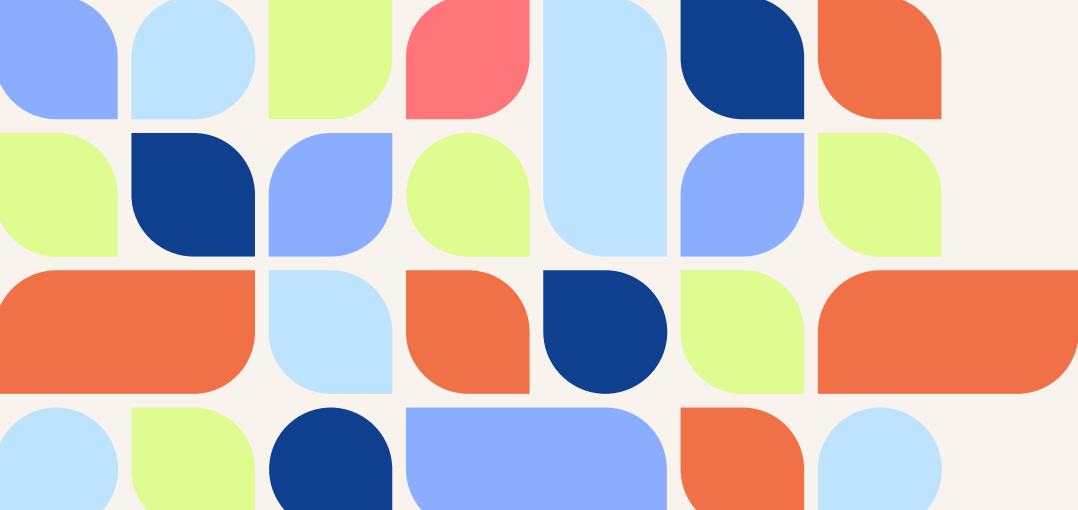


# 1296

Castlefield Ave, Toronto

Caledonia & Castlefield



FREE STANDING RETAIL  
BUILDING FOR LEASE

SUBURBAN RETAIL TEAM

**CBRE**

# Property Detail



## Prime Location

Situated in a well-established neighborhood in west North York, offering easy access to midtown. The site is also located adjacent to various home improvement store showrooms.



## Co-Tenancy with Major Brands

Located within a high-traffic plaza featuring well-known tenants such as RONA+, Scavolini, Lowe's, Blinds to Go, the KOHLER Store by EMCO, and Starbucks.



## Ample Parking

Provides a significant benefit with a large amount of surface parking space available for customers and visitors.



## Excellent Regional Access

Surrounded by a well-established residential area and multiple commercial hubs within a 10-minute drive, including Yorkdale Shopping Centre, Westside Mall (anchored by Freshco), RioCan Lawrence Allen Center, and a Walmart-anchored plaza.

**Retail Unit**  
Unit F1

**Unit Size**  
4,925 Sq. Ft.

**Parking**  
Surface

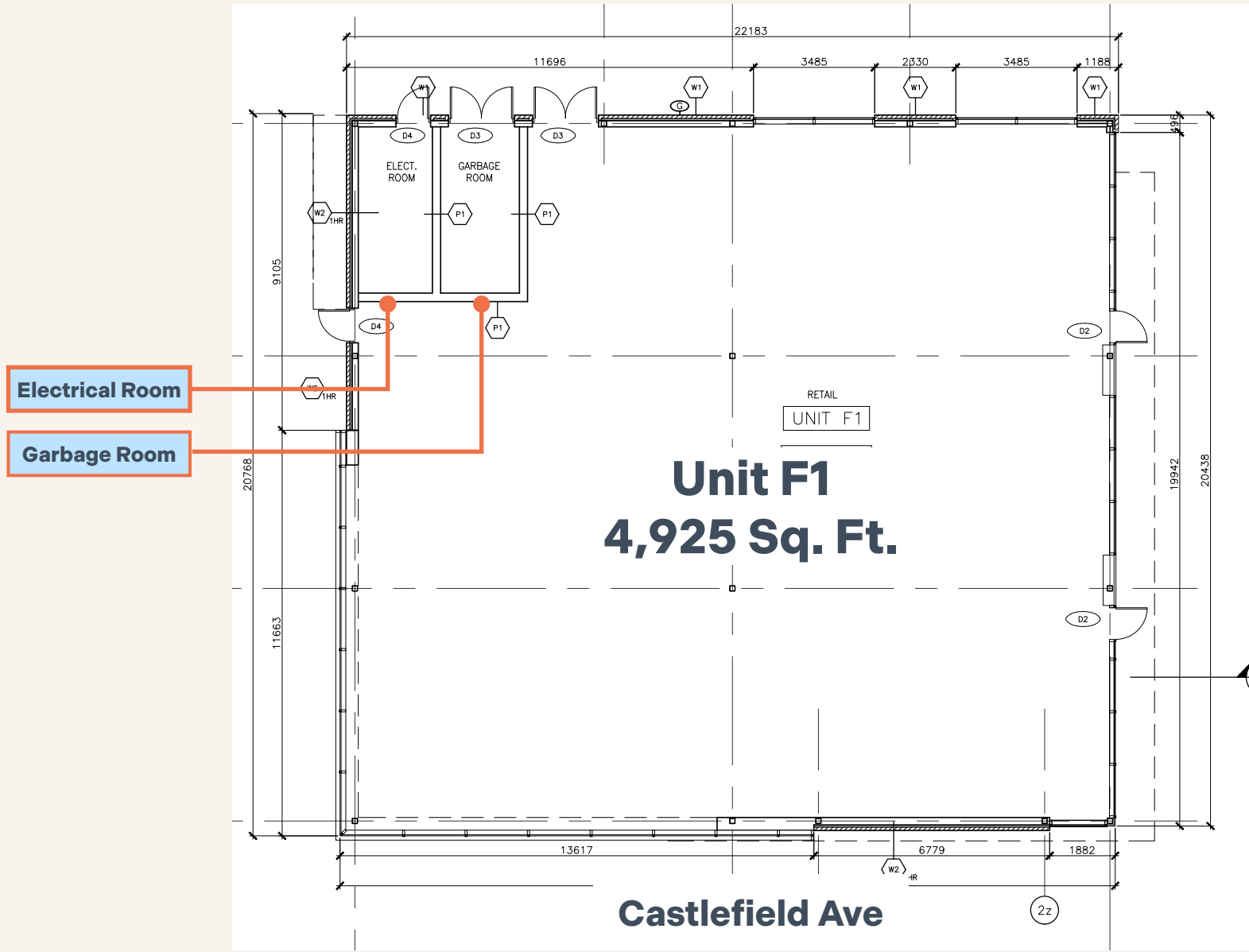
**Net Rent**  
\$34.50 Per Sq. Ft.

**TMI (2026)**  
\$16.90 Per Sq. Ft.

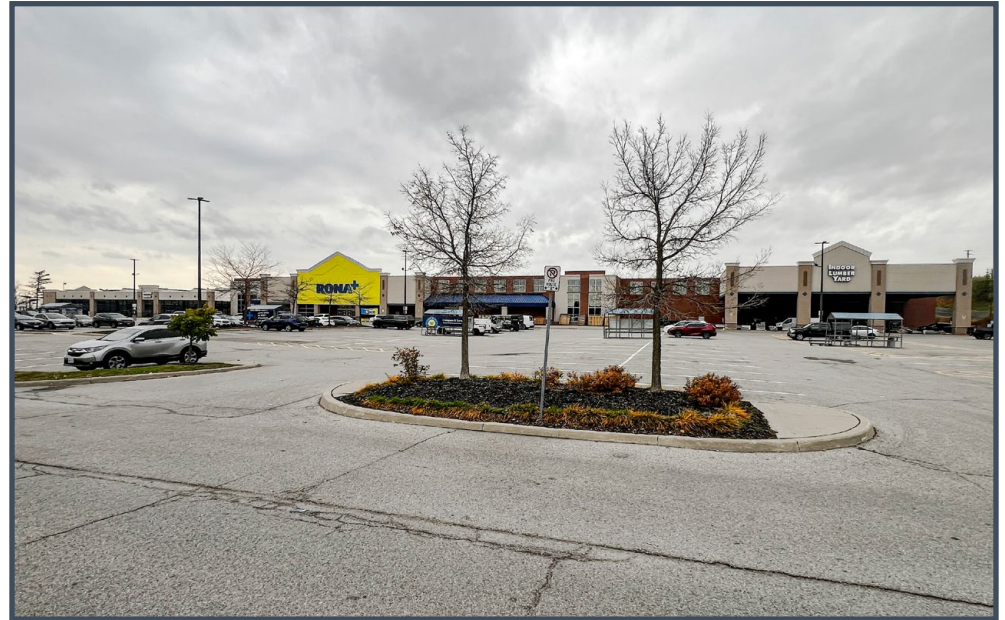
**Possession Date**  
Immediate



# Floor Plan



# Site Photos



# Amenities & Location



DAILY TRAFFIC COUNT

**59,748**

Dufferin St & Eglington Ave W

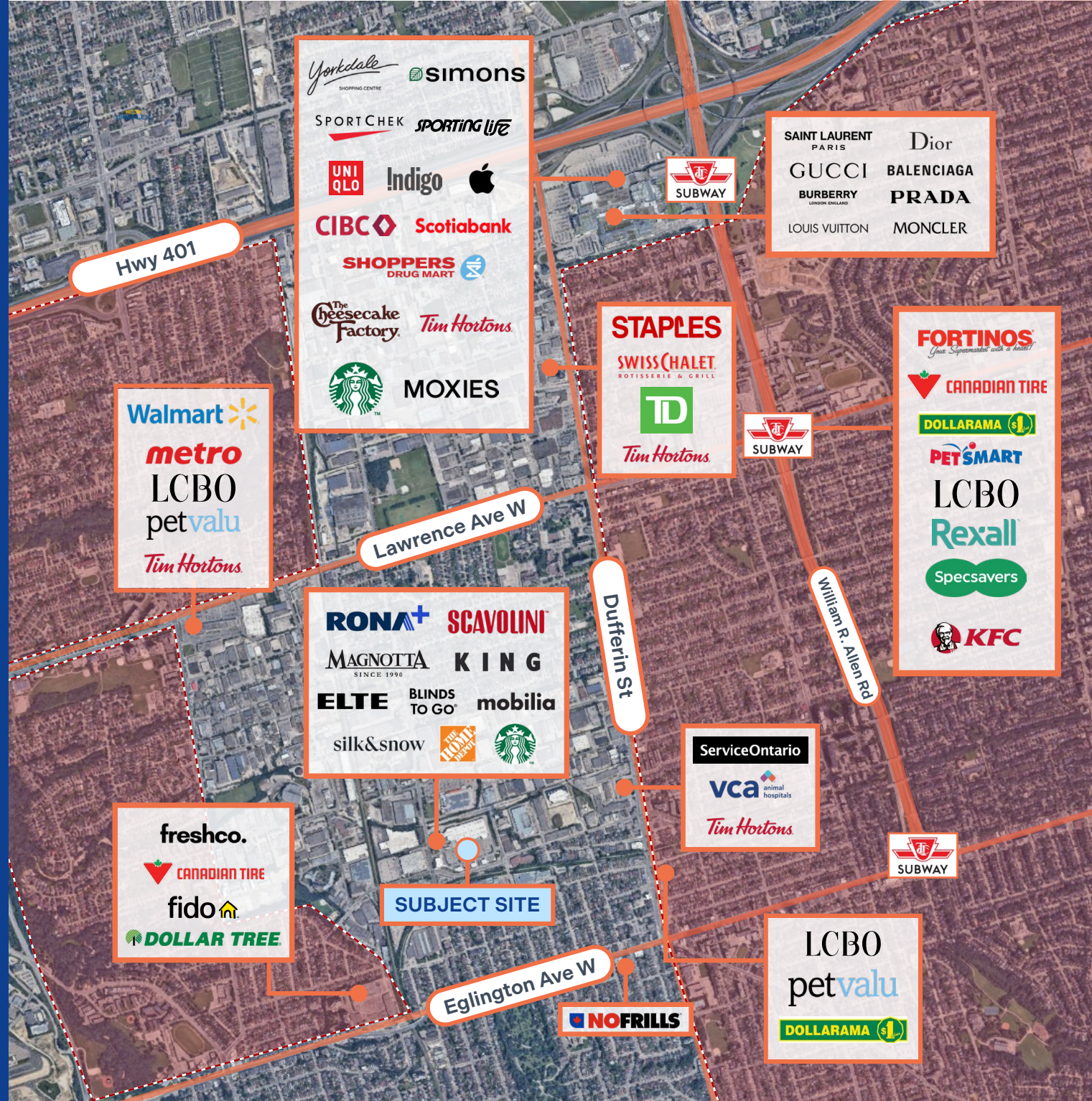


RESIDENTIAL BLOCK

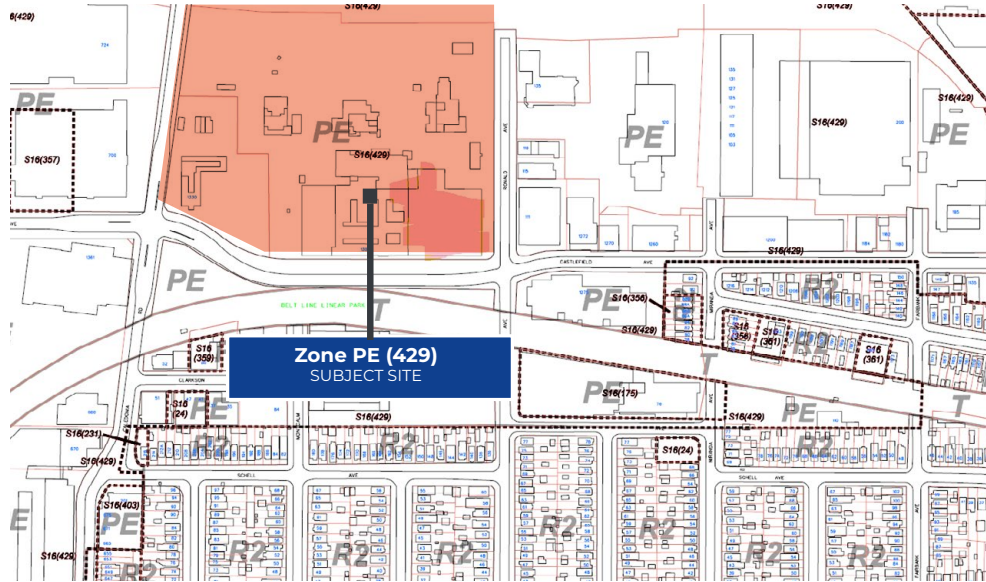
This commercial property is ideally located in a well-established neighborhood in west North York, offering easy access to midtown.

This site is located in an area with a high concentration of furniture showrooms gathered. The location provides a significant advantage due to its co-tenancy in the same plaza with major, recognized brands like RONA+, Scavolini, Lowe's, Blinds to Go, the KOHLER Store by EMCO, and Starbucks. Customers also benefit from a large amount of surface parking space.

This site is surrounded by a strong residential base and boasts excellent regional access, positioning it within a 10-minute drive of major commercial hubs, including Yorkdale Shopping Centre, Westside Mall (anchored by Freshco), RioCan Lawrence Allen Center, and a Walmart-anchored plaza.



# Permitted Uses & Zoning



## PERMITTED COMMERCIAL USES INCLUDING, BUT NOT LIMITED TO:

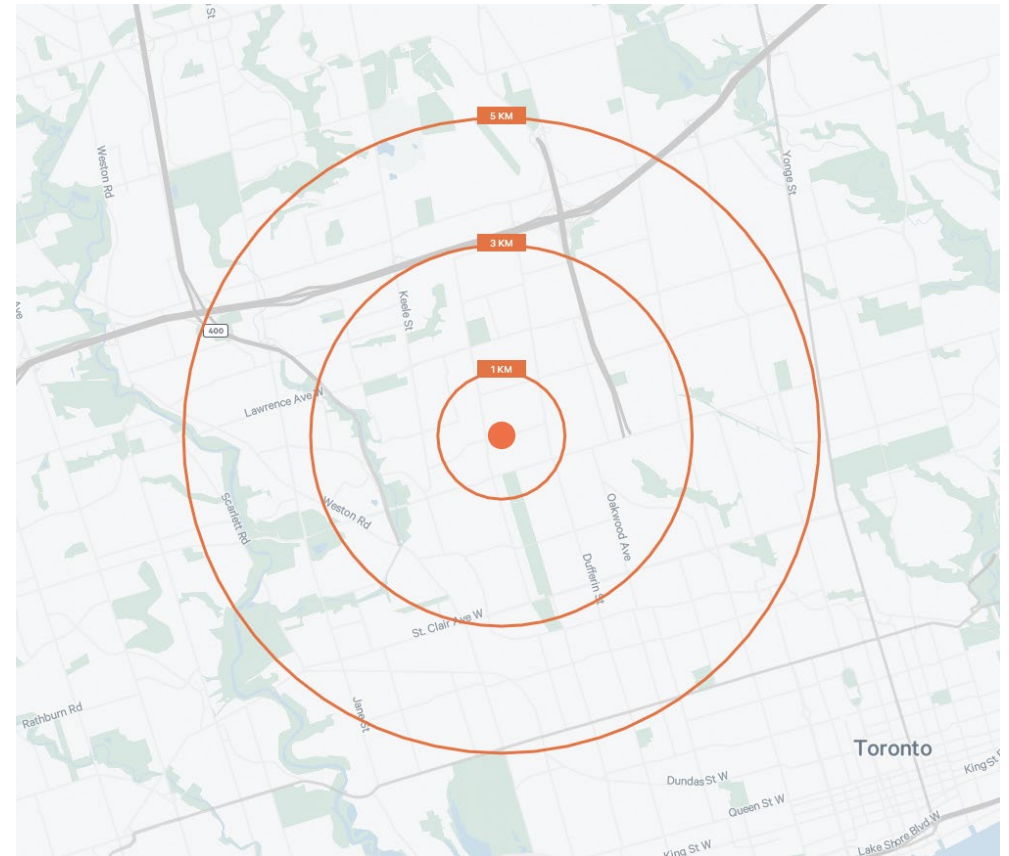
- Industrial uses
- Office uses
- Retail and/or showroom uses
- Design centre
- Business service establishments
- Restaurant, restaurant-licensed, snack bar, take-out eating establishment
- Banquet hall
- Motor vehicle sales and rental
- Recreational uses
- Day nursery
- Retail store with a gross floor area greater than 1500 meter square
- Retail store with a gross floor area less than 1500 meter square, provided: (i) it is located on a lot containing at least one retail store with a gross floor area greater than 1500 meter square, and (ii) the total gross floor area of all retail stores each with a gross floor area of less than 1500 meter square does not exceed 50% of the total gross floor area of all retail stores on the lot

CLICK TO VIEW  
429  
EXCEPTIONS

CLICK TO VIEW  
CITY OF TORONTO  
ZONING DEFINITIONS

\*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

# Demographics



	TOTAL POPULATION 2025	POPULATION GROWTH 2025-2030	DAYTIME POPULATION 2025	HOUSEHOLD INCOME 2025
1 KM	16,831	13.9%	19,148	\$108,624
3 KM	175,398	2.7%	155,895	\$131,010
5 KM	503,188	2.9%	428,967	\$161,264



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