

380

Donlands Ave | East York

FREE STANDING BUILDING FOR LEASE WITH DEDICATED SURFACE PARKING LOT



SUBURBAN RETAIL TEAM

CBRE

Property Details



380
Donlands Ave | East York

EST. TMI (2026)
\$12.00 Per Sq. Ft.

Total Building Size
± 6,336 Sq. Ft.

Possession Date
Immediate

Net Rent
\$35.00 Per Sq. Ft.

Parking
Surface



Prime High-Visibility Location

Strategically positioned on the signalized southwest corner of Donlands Avenue and O'Connor Drive, this freestanding building offers exceptional street exposure and strong daily traffic in the established O'Connor-Parkview community.



Stand-Alone Building Benefits

As a 6,336-square-foot standalone retail property, it provides tenants with full branding visibility on all sides, a rear loading dock for efficient deliveries, and dedicated surface parking for staff and customers.



Exceptional Connectivity

The property enjoys convenient access to the Don Valley Parkway and TTC transit, located just minutes from the Danforth and Broadview subway corridors.



Ideal Tenant Profile

Situated within a dense, mature residential neighborhood surrounded by a diverse mix of national and local businesses, the site is perfectly suited for retail, service, or destination-based tenants.

Amenities & Location



Permitted Uses, Zoning & Demographics

CITY OF TORONTO | ZONING BY-LAW (CR- COMMERCIAL RESIDENTIAL ZONE)

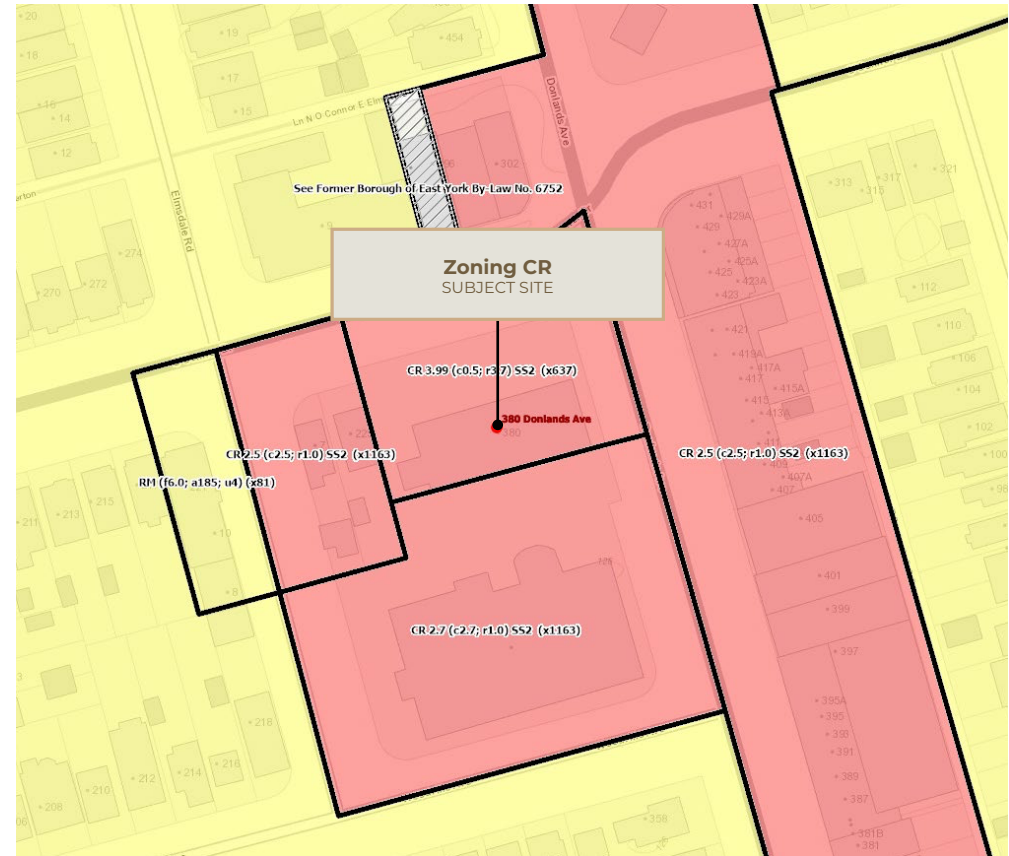
USES PERMITTED BUT NOT LIMITED TO:

USES WITHOUT CONDITIONS:

- Ambulance Depot
- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Education Use
- Financial Institution
- Fire Hall
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Park
- Passenger Terminal
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Police Station
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development & Processing
- Veterinary Hospital
- Wellness Centre

USES WITH CONDITIONS:

- Amusement Arcade (23, 47)
- Cabaret (1)
- Club (1)
- Cogeneration Energy (56)
- Custom Workshop (16)
- Day Nursery (27)
- Drive Thru Facility (37)
- Eating Establishment (1, 33)
- Entertainment Place of Assembly (1, 46)
- Funeral Home (24)
- Hotel (4)
- Laboratory (15)
- Night Club (2)
- Outdoor Sales or Display (20)
- Outdoor Patio (21)
- Place of Worship (40)
- Private School (28)
- Public School (28)
- Recreation Use (1, 46)
- Retail Service (17)
- Retail Store (5)
- Service Shop (6)
- Take Out Eating Establishment (1)
- Transportation Use (55)
- Vehicle Dealership (26)
- Vehicle Service Shop (13, 39)



CLICK TO VIEW
PERMITTED USES
ZONE CR

CLICK TO VIEW
CITY OF TORONTO
ZONING DEFINITIONS

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

	 TOTAL POPULATION 2025	 POPULATION GROWTH 2025-2030	 DAYTIME POPULATION 2025	 HOUSEHOLD INCOME 2025
1 KM	6,691	0.7%	20,062	\$111,113
3 KM	42,694	0.9%	153,266	\$170,864
5 KM	144,910	4.0%	651,071	\$166,257

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