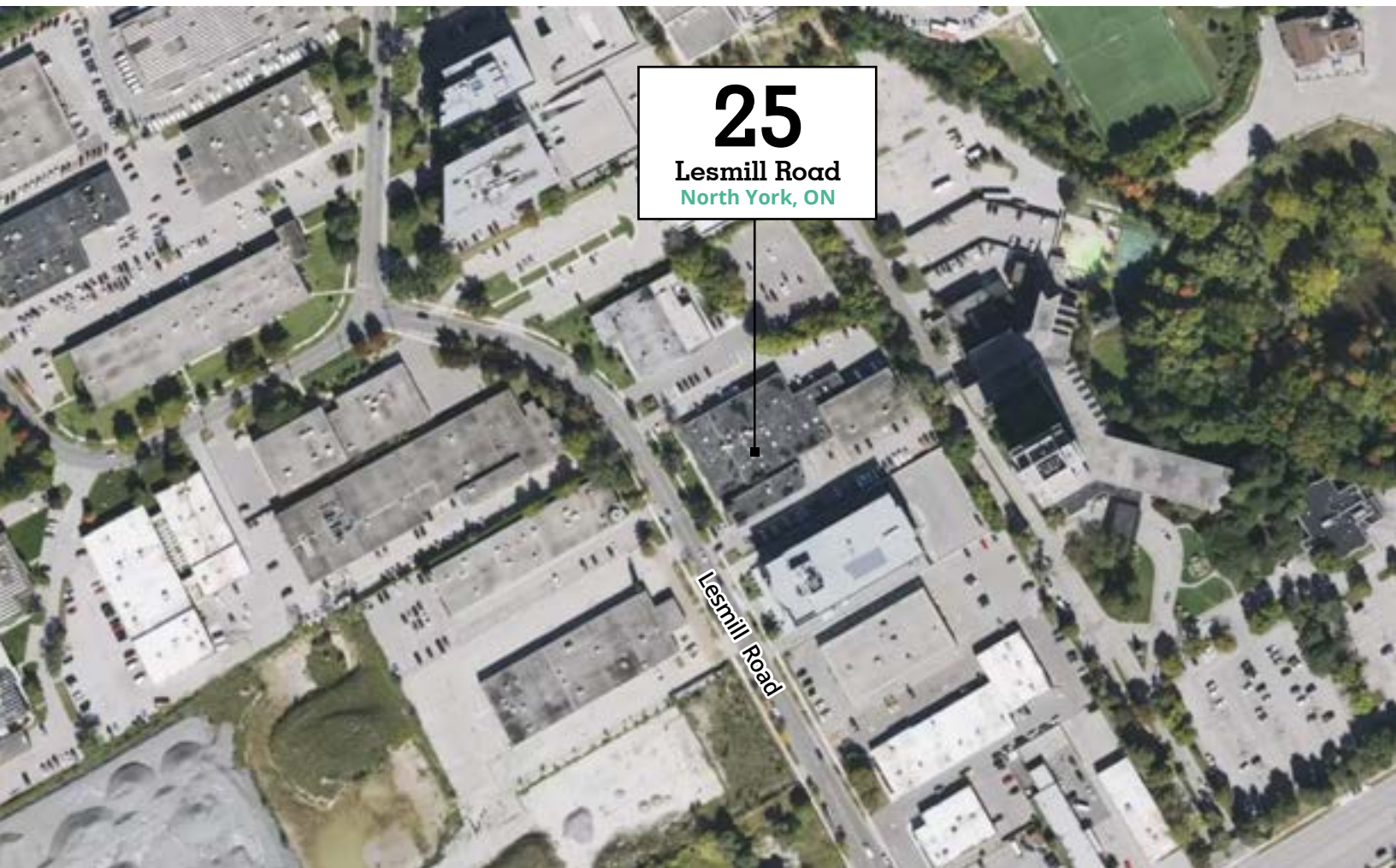


**AVISON
YOUNG**

For Lease

25 Lesmill Road, Unit 1, 3 & B
North York, ON



Commercial units available fronting Lesmill Road

Tom Clancy

Broker, Principal

647 774 6040

tom.clancy@avisonyoung.com

Noah Frankel

Sales Representative, Associate

905 283 2379

noah.frankel@avisonyoung.com



Platinum member

Property details

-  **ZONING**
MO(6)
-  **POSSESSION**
Immediate

Features

- High-traffic location on Lesmill Road with excellent visibility
- Ample surface parking available for tenants and visitors
- TTC access directly at the door, enhancing accessibility
- Convenient access to Highway 401, 404, and DVP

	SIZE	OFFICE AREA	TMI (EST.2026)	ASKING NET RENT	Comments
UNIT 1 (LEASED)	1,181 SF	90%	\$9.60 psf	\$26.00 psf	- Parking spots: 4 (reserved) - Possession: May 1st, 2026
UNIT 3 (LEASED)	±2,858 SF	90%	\$9.60 psf	\$16.95 psf	- Versatile zoning MO(6) for retail, office and showroom
UNIT B	772 SF	100%	\$9.60 psf	\$18.95 psf	- Ideal for office, studio, showroom & professional uses - Possession: September 1st, 2026

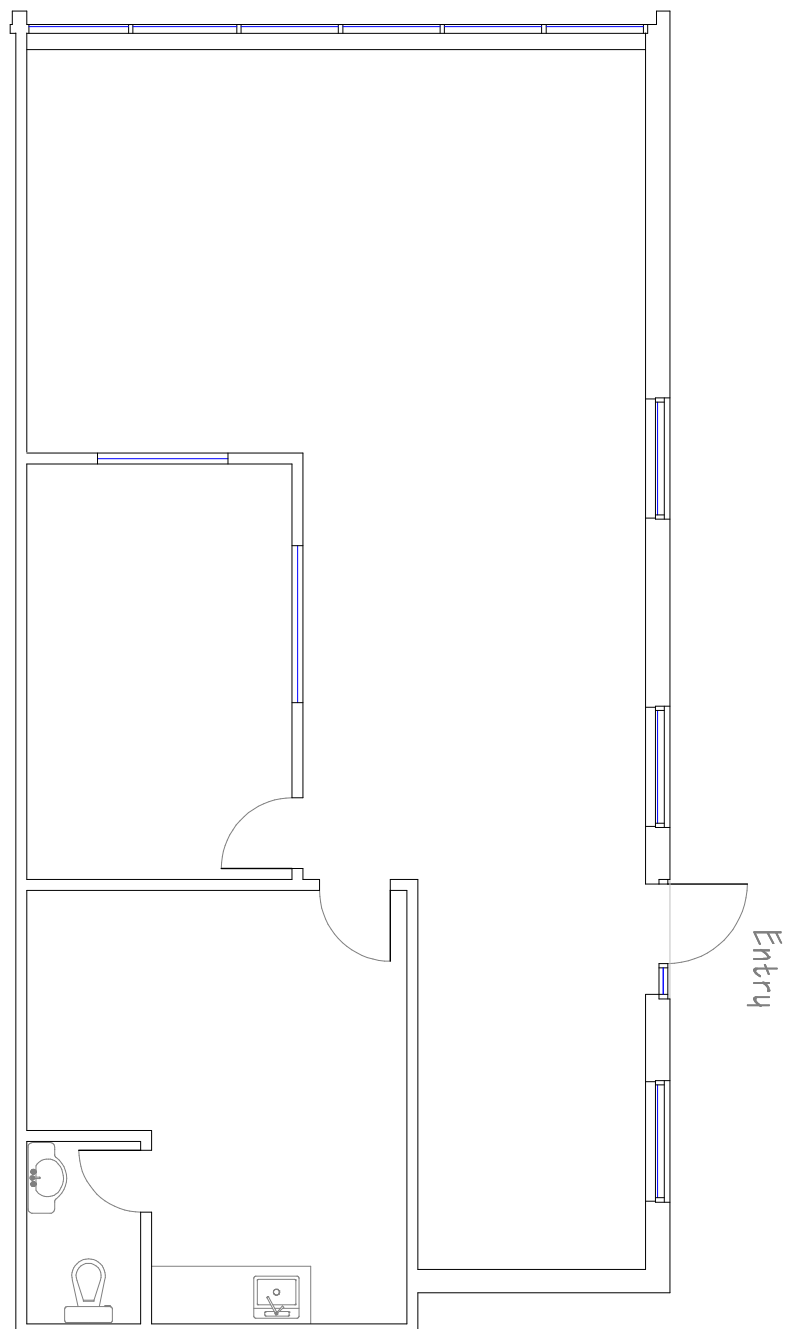


LEASED

25 Lesmill Road, **UNIT 1**
North York, ON

Floor plan (Unit 1)

Lesmill Road Frontage



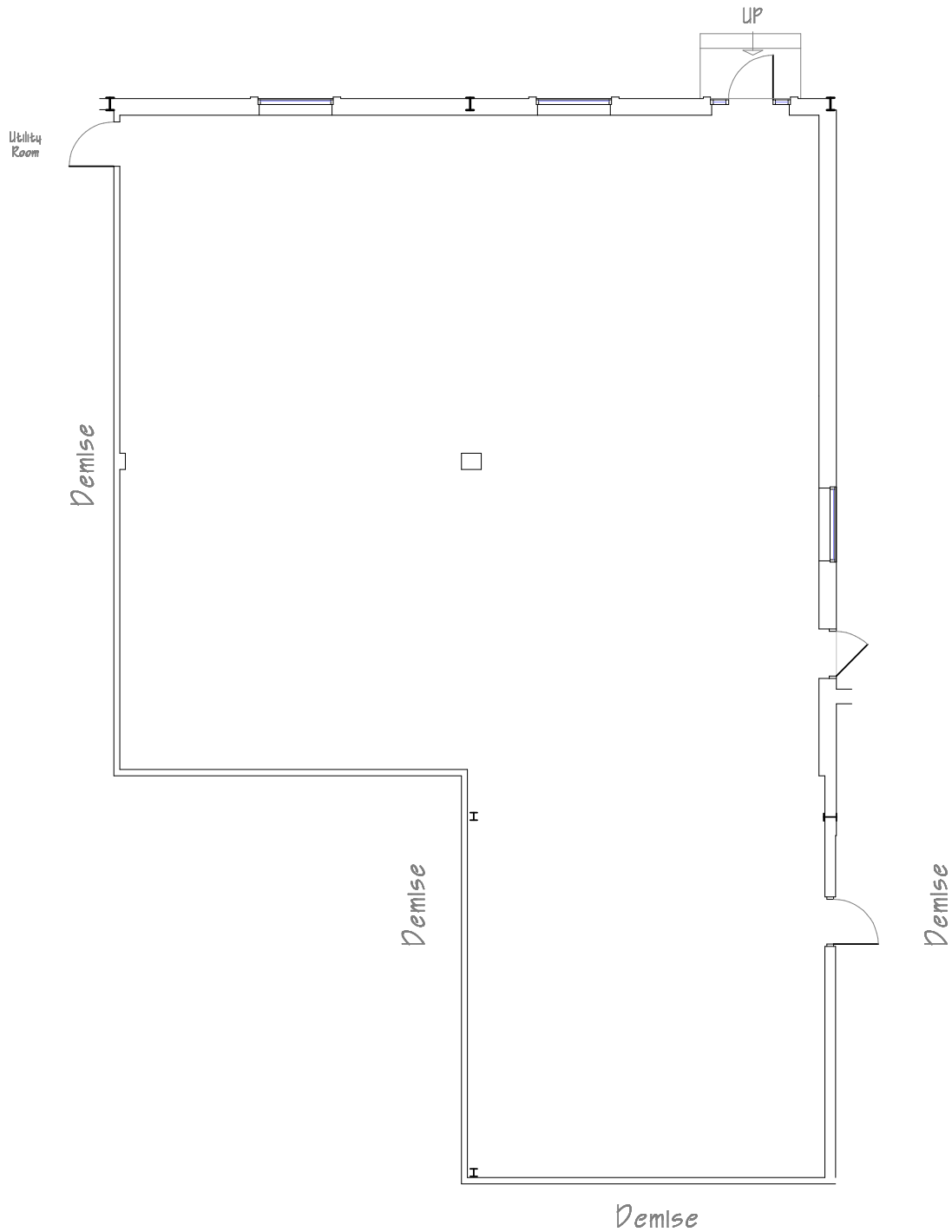
LEASED

25 Lesmill Road, **UNIT 1**
North York, ON

Property Photos



Floor plan (Unit 3)



LEASED

25 Lesmill Road, **UNIT 3**
North York, ON

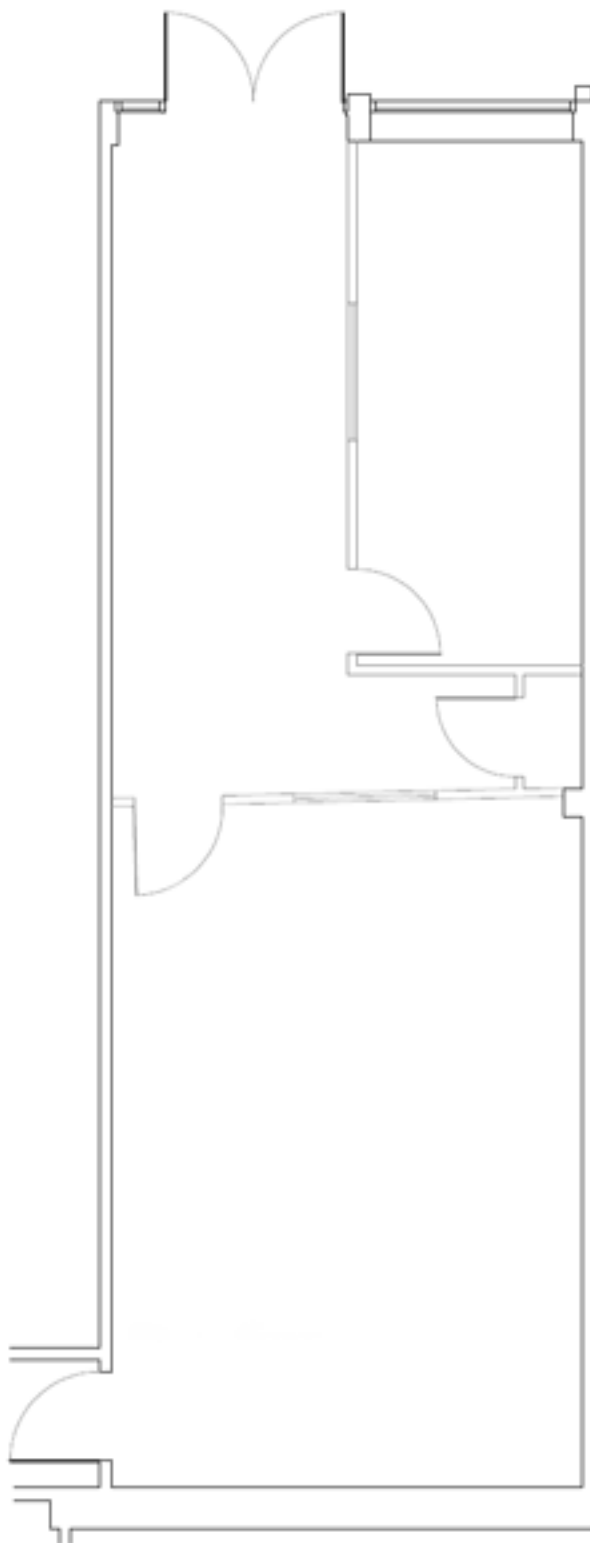
Property Photos



FOR LEASE

25 Lesmill Road, **UNIT B**
North York, ON

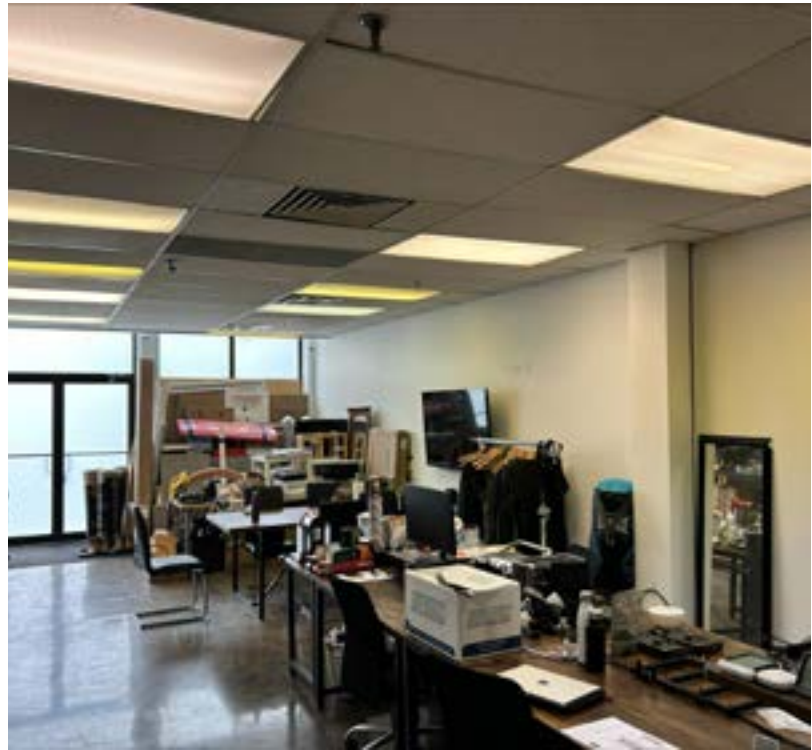
Floor plan (Unit B)



FOR LEASE

25 Lesmill Road, **UNIT B**
North York, ON

Property Photos



Zoning

North York | MO(6) | Industrial-Office Business Park Zone

Permitted Uses

- adult education school
- artist studio
- car rental agency
- college
- commercial gallery
- commercial school
- communications and broadcasting
- community centre
- day nursery
- financial institution
- fitness centre
- gasoline station
- health science research laboratory
- hotel
- industrial sales and service
- laundry
- manufacturing
- museum
- office uses
- outdoor cafe
- park
- personal service shop
- place of worship
- public library
- research laboratory
- restaurant
- retail store
- service shop
- service station
- showroom
- theatre
- university uses

Exceptions to the MO Zone

- business offices
- professional offices
- professional medical offices
- personal service shops
- financial institutions
- fitness centres
- restaurants, and
- retail stores





For more information:

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