

RETAIL | MEDICAL | OFFICES



1625 ALBION ROAD, TORONTO, ON

FOR SALE

SALES CONTACT INFO

Sukh Bhaura

CCIM, Broker

☎ (416) 543-2005

✉ info@sukhbhaura.com

Garry Bhaura

Broker of Record

☎ (905) 488-2100

✉ garry.bhaura@presidentrealty.ca

RE/MAX
COMMERCIAL

OVERVIEW

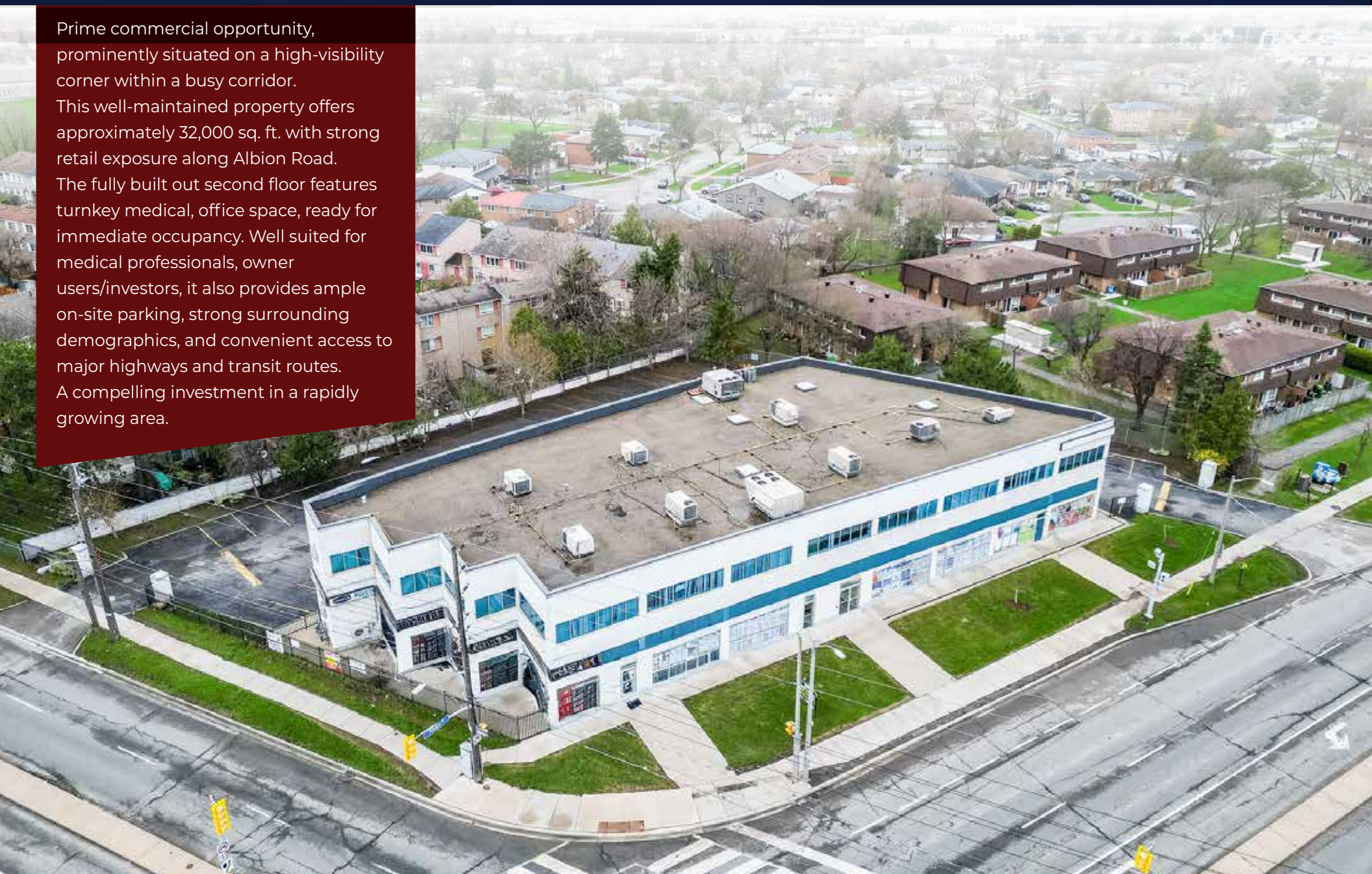
1625 ALBION ROAD, TORONTO, ON

Prime commercial opportunity, prominently situated on a high-visibility corner within a busy corridor.

This well-maintained property offers approximately 32,000 sq. ft. with strong retail exposure along Albion Road.

The fully built out second floor features turnkey medical, office space, ready for immediate occupancy. Well suited for medical professionals, owner users/investors, it also provides ample on-site parking, strong surrounding demographics, and convenient access to major highways and transit routes.

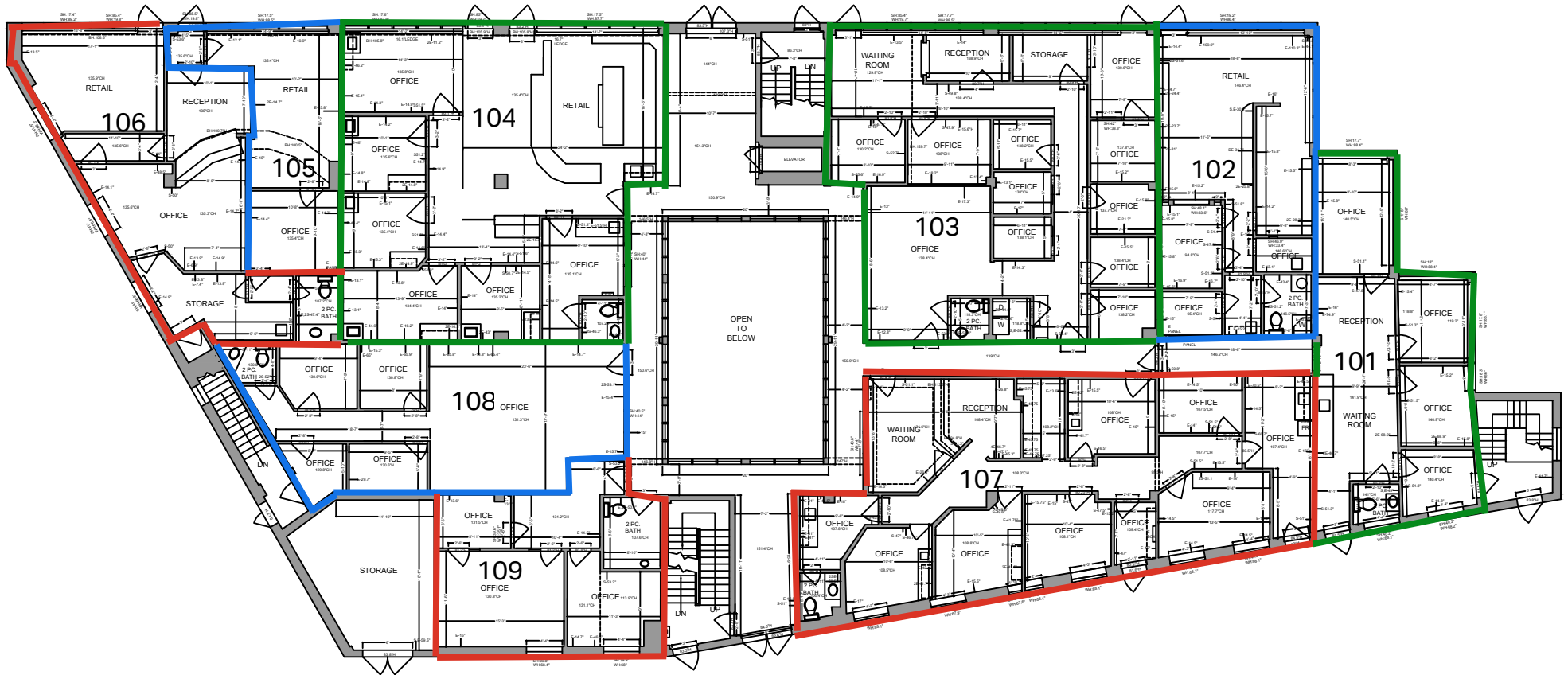
A compelling investment in a rapidly growing area.





FLOORPLAN

MAIN FLOOR
10402 SQ. FT.



0' 5' 10'
SCALE

NORTH

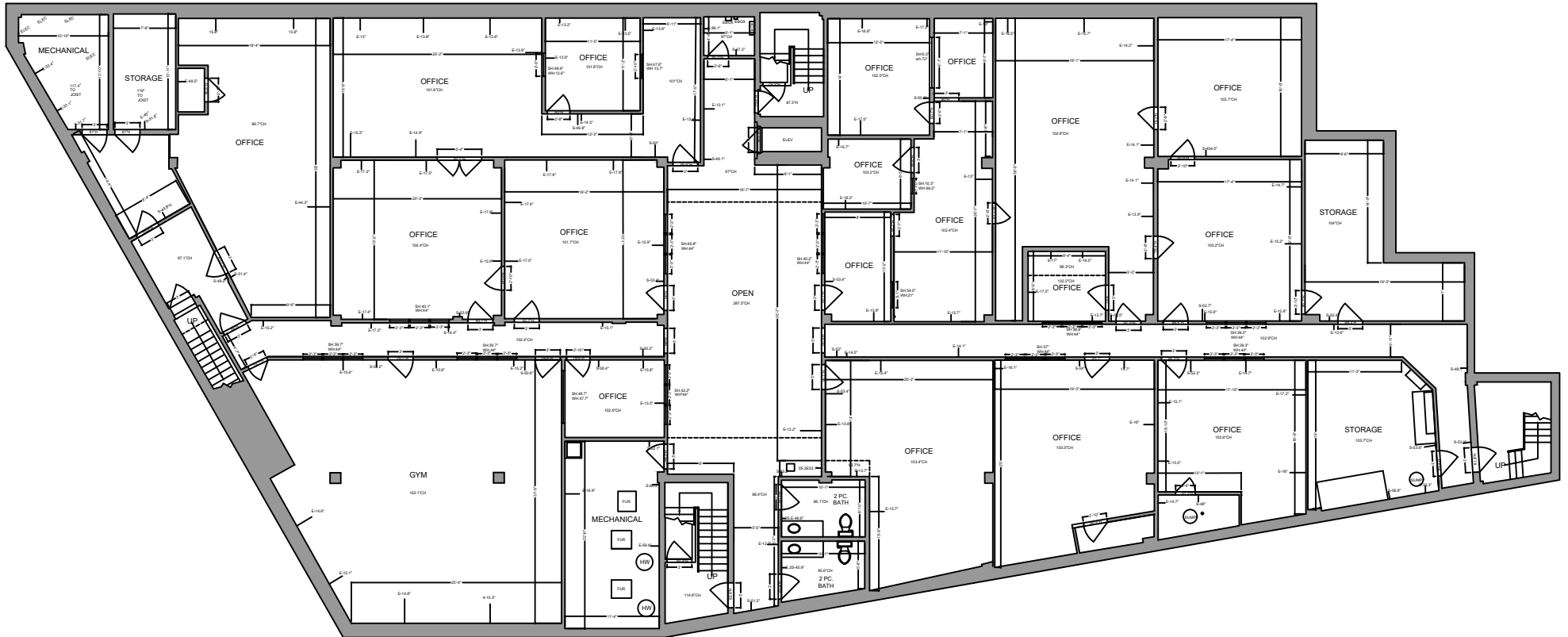


1625 ALBION RD MAY 1, 2025		
PREPARED FOR THE EXCLUSIVE USE OF RAVI MAND PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	OPEN TO BELOW
MAIN	10402	536
UPPER	10938	-
LOWER	10938	-
TOTAL	32278	536



FLOORPLAN

LOWER FLOOR
10938 SQ. FT.



0' 5' 10'
SCALE

NORTH

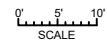
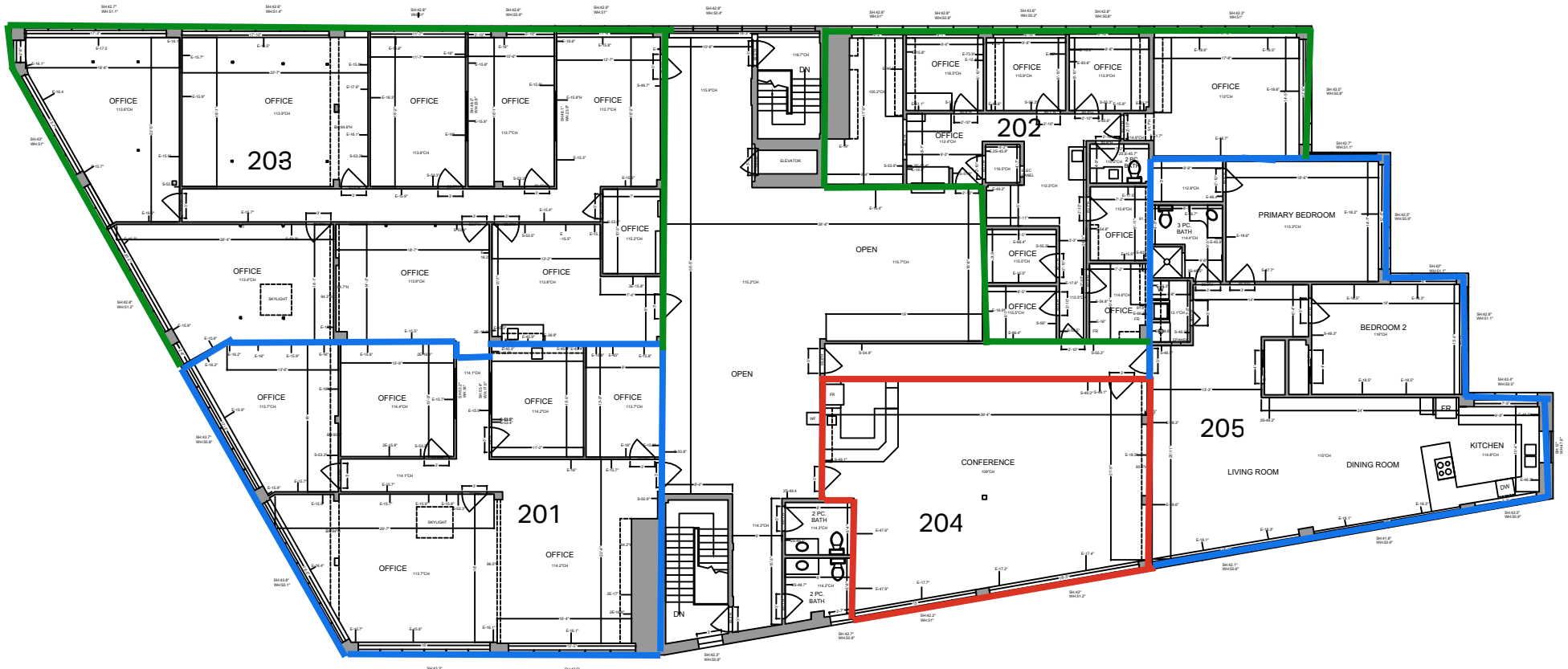


1625 ALBION RD MAY 1, 2025		
PREPARED FOR THE EXCLUSIVE USE OF RAVI MAND PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	OPEN TO BELOW
MAIN	10402	536
UPPER	10938	-
LOWER	10938	-
TOTAL	32278	536



FLOORPLAN

UPPER FLOOR
10938 SQ. FT.

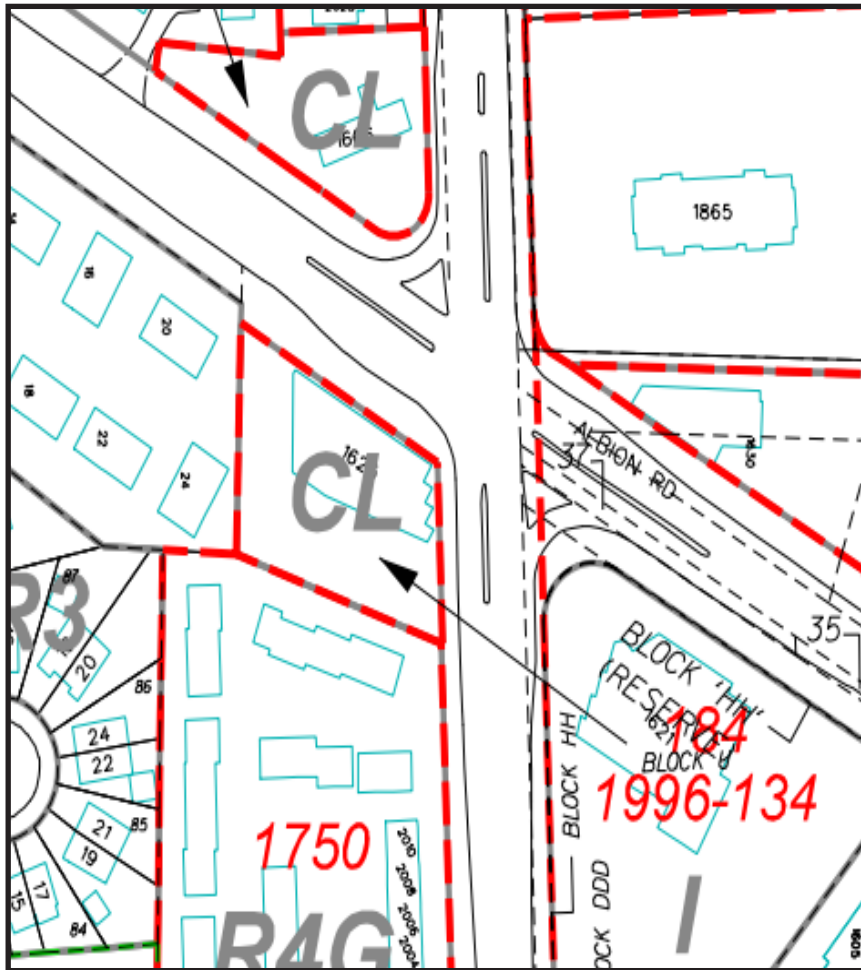


NORTH



1625 ALBION RD MAY 1, 2025 PREPARED FOR THE EXCLUSIVE USE OF RAVI MAND PLANS MAY NOT BE 100% ACCURATE, IF CRITICAL BUYER TO VERIFY.		
FLOOR	AREA (SQ. FT.)	
	FINISHED	OPEN TO BELOW
MAIN	10402	536
UPPER	10938	-
LOWER	10938	-
TOTAL	32278	536





Official Plan: Neighbourhood

Zoning: CL - Limited Commercial Zone

By Law No.: 11373 (Former Etobicoke)

Status : Legal and Conforming

The Official Plan designates the subject property as Neighbourhoods. The site is zoned Limited Commercial Zone, which permits a broad range of commercial uses, including retail, service commercial, and office activities. Based on available zoning information, the subject property appears to represent a legal use.

PERMITTED USES

No building, structure or land shall be used and no building or structure shall be hereafter erected, structurally altered, enlarged or maintained, except for the following uses:

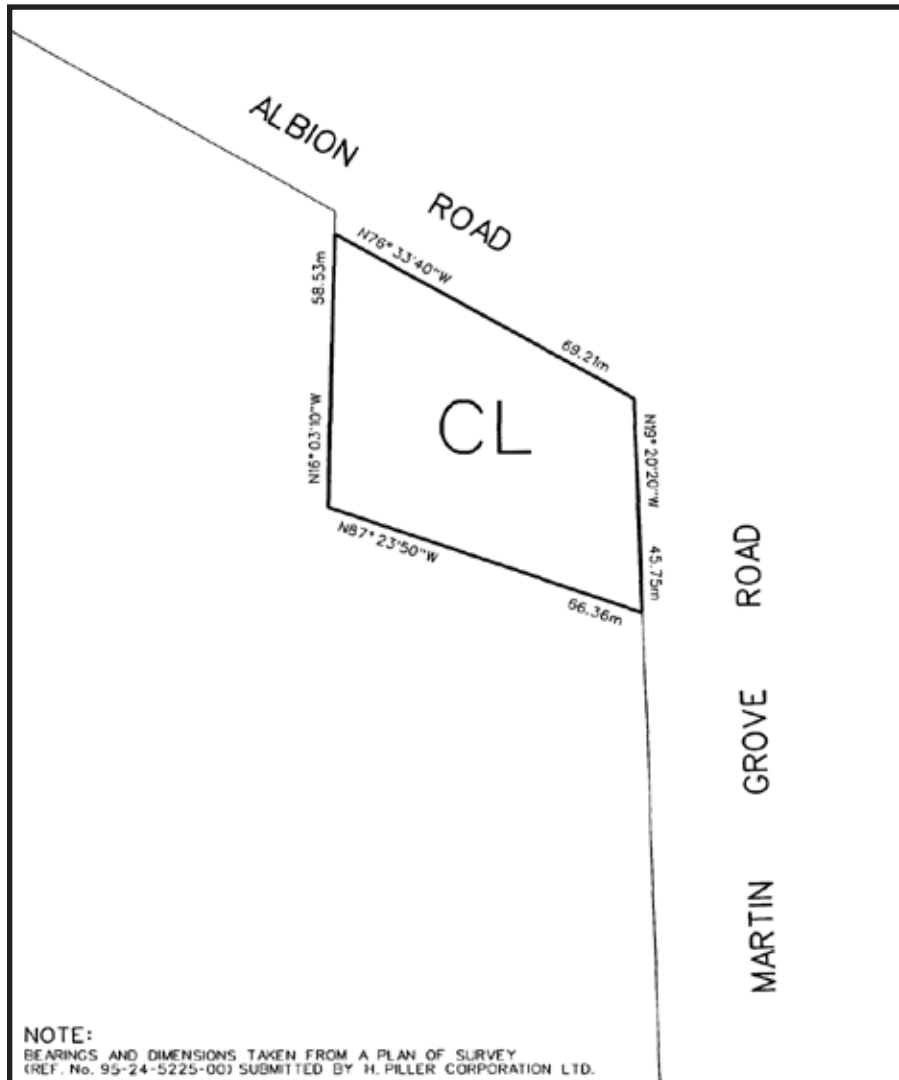
A. Residential: one- family detached dwellings; duplex dwellings; lodging-houses; apartment houses; dwelling units above a business use; and group homes, as defined in §§ 320-3B and 320-24.1. (See also By-Law No. 2854.7 [Amended 1970-06-25 by By-Law No. 1979-165; 1979-07-23 by By-Law No. 1979-177; 1981-10-05

By-Law No. 1981-297; 1986-01-13 by By-Law No. 1986-12]

B. Business

(1) The following types of uses: neighbourhood stores (see the definition

of "neighbourhood store" in § 320-3B); bakery shops; banks; clothes cleaning agencies or pressing establishments; confectionery stores; custom dressmaking and millinery shops; florist and gift shops; hotels; jewellery stores; laundry agencies; offices, business and professional; photographers; shoe stores and shoe repair shops; tailor; clothing and wearing apparel shops; theatres; undertaking establishments; service stations and public garages; public parking areas; bowling-alleys; dry-cleaning plants using non-combustible cleaning solvents; customer-operated automatic laundries; new and used car sales rooms and lots (other than lots for the sale of trailers that are suitable for being attached to a motor vehicle for the purpose of being drawn or propelled by the motor vehicle and capable of being used for the living, sleeping or eating accommodation of persons), provided that they are used only on the same lot as and as a subsidiary of and in conjunction with a new car sales agency; nursery schools and day nurseries; health centres; commercial schools; athletic clubs; social clubs; amusement devices; game



establishment - Types A, B and C (see the definition of "amusement device" in § 320-3B); convenience restaurants; take-out restaurants; standard restaurants; one (1) food vending cart, except on a corner lot where a second food vending cart will be permitted; medical centres; and medical and dental offices. [Amended 1960-01-18 by By-Law No. 12,100; 1964-04-06 by By-Law No. 14,392; 1965-01-05 by By-Law No. 14,732; 1070-10-18 by By-Law No. 1799; 1972-03-27 by By-Law No. 2327; 1978-07-04 by By-Law No. 1978-199; 1978-12-11 by By-Law No. 1978-388; 1981-03-09 by Bv-Law No. 1981-60; 1982-12-13 by Bv-Law No. 1982-264; 1987-05-19 by Bv-Law No. 1987-97; 1994-08-19 by By-Law No. 1994-139]

(2) Lot No. 3 according to Registered Plan No. 2131 may, in addition to such uses, be used for the manufacture of confectionery

C. Institutional: schools (public, separate, private and nursery); colleges; churches; church halls; Sunday schools; libraries; museums; art galleries; fraternal societies; and day nurseries and nursery schools, as defined in § 320-3B. [Amended 1985-09-09 by By-Law No. 1985-208]

D. Public: municipal, provincial or federal government buildings; fire halls; police stations; monuments; rest rooms; community centre; and parks and playgrounds [Amended 1970-10-13 by By-Law No. 17998]

E. Accessory uses: private garages; neighbourhood garages; and television antennae.⁹

F. Parking space. Parking space shall be provided as required under § 320-18. [Added 1970-10-13 by By-Law No. 17999]

Our commercial real estate professionals exceed expectations.

We are committed to offering client service excellence, underscored by integrity, drive and our ability to secure the best on and off-market solutions for clients. Our mission to build, grow and strengthen is reinforced by a diverse and caring culture, positioning us at the forefront of the industry.



RE/MAX President Realty, Brokerage

General Contact

☎ (905) 488-2100

📄 (905) 488-2101

✉ info@presidentrealty.ca

🌐 www.remaxpresident.com



SALES CONTACT INFO

Sukh Bhaura

CCIM, Broker

☎ (416) 543-2005

✉ info@sukhbhaura.com



Garry Bhaura

Broker of Record

☎ (905) 488-2100

✉ garry.bhaura@presidentrealty.ca

All property listing information contained within is subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates contained within this site are for example only, and such projections, opinions, assumptions or estimates may not represent the current or future performance of a listed property. You and your financial, tax and legal advisors should conduct your own investigation of any property listed on this site and any contemplated transaction concerning any property listed on this site. **Re/Max President Realty** Prospective purchasers should satisfy themselves as to the accuracy of the information contained in this feature sheet. All measurements are approximate. The statements contained herein are based upon information furnished by principals and sources, which we believe are reliable, but for which we assume no responsibility.