



FOR SALE

86-88 LAIRD AVE.
TORONTO ON

INCOME PRODUCING

&

DEVELOPMENT

OPPORTUNITY

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AREA **FACTS**

SITE - OVER 10,000 SQFT

+70' Frontage on Laird and approx 145' Depth

ACCROSS FROM FIRST CAPITAL'S LEASIDE VILLAGE

Those Tenants include - CIBC - LONGOS - STARBUCKS - TIM HORTONS

BETWEEN EGLINGTON AND THE 401

Bus Stop just outside and Eglington new Subway line close by

GREAT EXPOSURE ON LAIRD

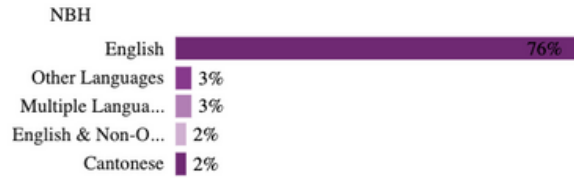
Laird is one of the busiest streets in Leaside.



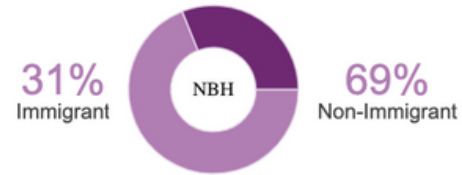
DEMOGRAPHICS

Cultural

Dominant Language



Immigration Status



Socio-Economic

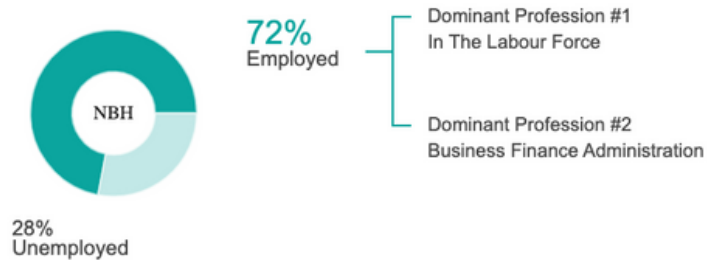
Avg. Household Income

NBH **\$169,948**

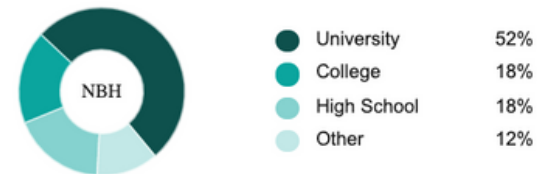
COM **\$258,992**

CITY **\$120,045**

Employment



Highest Level of Education



Households

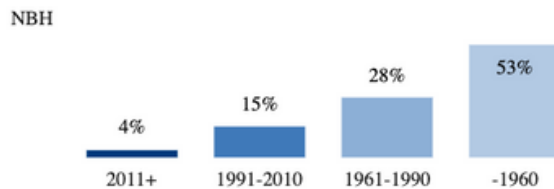
Structure Details



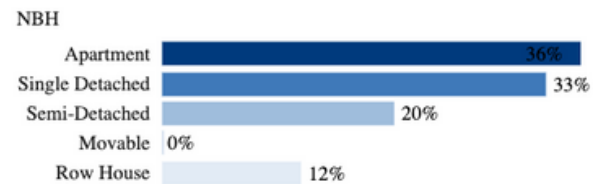
Ownership



Age of Home (Years)



Structural Type



THE STRUCTURES



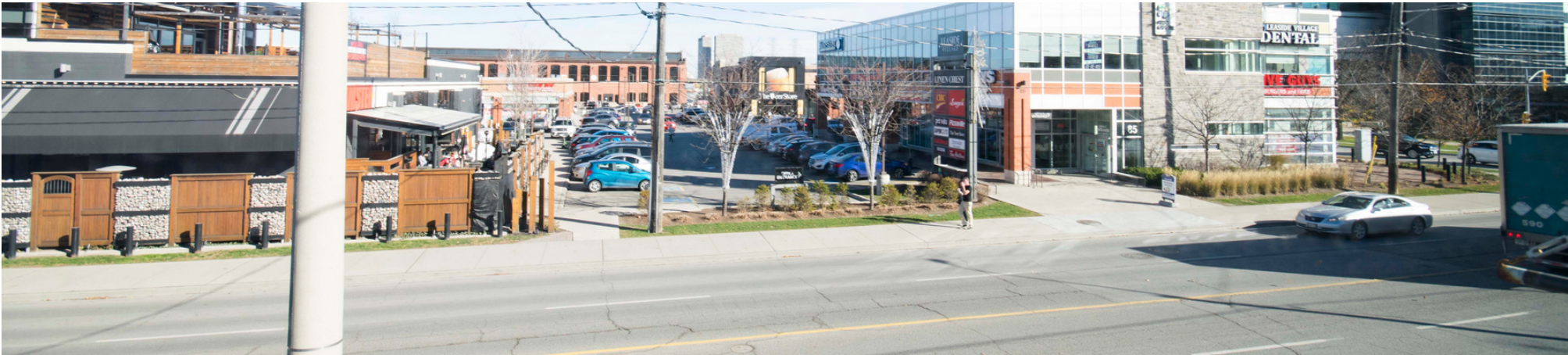
This 2,500 sqft freestanding building has the main and second floor leased out to a Cannabis Dispensary. Lease to expire October 2026. The basement is currently leased and set up as a residential unit. Exterior has been newly redone as well as 2 of the washrooms.



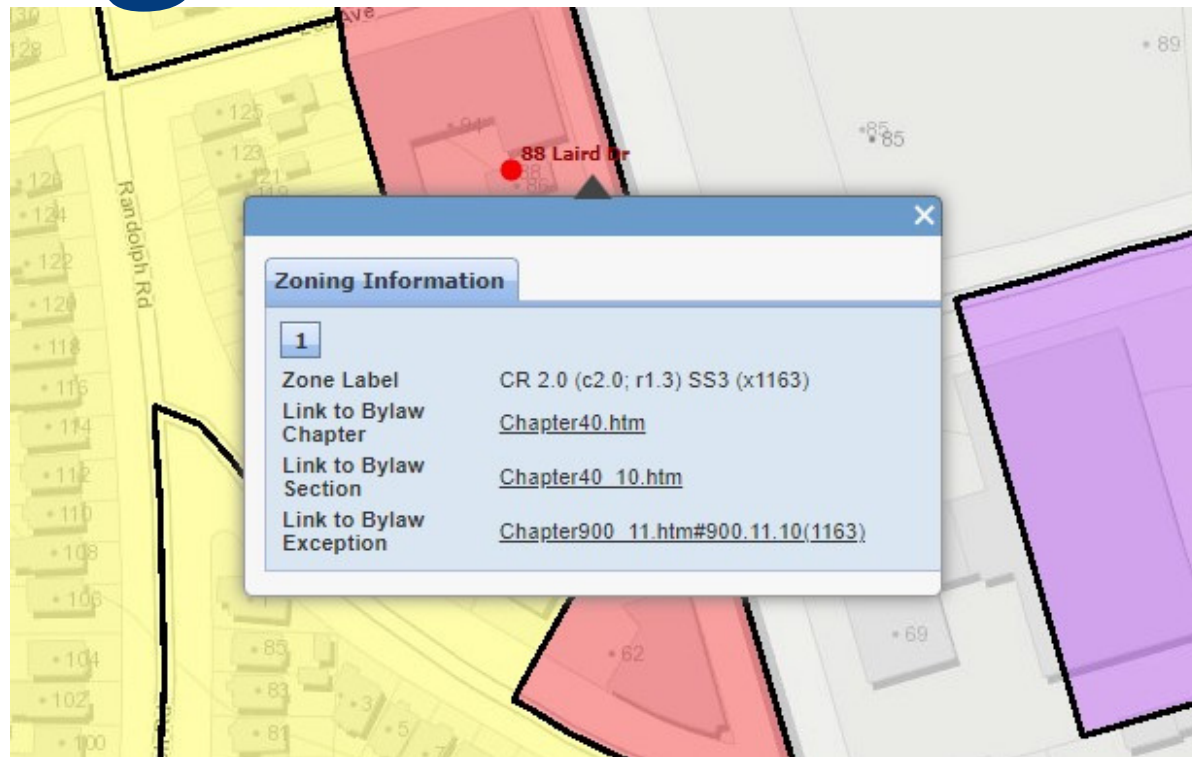
This 2,860 sqft Office building has been Leased out to a Music School. Separate Entrance to the basement out the rear of the building.



This 1,200 sqft Building is located in the rear of the property and is currently leased to PhysioMed. The Lease expires in Jan 2027 and the Tenant has expressed interest to renew the lease.



Zoning



COMMERCIAL RESIDENTIAL ZONING

Click links below for Zoning information

[Chapter 40](#)

[Chapter 40 10](#)

[\(1163\) Exception CR 1163](#)

PROPERTY DESCRIPTION

Property Information Commercial / Industrial Report

Property Type Commercial

Property Code & Description 477-Retail with office(s) - less than 10,000 s.f., GBA with offices above

Assessment Roll Legal Description PLAN 2120 LOT 591

Legal Description LT 590 PL 2120 TWP OF YORK; LT 591 PL 2120 TWP OF YORK; TORONTO , CITY OF TORONTO

Frontage (ft) 70.00

Depth (ft) 0.00

Site Area 10018.00 Sq.Feet

Variance Irregular

Year Built



THE DISCLAIMER

The information outlined in this package are from sources believed reliable, however, no responsibility is assumed for the accuracy of this information.

Though the information is believed to be accurate it is not guaranteed and should be independently verified. The listing agent assumes no liability or responsibility for any errors occurring in the content of the property information provided.



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