

**AVISON
YOUNG**

For Lease

1168 Caledonia Road, Unit 3 | North York, ON



Bright, renovated space with high traffic exposure

**Get more
information**

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Noah Frankel
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Platinum member

Property summary

1168 Caledonia Road, Unit 3, North York, ON



Prime Ground Floor Office Space: Large windows provide an abundance of natural light, creating a bright and welcoming environment



Situated in a prime area with excellent amenities, close to Yorkdale Mall and Highway 401



8 designated parking spots available for tenants and visitors



Steps to TTC bus stops for easy access

Lot Size: 4.68 acres

Available Area: 2,000 sf
3,000 sf
5,599 sf

Industrial Area: 100%

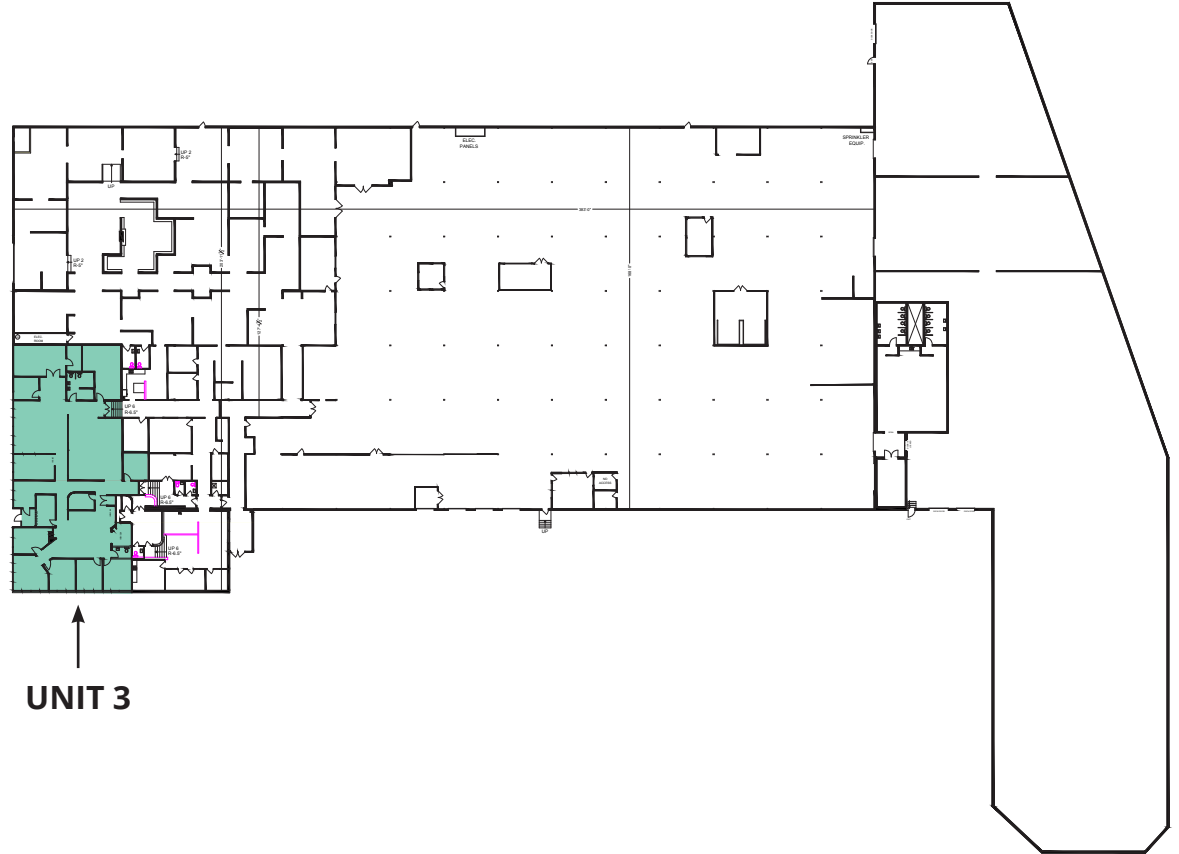
Clear Height: TBD

Shipping: TBD

Zoning: MC (H)

Asking Rent: \$17.95 net psf

TMI: \$5.00 (2025)



Multiple configurations available: ~2,000 sf, ~3,000 sf and the full space at 5,599 sf



Newly Renovated Showroom: Upgraded with LED lighting for a modern and energy-efficient space



Refinished Floors: Recently refinished, adding to the clean and updated look of the property



Ideal For: Home improvement, decor, design-related businesses, and retailers!

MC(H) | Industrial-Commercial

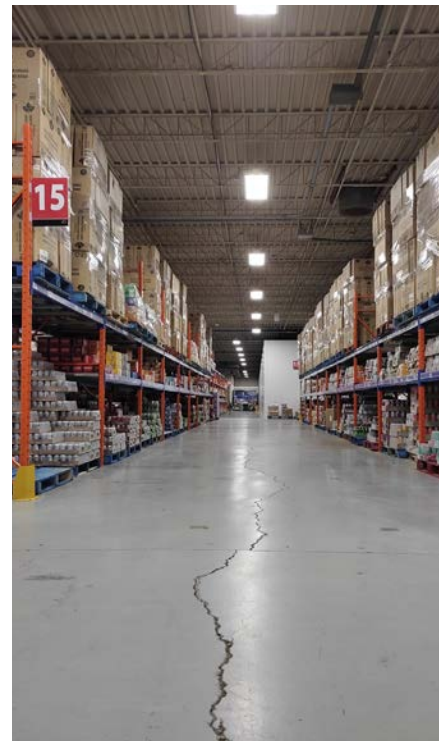
PERMITTED USES

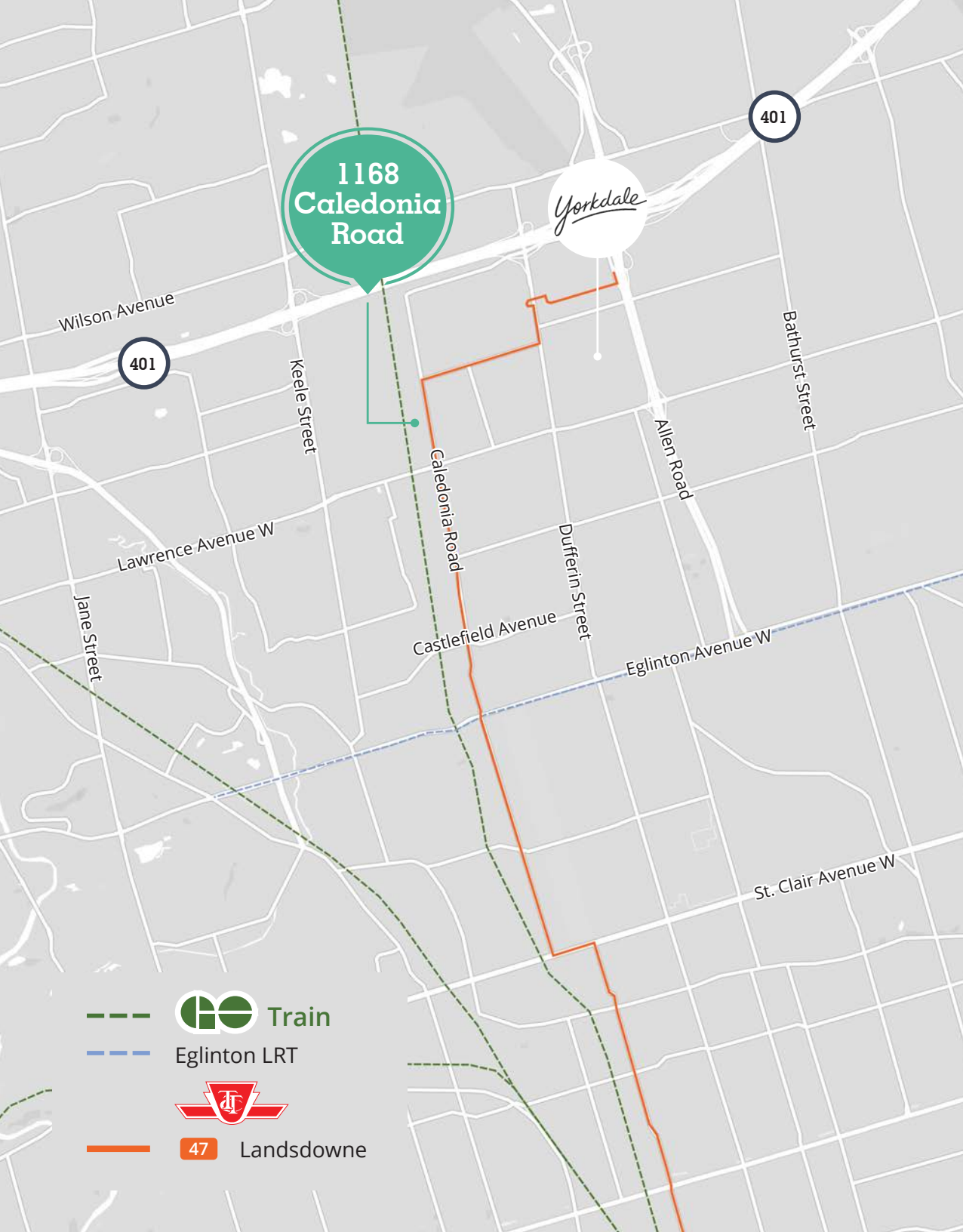
- Adult education school
- Artist studio
- Banquet hall
- Car rental agency
- Car washing establishment
- Cinema
- Club
- College
- Commercial gallery
- Commercial recreation
- Commercial school communications and broadcasting
- Community centre
- Contractor's establishment
- Custom workshop
- Day nursery
- 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
- Research laboratory
- Restaurant, with or without an outdoor patio
- Secondary school
- Service shop
- Service station
- Showroom
- Theatre
- Transportation terminal
- Warehouse
- Veterinary clinic

PERMITTED USES WITH RESTRICTIONS

- Office uses
- Personal service shop
- Place of worship
- Retail store

 [Click for full zoning by-law](#)





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