

FOR LEASE

48 SAMOR ROAD

NORTH YORK, ON



EXCELLENT RETAIL/WAREHOUSE LOCATION

BUILDING FEATURES

INTERSECTION	Dufferin Street & Lawrence Ave
SIZE AVAILABLE	10,450 sf
CLEAR HEIGHT	14' 4'
SHIPPING	1 TL
ZONING	MC (H)
SPRINKLERS	Yes
HEATING	Gas forced air open
NET RENT	\$18.00 psf
TMI	\$4.00 psf
OCCUPANCY	Immediate



Property Highlights

- Located off Dufferin Street, just across from Yorkdale Mall in Castlefield & Caledonia's "Design District"
- Easy access to Major Highways 401, 400, Allen Road & TTC
- Close proximity to many retailers in furniture, tiles, and Home improvement type businesses.

Goran Brelj, B.Sc.Eng.,SIOR*
Executive Vice President
416.756.5456
goran.brelj@cushwake.com

Diana McKennon
Sales Representative
416.642.5356
diana.mckennon@cushwake.com

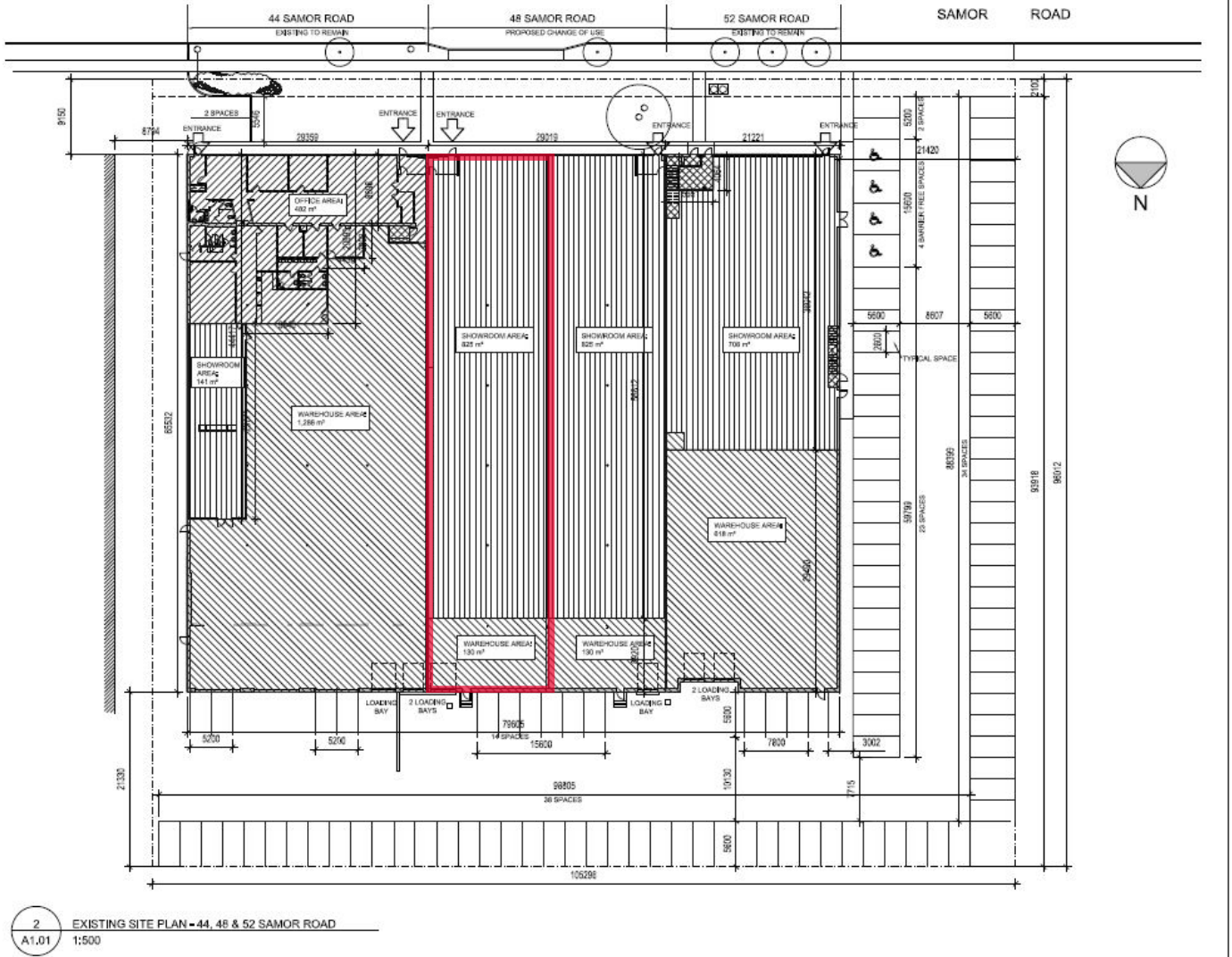
Cushman & Wakefield ULC Brokerage
1100-3100 Steeles Avenue E
Markham, ON L3R 8T3
main 416.494.9500
fax 416.494.9444
cushmanwakefield.com



**CUSHMAN &
WAKEFIELD**

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BUILDING SITE PLAN

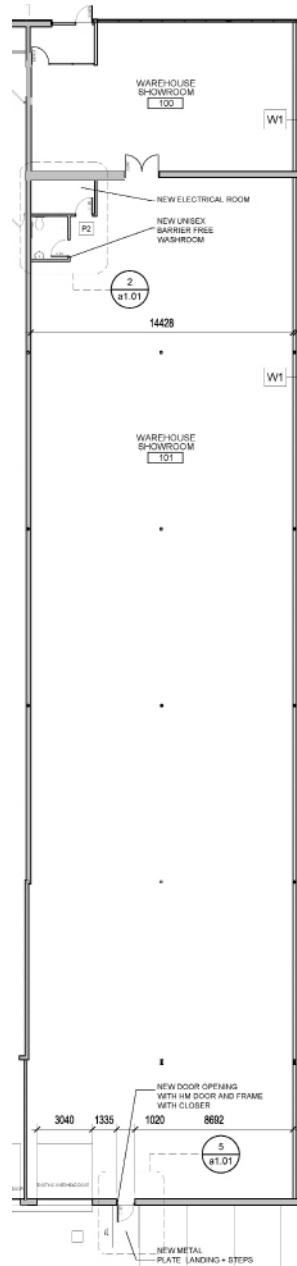


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FLOOR PLAN



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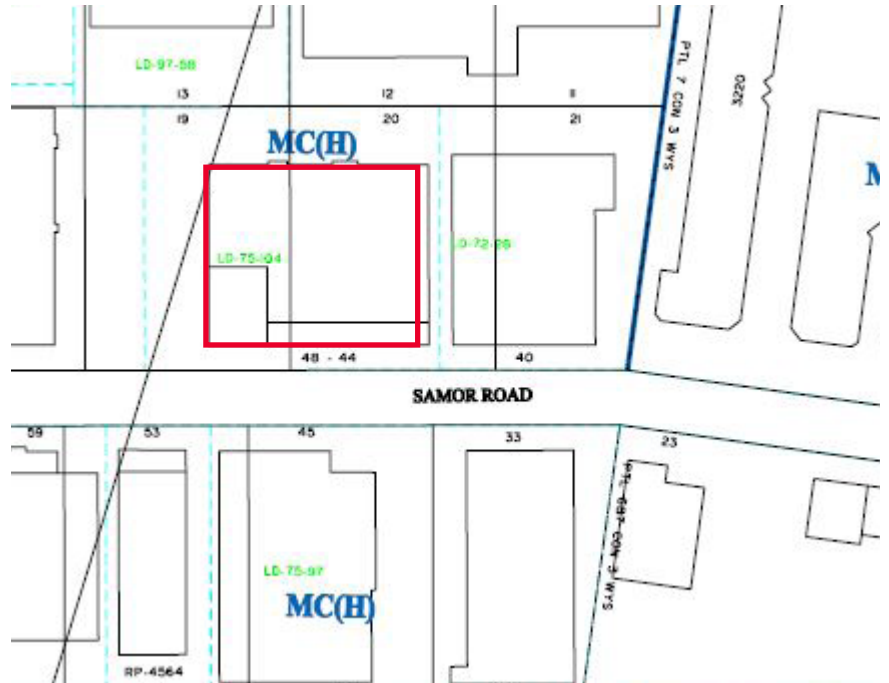
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ZONING

MC (H) PERMITTED USES:

- Adult Education School
- Artist Studio
- Banquet Hall
- Car Rental Agency
- Car Washing Establishment
- Cinema
- Club
- College
- Commercial Gallery
- Commercial Recreation
- Commercial School
- Communications And Broadcasting
- Community Centre
- Contractor's Establishment
- Custom Workshop
- Day Nursery
- Financial Institution
- Fitness Centre
- Funeral Establishment
- Gasoline Station
- Golf course
- Health Science Research Laboratory
- Hotel
- Industrial Sales And Service
- Information Processing
- Laundry
- Manufacturing
- Motor Vehicle Body Repair Shop
- Motor Vehicle Dealership
- Museum
- Office Uses
- Park
- Parking Lot
- Personal Service Shop
- Pinball And Video Games Arcade
- Place Of Worship
- Public Library
- Public Self Storage Warehouse
- Research Laboratory



- Restaurant, With Or Without An Outdoor Patio
- **Retail Store***
- Secondary School
- Service Shop
- Service Station
- Showroom
- Theatre
- Transportation Terminal
- Warehouse
- Veterinary Clinic

***Retail Store and personal service shops, whether accessory or as a main use, shall not exceed the lesser of a floor space index of 0.5 or a combined total gross floor area on a lot of 5,000 square meters (53,800 sf)**

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