

FOR LEASE

2280 Islington Avenue, Etobicoke, ON

2,400 SF PRIME STANDALONE BUILDING IN
REXDALE'S POWER NODE

JOIN LOCAL TENANTS:



Chantel de Waal
Associate, Leasing
(416) 585-4654
chantel.dewaal@marcusmillichap.com

Jonathon Gray
Director, Leasing
(416) 585-4693
Jonathon.Gray@MarcusMillichap.com

Ryan McLaughlin
Director, Leasing
(416) 585-4647
Ryan.McLaughlin@MarcusMillichap.com

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OPPORTUNITY

2280 Islington Avenue presents a rare opportunity to lease a highly visible, standalone commercial building at the signalized intersection of Islington Avenue and Rexdale Boulevard in Etobicoke. The property benefits from exceptional exposure along a major arterial corridor just minutes from Highway 401, capturing strong daily traffic volumes and serving both local neighbourhood demand and commuter flow. The building offers prominent frontage, on-site surface parking, and pylon signage, providing excellent branding and accessibility for a variety of commercial users.

SALIENT DETAILS

Address: 2280 Islington Avenue, Etobicoke, ON

Leasable Size: Main Floor: 2,400 SF
Basement: 1,200 SF

Timing: Immediately

Zoning: Commercial Residential Zone (CR)

Parking: 37 Stalls

Traffic Counts: Islington Ave: 41,785 VPD
Rexdale Blvd: 32,500 VPD

Basic Rent: \$55.00

Additional Rent: \$25.00

Access/Egress: Right in Right out on Islington Avenue
Right in Right out on Rexdale Boulevard

HIGHLIGHTS



Surrounded by a mix of **power centres** – capturing both daily errands and destination shopping traffic



Nearby Major Anchors including; Walmart, Costco, Canadian Tire and LCBO



Excellent signage exposure with a Pylon sign on the corner of Islington Ave and Rexdale Blvd



Located just north of **Highway 401**, with excellent access from both Rexdale Blvd and Islington Ave




400 amps electrical, 1 new 5-ton rooftop unit

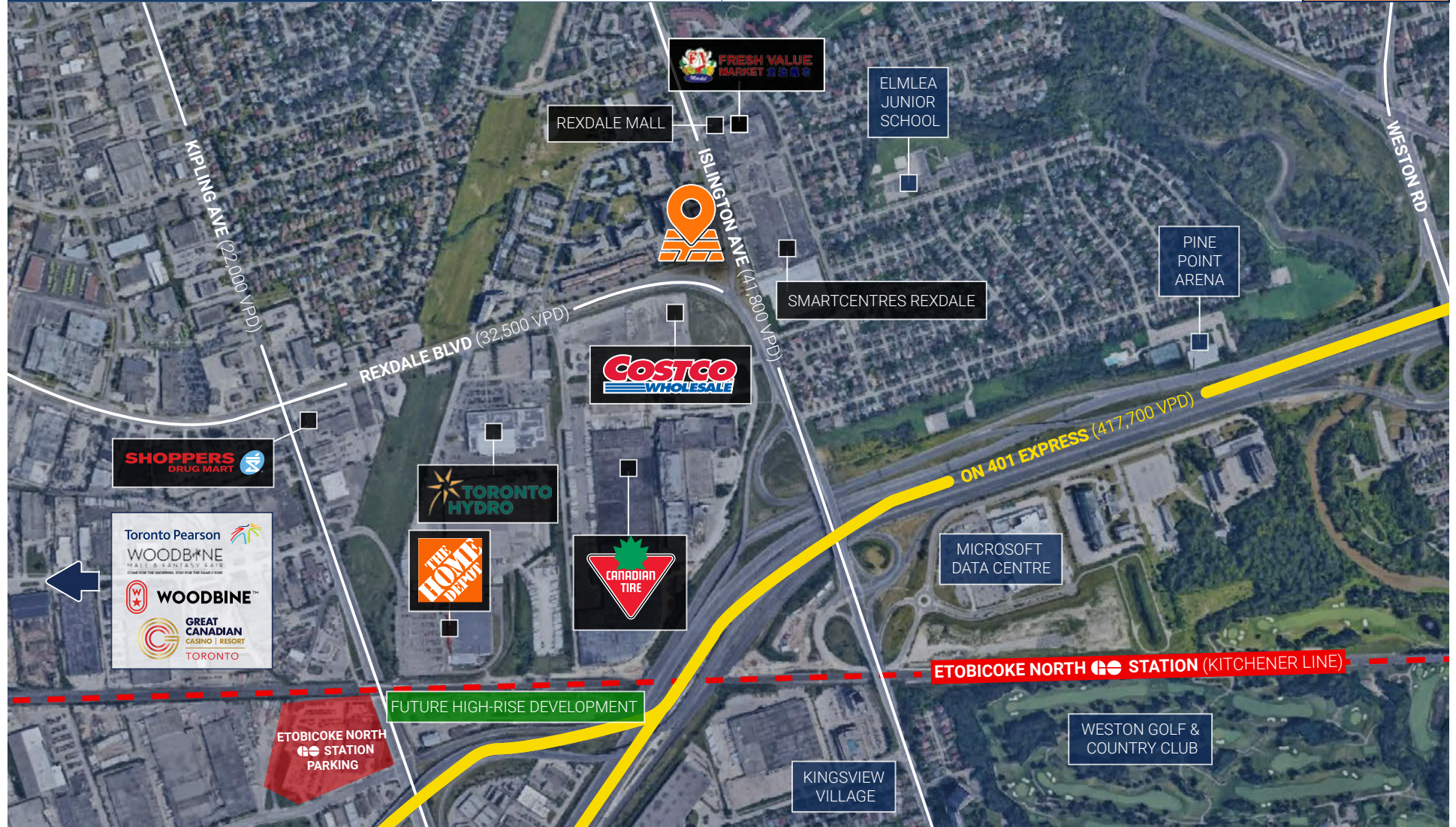


SITE PLAN



LOCATION OVERVIEW

Demographics	1 KM	3 KM	5 KM	 WALK SCORE 80
Population	6,038	46,143	163,509	
Average Household Income	\$83,710	\$110,850	\$117,247	



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Marcus & Millichap
1210 - 200 King Street West
Toronto, ON M5H 3T4
T (416) 585-4646
F (416) 585-4645



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