



# COMMERCIAL RETAIL UNITS FOR LEASE



**3715 KEELE STREET**  
TORONTO, ONTARIO, CA

YOUR SUCCESS IS OUR TARGET.

**FRANK TULLIO**  
Vice President, Broker

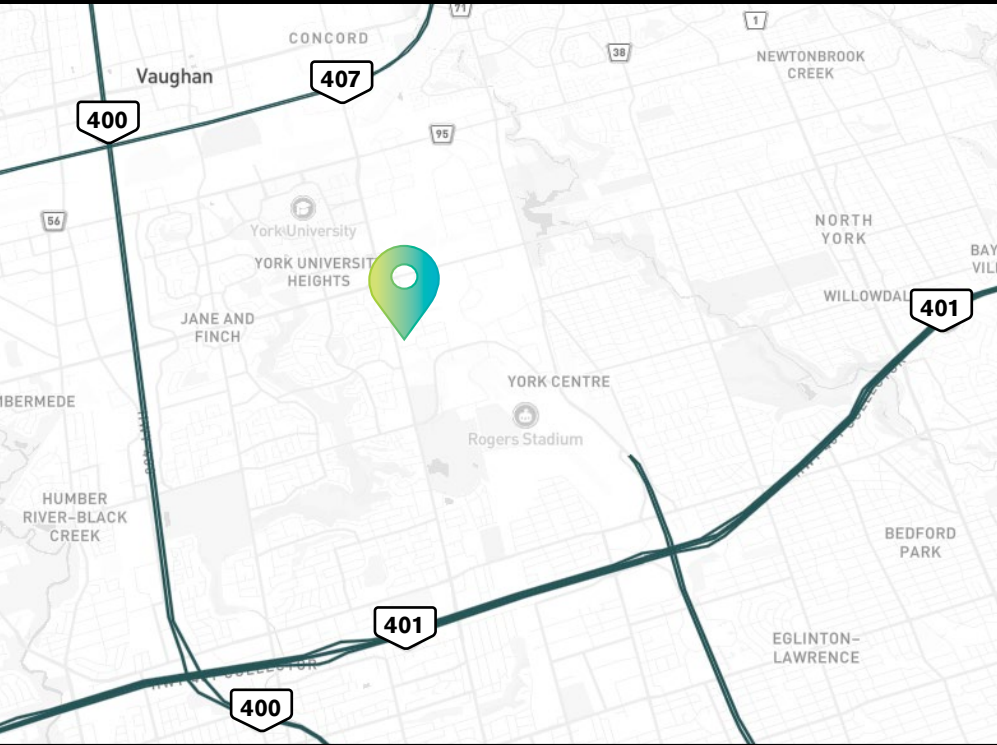
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3715 KEELE STREET, TORONTO, ON



LEASE OPTIONS:	<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
UNIT NUMBER:	1-3	11-12	13-14	15-16	17
RENTABLE BUILDING AREA:	16,800 SF	7,200 SF	6,500 SF	7,200 SF	3,395 SF
INDUSTRIAL AREA:	10%	99%	98%	99%	50%
RETAIL AREA:	90%	1%	2%	1%	50%
SHIPPING:	2 TRUCK-LEVELS	1 TRUCK-LEVEL	1 TRUCK-LEVEL	1 DRIVE-IN	1 DRIVE-IN
CLEAR HEIGHT:	13' FT				
ZONING:	EMPLOYMENT LIGHT INDUSTRIAL				
LIST PRICE:	\$27 NET + \$8 T.M.I.				

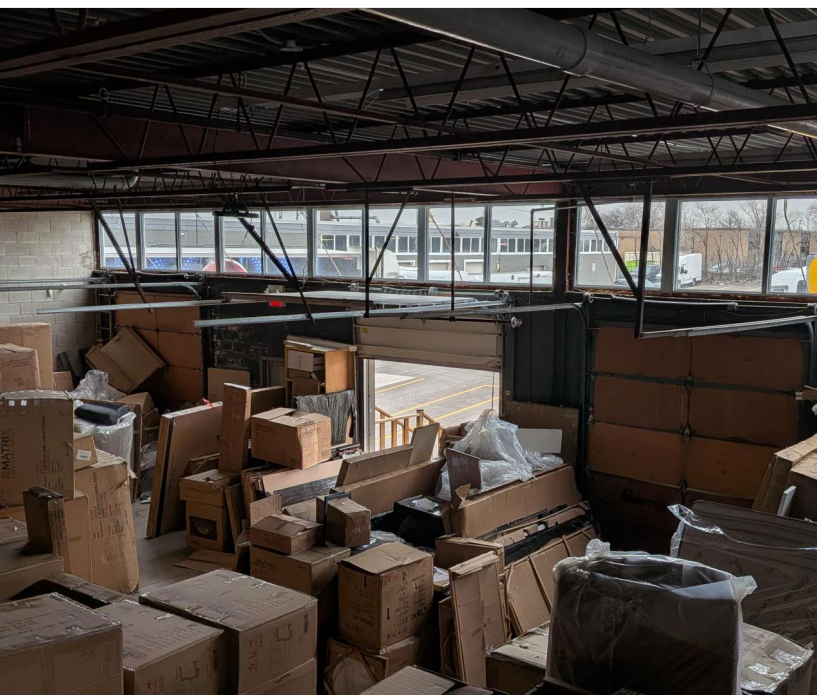
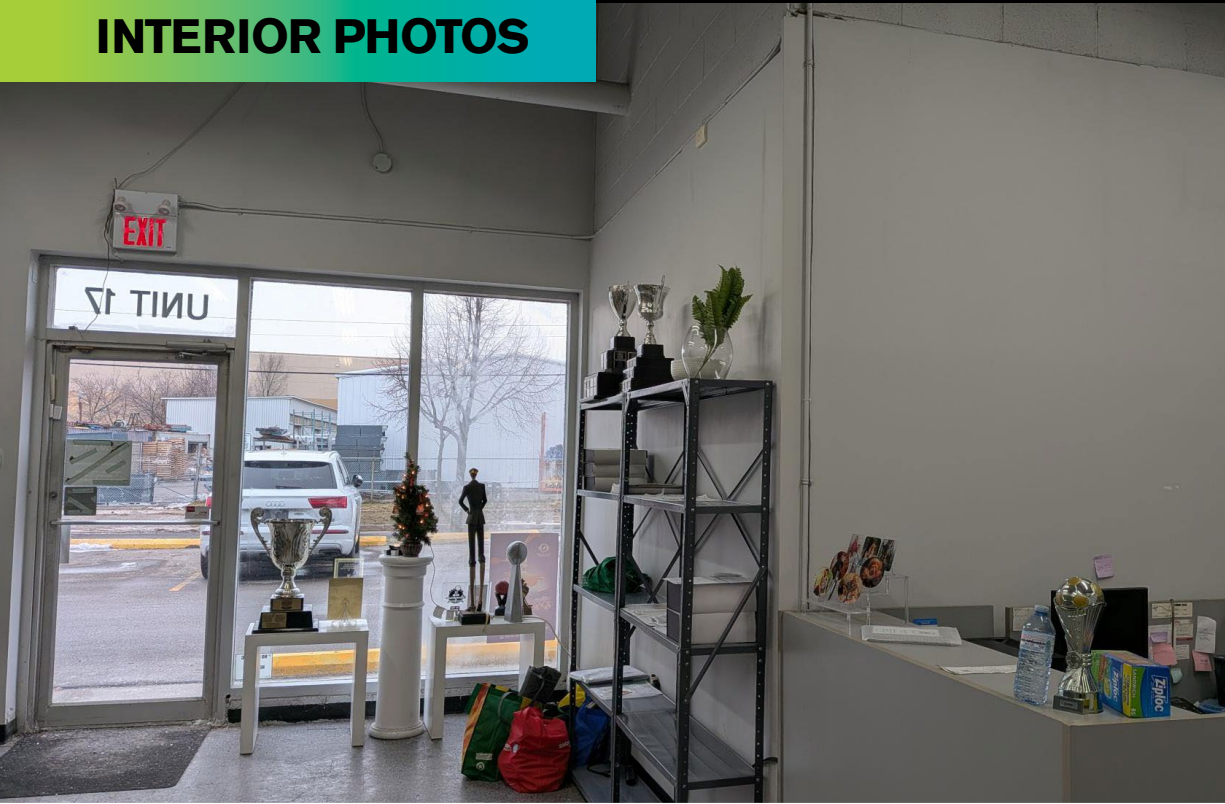
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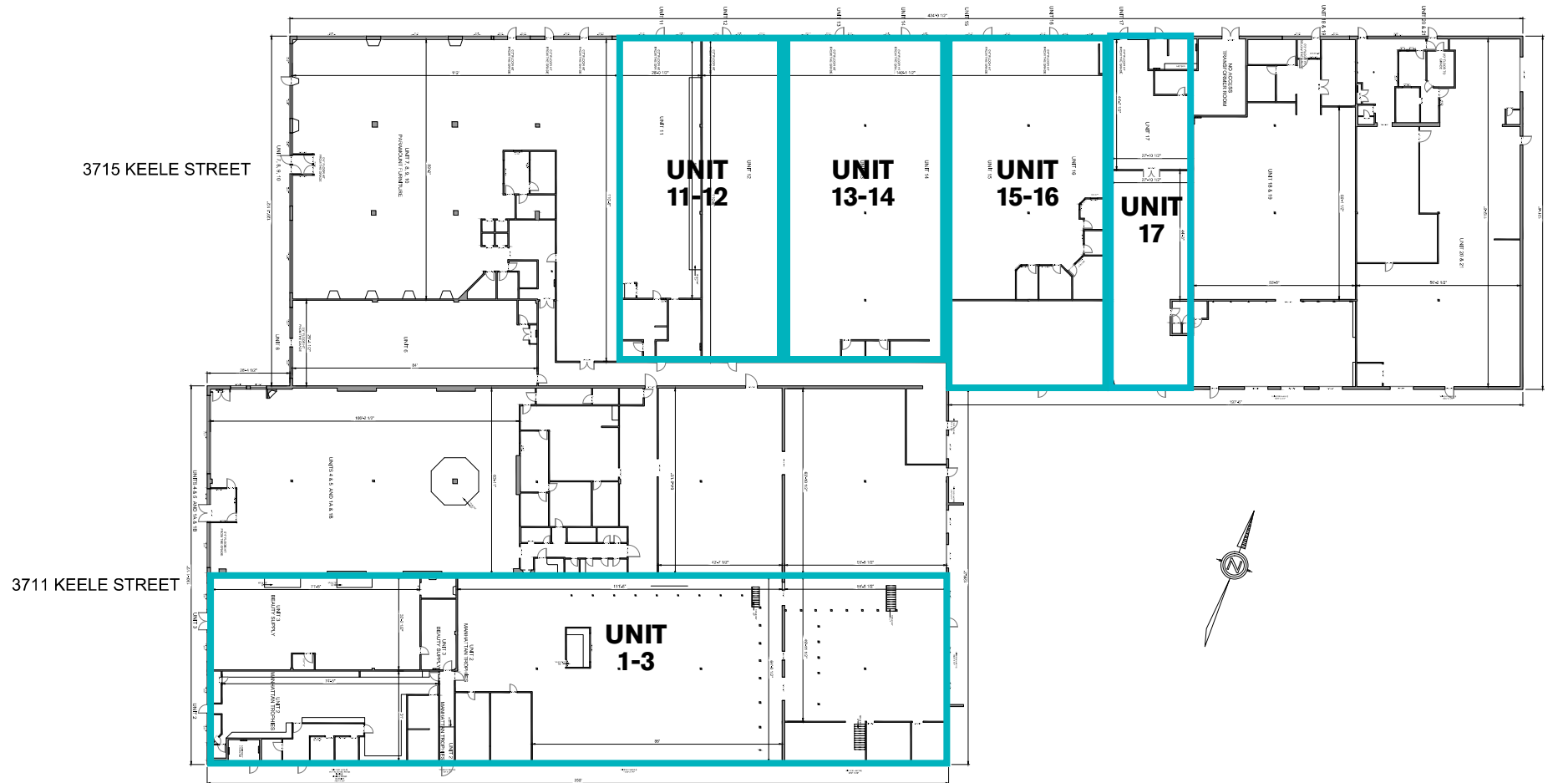
EXTERIOR PHOTOS



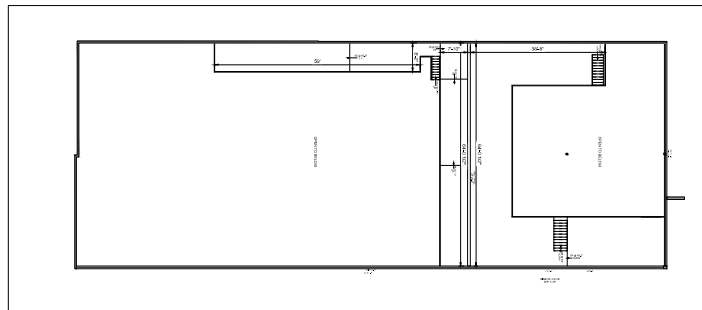
INTERIOR PHOTOS



FLOOR PLAN

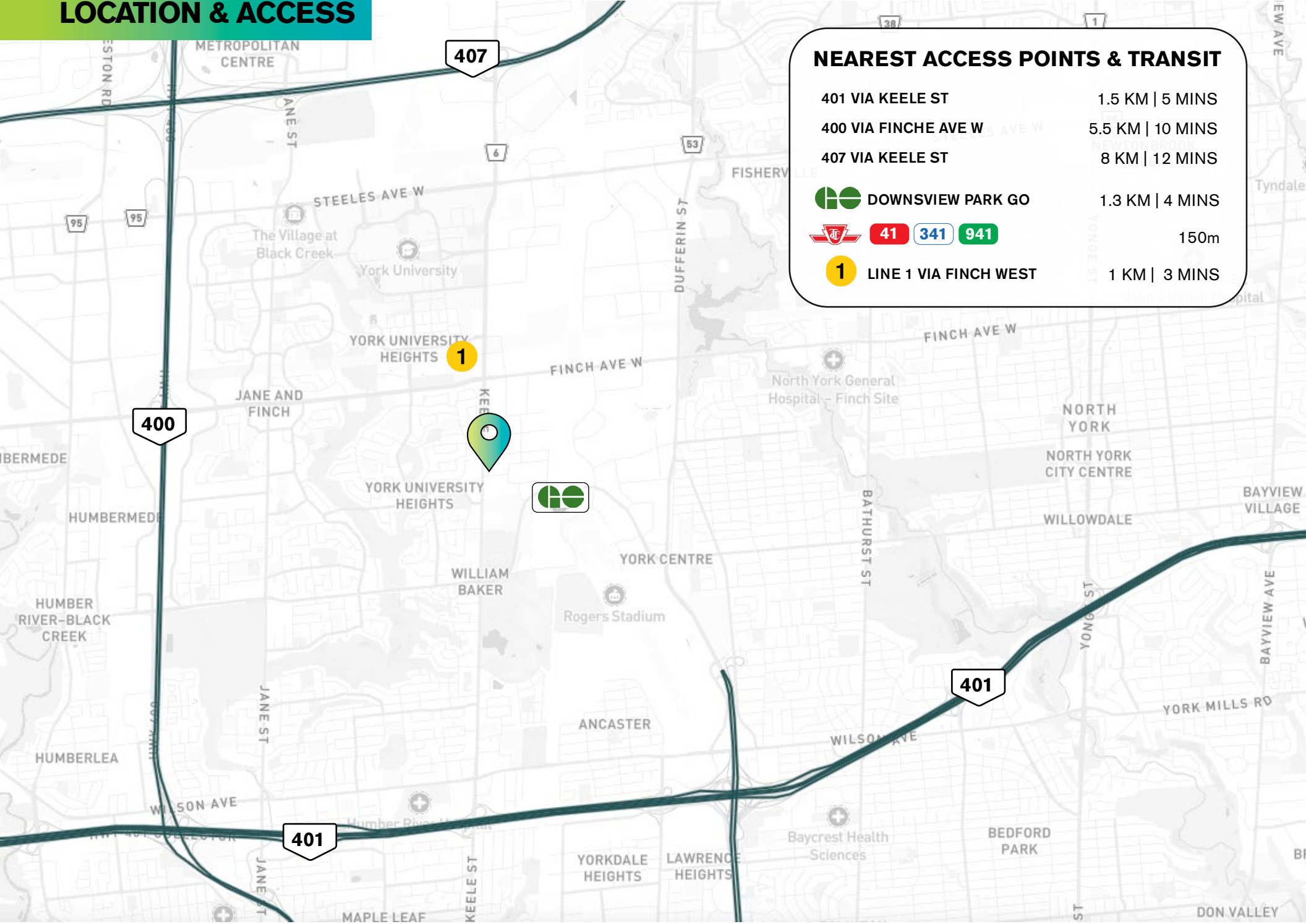


MEZZANINE  
2,923 SQ.FT.






PREPARED FOR: STANBANK DEVELOPMENT CORPORATION	CLIENT: DUNG LAM 328 BROOK AVENUE TORONTO, ON M5V 2L4	ADDRESS: 3715/11 KEELE STREET	PROJECT NO. / DRAWING NO. / FLOOR PLAN: 08-1000-01 / 01-0000-01 / 1-1	DATE: MAY 20, 2013	SCALE: 1/8" = 1'-0"	UNIT NUMBER: 11-17	PLAN 1-1
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LOCATION & ACCESS



NEAREST ACCESS POINTS & TRANSIT

- 401 VIA KEELE ST 1.5 KM | 5 MINS
- 400 VIA FINCHE AVE W 5.5 KM | 10 MINS
- 407 VIA KEELE ST 8 KM | 12 MINS
-  DOWNSVIEW PARK GO 1.3 KM | 4 MINS
-  150m
-  LINE 1 VIA FINCH WEST 1 KM | 3 MINS



## **ZONING BY-LAWS**

### **ZONING: EMPLOYMENT LIGHT INDUSTRIAL (EL)**

#### **PERMITTED USES:**

- Ambulance Depot
- Artist Studio
- Automated Banking Machine
- Bindery
- Carpenter's Shop
- Cold Storage
- Custom Workshop
- Dry Cleaning or Laundry Plant
- Financial Institution
- Fire Hall
- Industrial Sales and Service Use
- Laboratory
- Office
- Park
- Performing Arts Studio
- Police Station
- Production Studio
- Self-storage Warehouse
- Service Shop
- Warehouse
- Wholesaling Use

#### **PERMITTED USES - WITH CONDITIONS:**

- Apparel and Textile Manufacturing Use (9)
- Beverage Manufacturing Use (9)
- Cogeneration Energy (17)
- Contractor's Establishment (7)
- Crematorium (21)
- Eating Establishment (6, 14)
- Education Use (4)
- Food Manufacturing Use (9, 10)
- Furniture Manufacturing Use (9)
- Metal Products Manufacturing Use (9)
- Open Storage (12)
- Outdoor Patio (11)
- Plastic Product Manufacturing Use (9)
- Printing Establishment (8)
- Public Utility (16, 18)
- \* Recreation Use (1,3)
- Renewable Energy (17)
- Retail Store (5)
- Software Development and Processing (2)
- Take-out Eating Establishment (6)
- Transportation Use (19) [By-law: 1198-2019]

**CITY OF TORONTO**  
**ZONING BY-LAW 569-2013**





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