

2 Champagne Drive, North York

PRIME MEDICAL AND PROFESSIONAL OFFICE SPACES
WITH RETAIL AND SERVICE OPPORTUNITIES



Finch Ave W

Dufferin St



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

valueinsightrealty.com

2 Champagne Drive North York



PROPERTY DETAILS

Type: For Lease

Size: B1 1,670 sq.ft.
5 units B3 1,780 sq.ft.
B7 3,500 sq.ft.
C7 1,780 sq.ft.
E2 4,200 sq.ft.

Rent: \$37/sq.ft.

TMI: \$8.13/sq.ft.

Availability: Immediate



PROPERTY HIGHLIGHTS

- Opportunities positioned throughout the centre with bustling foot traffic and with prime street front exposure
- The center presents an ideal opportunity for quick service restaurants seeking a strategic leasing location
- On-site parking available
- Premium building professionally maintained and managed

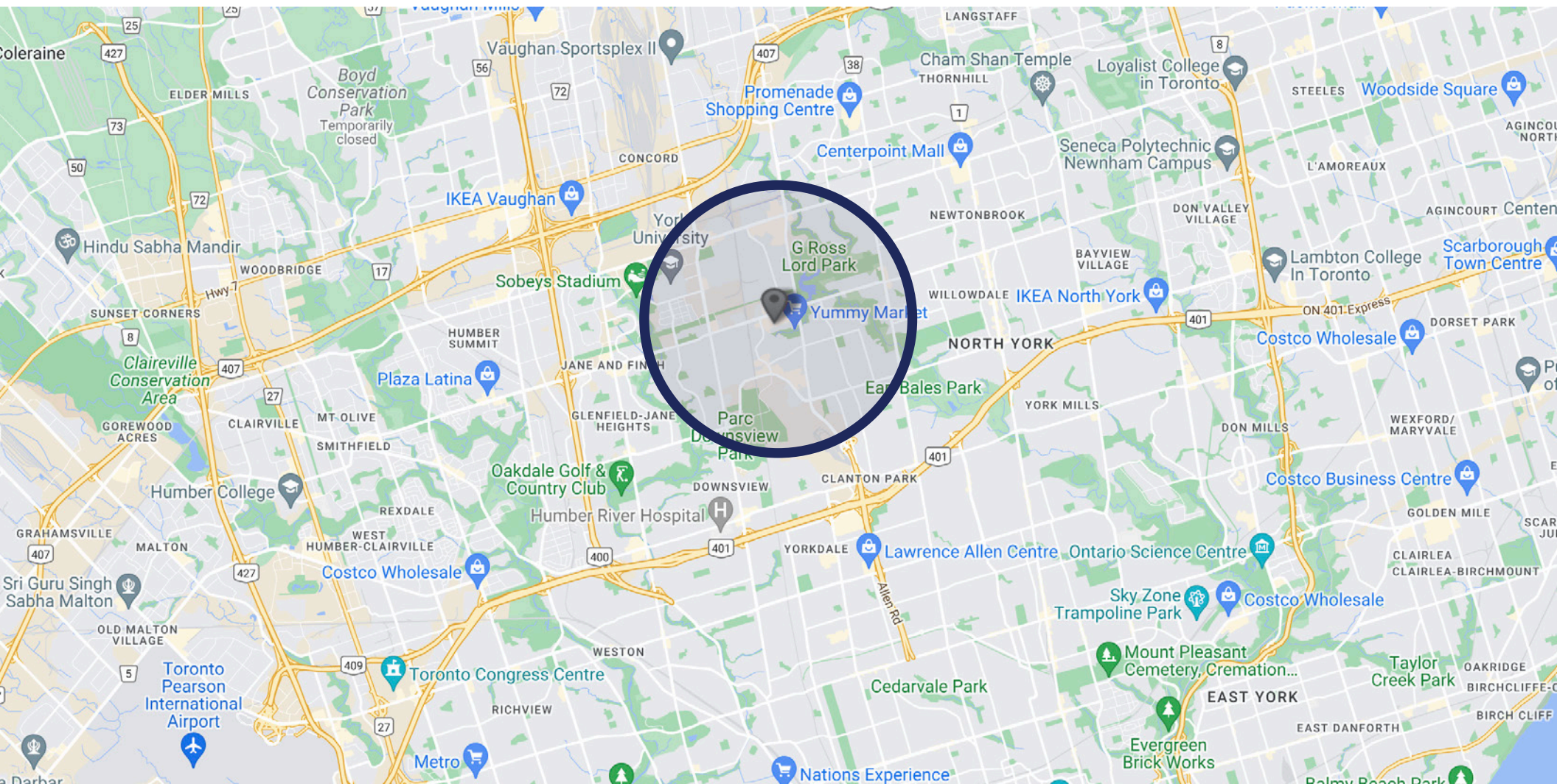
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AREA DEMOGRAPHICS

Within 3 km radius of property



POPULATION
83,765



AVERAGE INCOME
\$115,479*

** Annually per household*



MEDIAN AGE
40.5



LANDLORD & DEVELOPER | SERVICES:

CAITLYN PRICE**

Director | Advisory & Transaction Services

416.276.8279

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