40.5.1.10(3)(A)(ii):

- Dwelling Unit in a permitted building type in Clause 40.10.20.40
- Hospice Care Home
- Municipal Shelter
- Nursing Home
- Religious Residence
- Residential Care Home
- Respite Care Facility
- Retirement Home
- Student Residence [By-law: 545-2019]

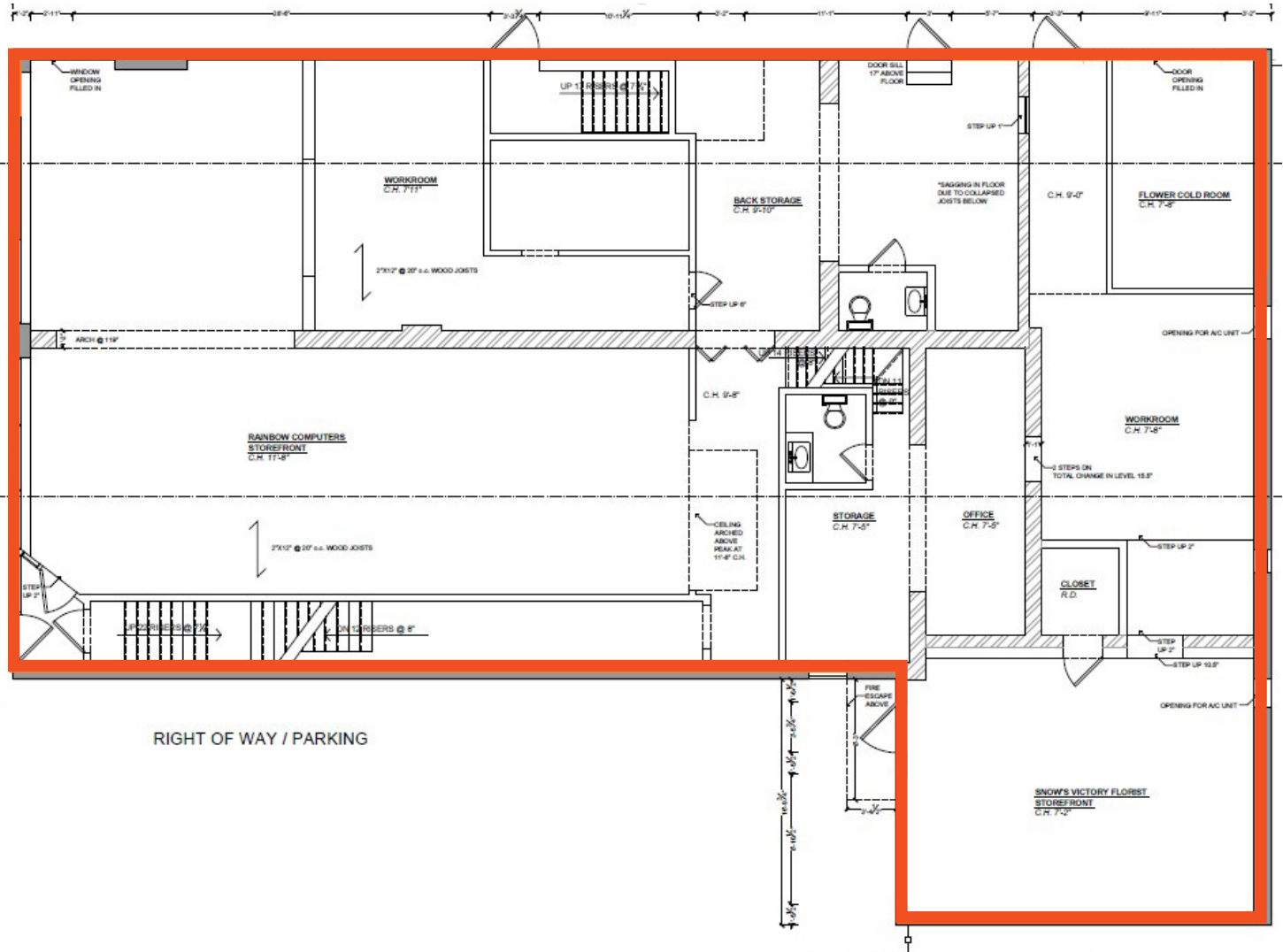


Source: City of Toronto Zoning By-law 569-2013

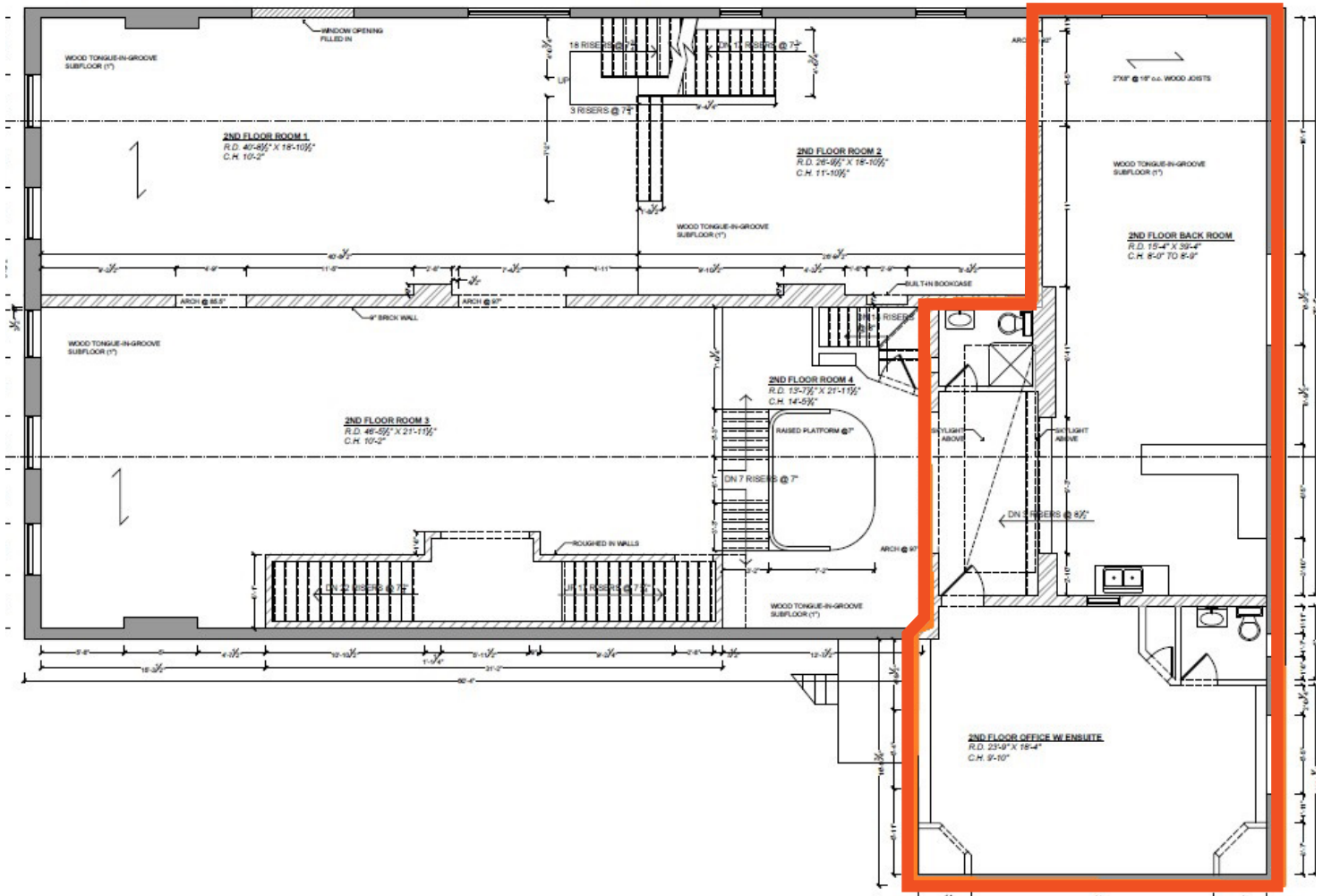
Basement Floor Plan



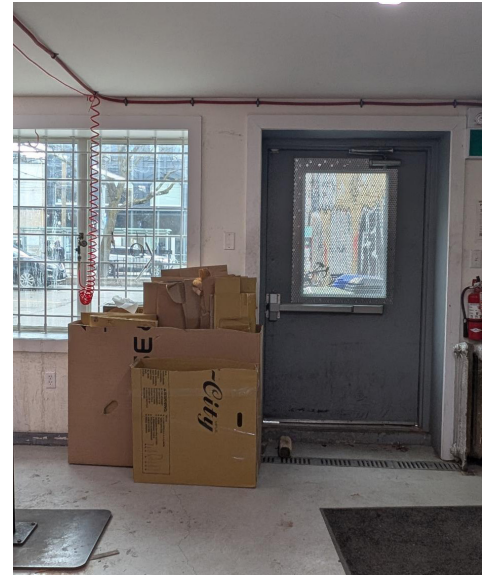
First Floor Plan



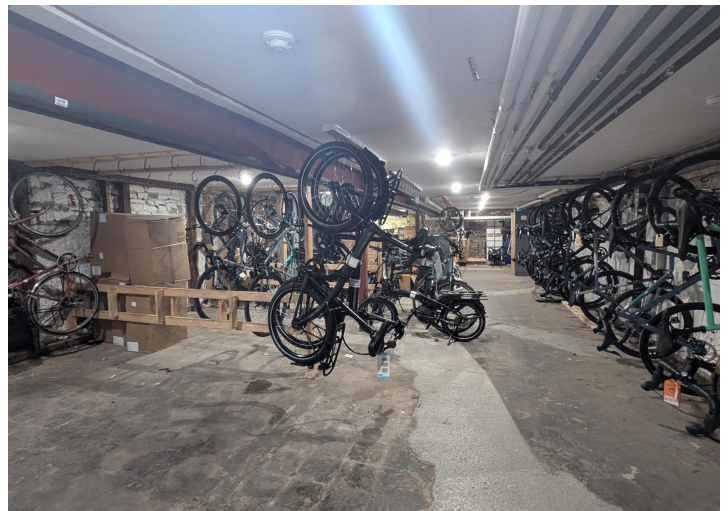
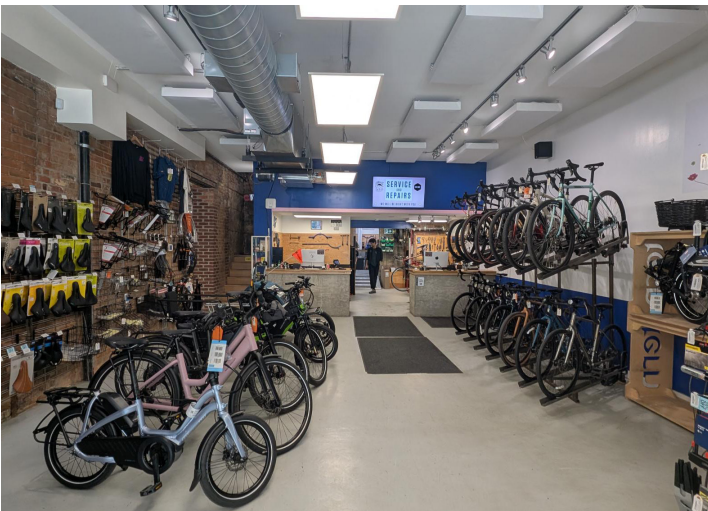
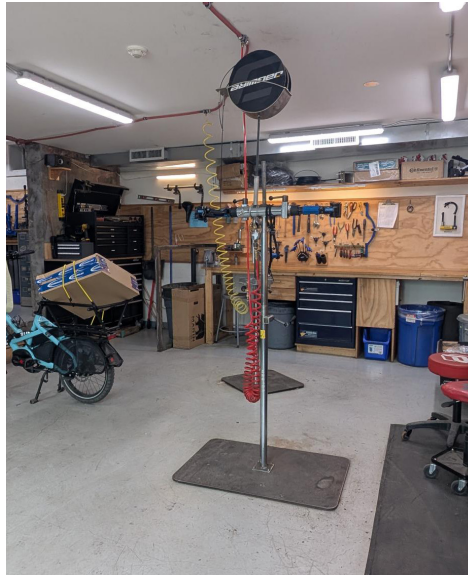
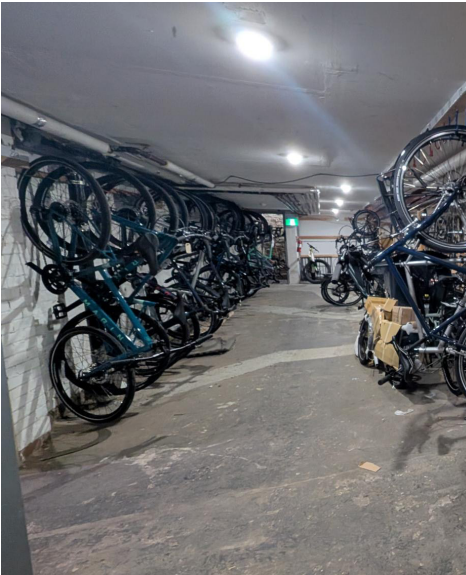
Second Floor Plan



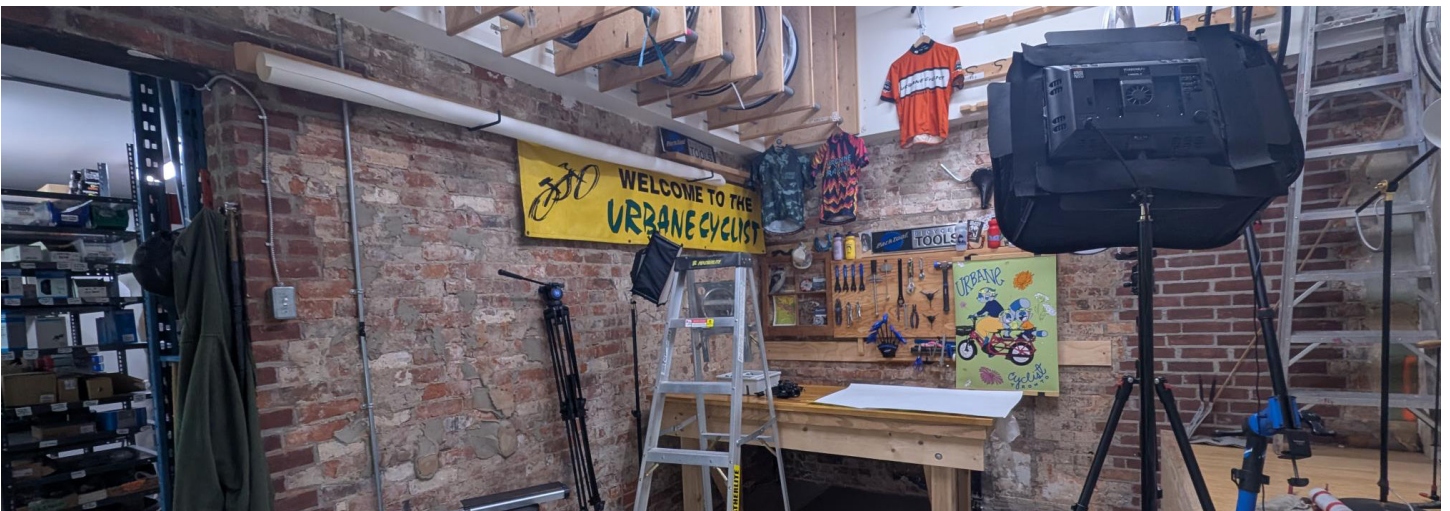
Photos



Photos



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**Broker

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.