



FOR LEASE

982 SF Office Suite in a Well-Maintained Building

996 Martin Grove Road, Unit 302, Etobicoke, Ontario



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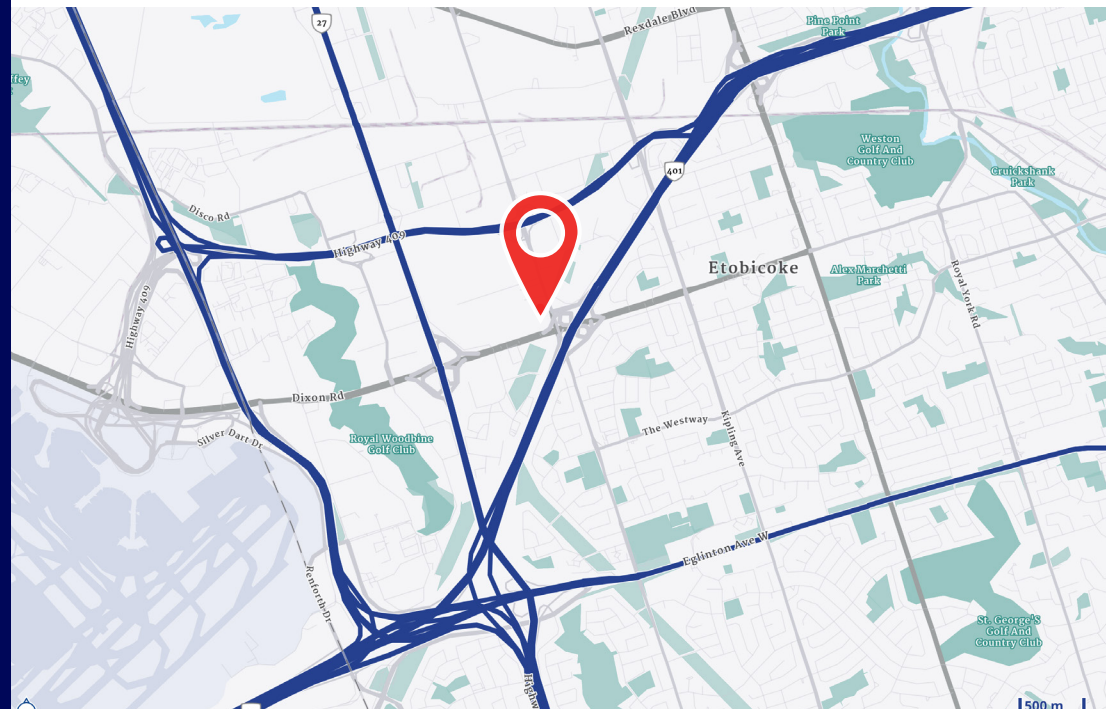
Unit 300
5515 North Service Road
Burlington, Ontario
Canada L7L 6G4
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Property Overview

Key Highlights

- ◇ Well-maintained and professionally managed building
- ◇ Landlord to deliver a turnkey build-out
- ◇ Ample visitor parking
- ◇ Excellent access to major highway and transportation



Address 996 Martin Grove Road

Unit 302

Location Etobicoke

Total Area 982 SF

Zoning EO1.5

Parking Underground

Possesion Immediate

Lease Price: Condo Fees
(2026)

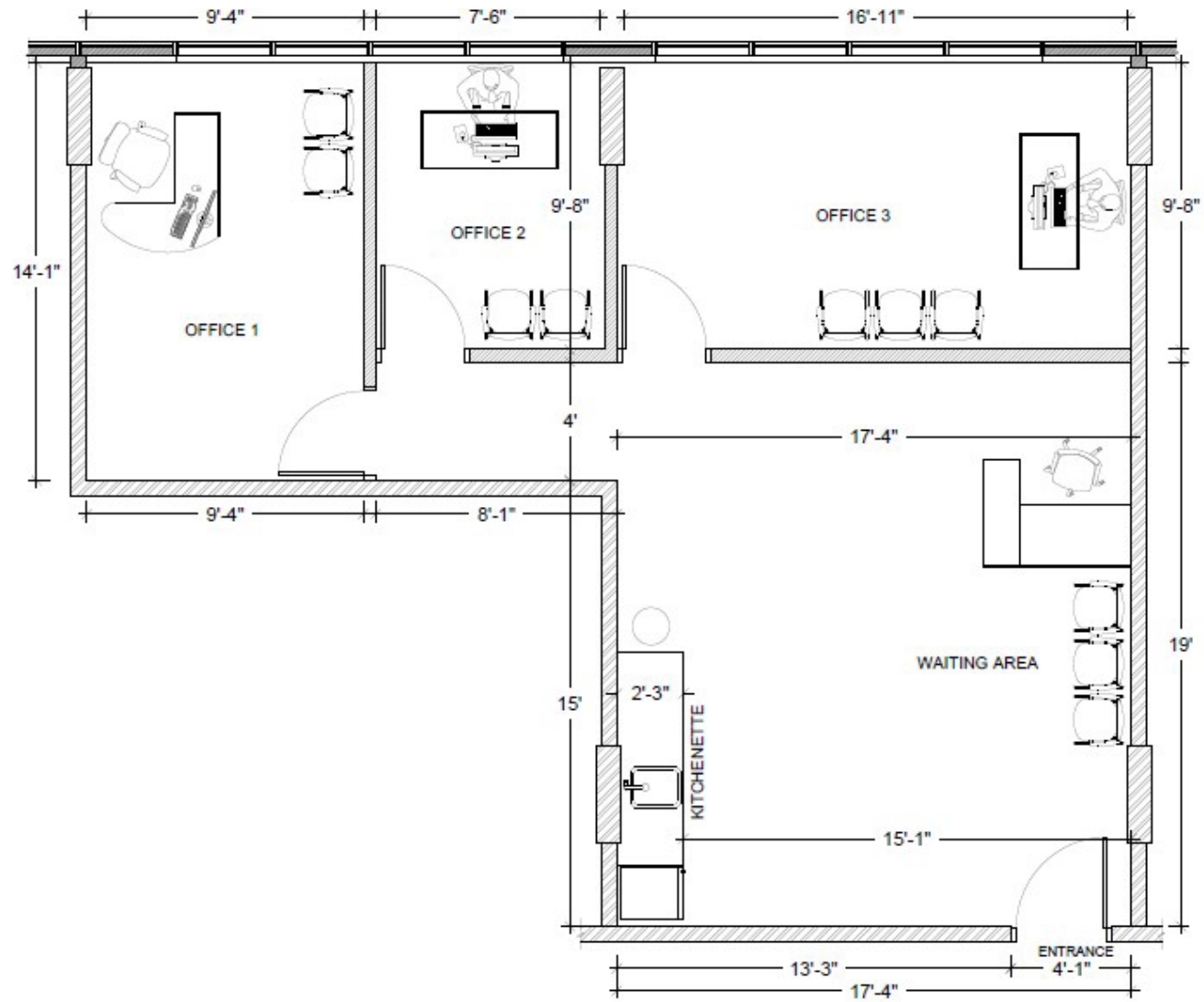
**\$2500 Net
per month** **\$543.48 per**

Property Photos



Floor Plan


Landlord to deliver a turnkey buildout

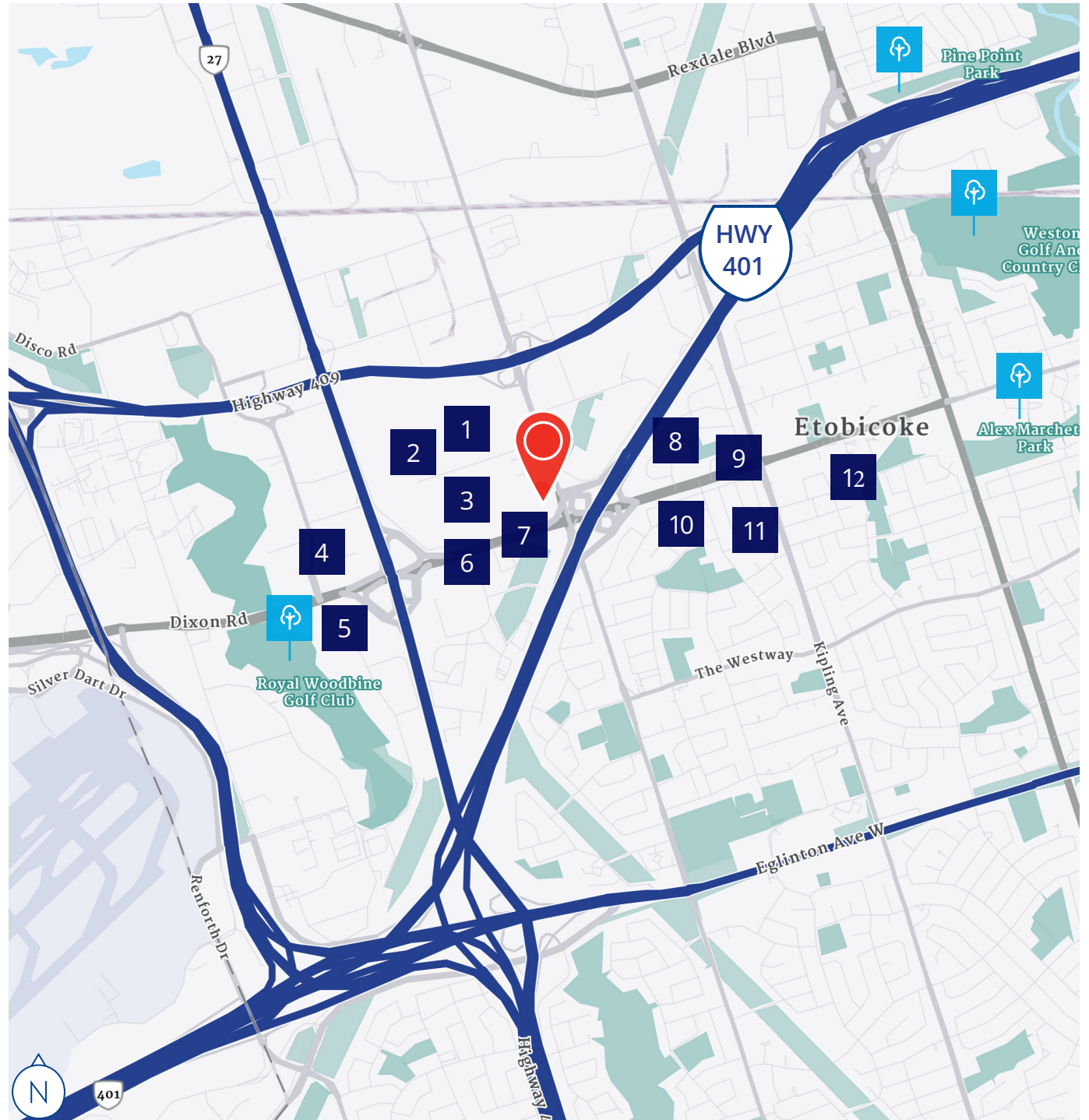


Nearby Amenities

 996 Martin Grove Rd

- | | |
|----|--------------|
| 1 | Tim Horton's |
| 2 | Quesada |
| 3 | Swiss Chalet |
| 4 | Boston Pizza |
| 5 | Montana's |
| 6 | Starbucks |
| 7 | Perkins |
| 8 | McDonald's |
| 9 | TD |
| 10 | Milestones |
| 11 | Pizza Pizza |
| 12 | No Frills |

 Recreation & Parks





**TEAM MURRAY
& FALDOWSKI**



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