



195 Bentworth Avenue - Unit 2

North York, ON

8,880 sf available

Prime Glass-Fronted Space on Lesmill Road
Ideal for Retail, Office, or Showroom

**Get more
information**

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AVISON YOUNG

For Lease

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Space Highlights

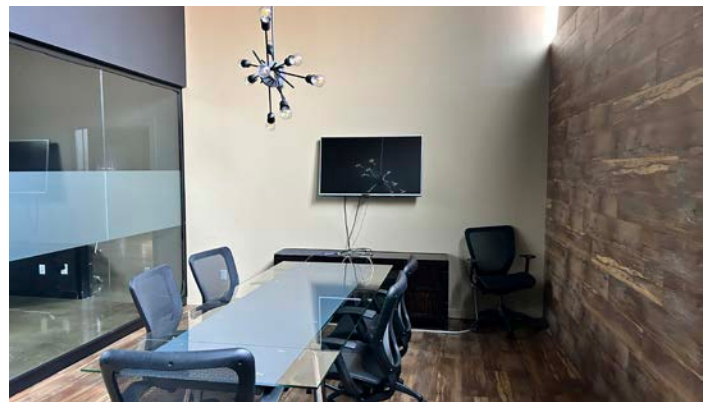
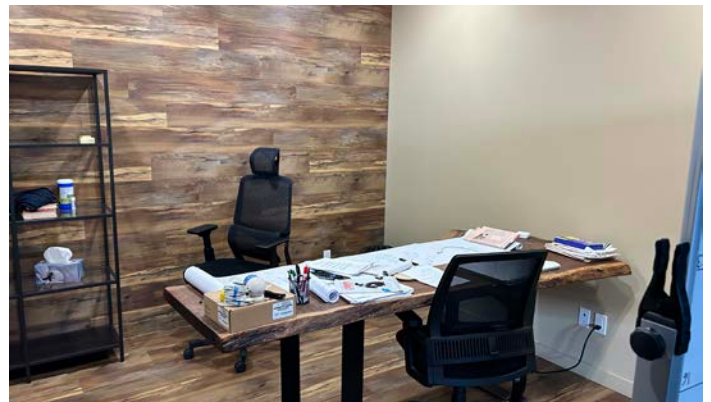
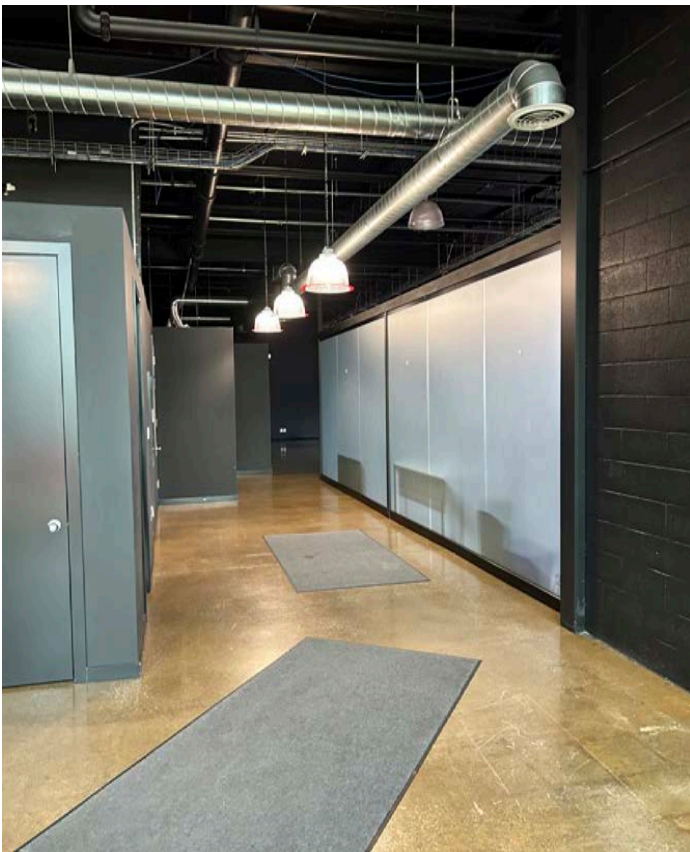
- Newly Renovated Space in a High-Traffic Area
- Located in the Design District, steps away from Yorkdale Mall
- Easy Access to Dufferin Street and public transportation (TTC bus stops nearby)
- Perfect for home improvement, décor, and design businesses
- High visibility for maximum exposure and business growth
- Convenient access to Hwy 401 and Allen Expressway
- Ideal location for high-traffic retail, showroom space or media headquarters

Details

Available Area	8,880 sf
Clear Height	14' 5"
Shipping	1 TL / 3 DI
Zoning	M2
Possession	Immediate
Asking Net Rent	\$17.95 psf
Additional Rent	\$4.75 psf (2025)

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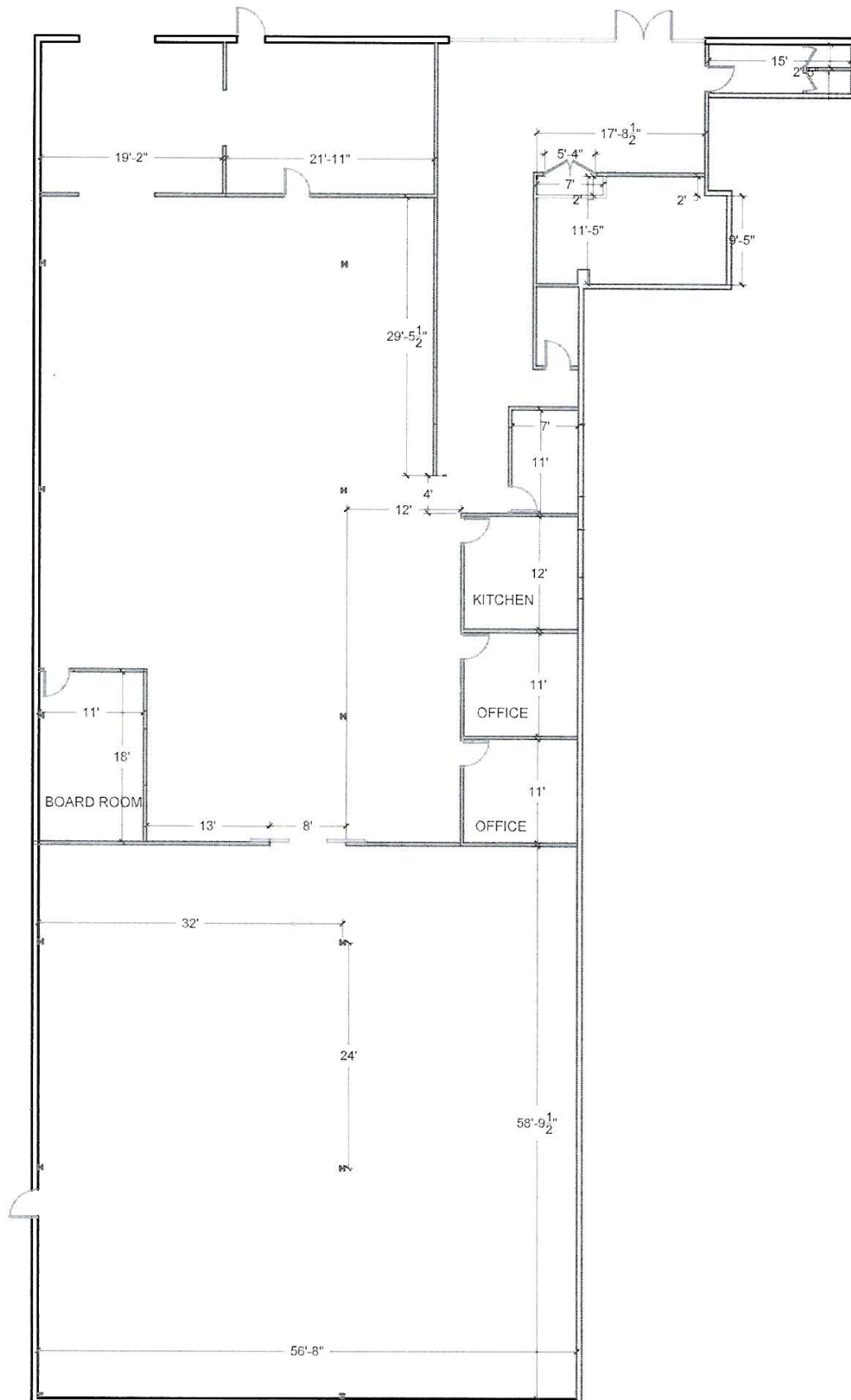
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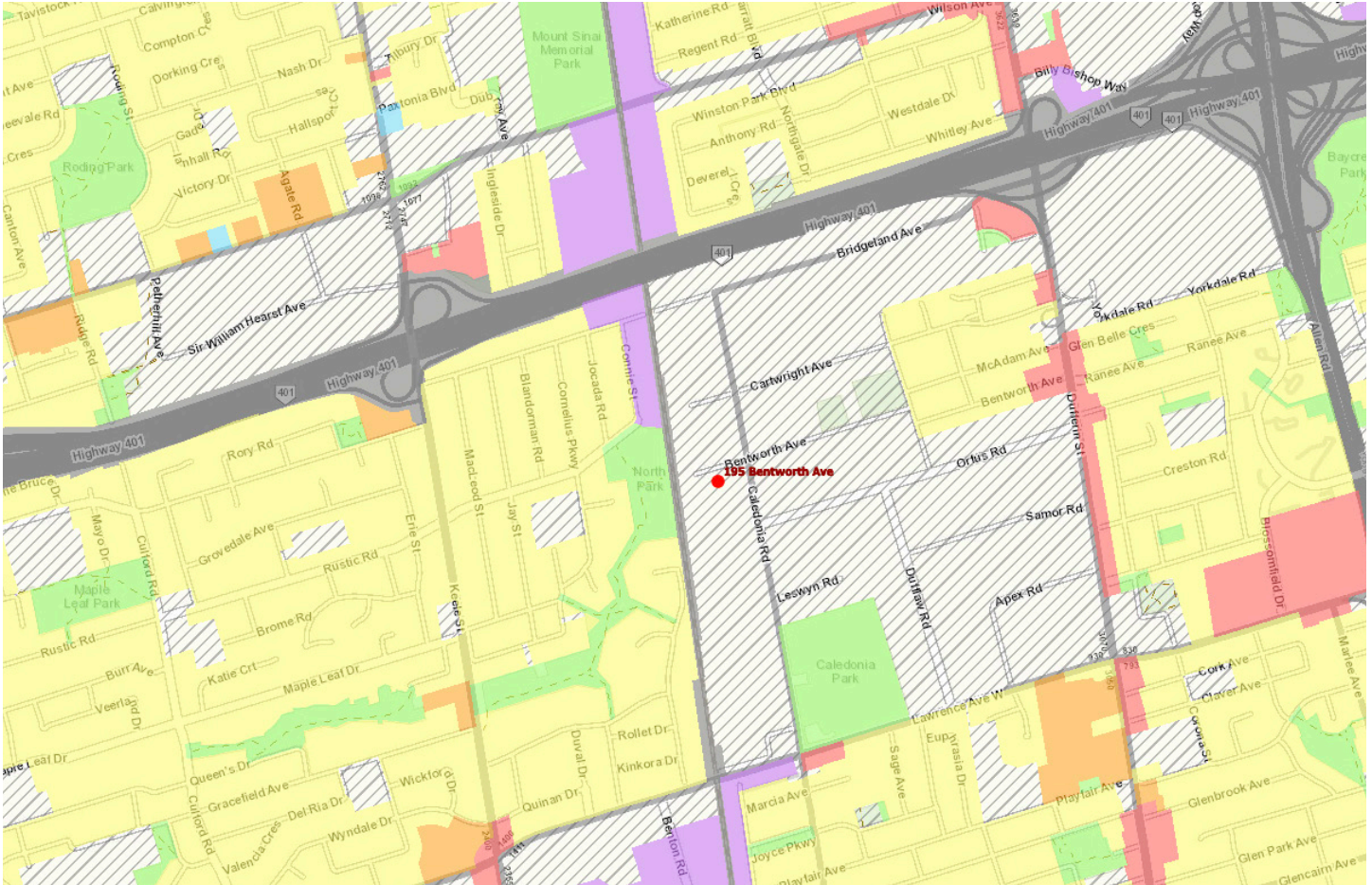
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Unit 2 Floor Plan



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Property Zoning

M2 - Permitted Uses

- Adult education school
- Artist studio
- Banquet hall
- Car rental agency
- Car washing establishment
- Club
- College
- Commercial gallery
- Commercial recreation
- Commercial school
- Communications and broadcasting
- Community centre
- Contractor's establishment
- Custom workshop
- Financial institution
- Fitness centre
- Gasoline station
- Golf course
- Health science research laboratory
- Hotel
- Industrial sales and service
- Information processing
- Laundry
- Manufacturing
- Motor vehicle body repair shop
- Motor vehicle dealership
- Museum
- Office uses
- Park
- Parking lot
- Personal service shop
- Pinball and video games arcade
- Place of worship
- Public library
- Public self storage warehouse
- Research laboratory
- Restaurant, with or without an outdoor patio
- Retail store
- Service shop
- Service station
- Showroom;
- Transportation terminal
- University uses
- Veterinary clinic
- Warehouse
- Works yard

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