

FOR LEASE

**88 Laird Dr,
Toronto, ON M4G 3V1**

PROPERTY SUMMARY:

Total Area	2,860 Sq Ft
Asking Price	\$5,500
T.M.I.	\$12.06/2024
Zoning	Office Space



Stephen & Mariya Lilly
Commercial Brokers
Stephen Direct: (416)802-4228
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TorontoCommercialProperties.ca



PROPERTY OVERVIEW

Whole building (excluding the basement utility room and storage / separate entrance).

One of the prime locations on Leaside, great exposure on Laird and on one of the busiest streets within walking distance (across the street) to major national tenants such as Home Depot, Winners, restaurants, etc. Minutes to Downtown Toronto.



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PROPERTY OVERVIEW

Great signage opportunities on the main street in Leaside. Separate entrance to the basement and front and back doors.

It was a recording studio then a music school, perfect for high-quality office space.

Transit is just across the street and minutes from the Eglinton Rail Transit.



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LOCATION

Prime Location in Toronto's Vibrant Leaside Business District Situated at the heart of Toronto's sought-after Leaside neighborhood, 88 Laird Drive offers an exceptional leasing opportunity in one of the city's most well-connected and thriving commercial areas. Located just minutes from downtown Toronto, this property combines urban convenience with the charm of a well-established community.

The property enjoys unparalleled connectivity, with easy access to major arterial roads, including Eglinton Avenue, Bayview Avenue, and the Don Valley Parkway (DVP), ensuring seamless travel across the Greater Toronto Area (GTA). Additionally, the location is serviced by the Eglinton Crosstown LRT, with the Laird Station just steps away, providing unparalleled convenience for employees and clients alike.



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PHOTOS



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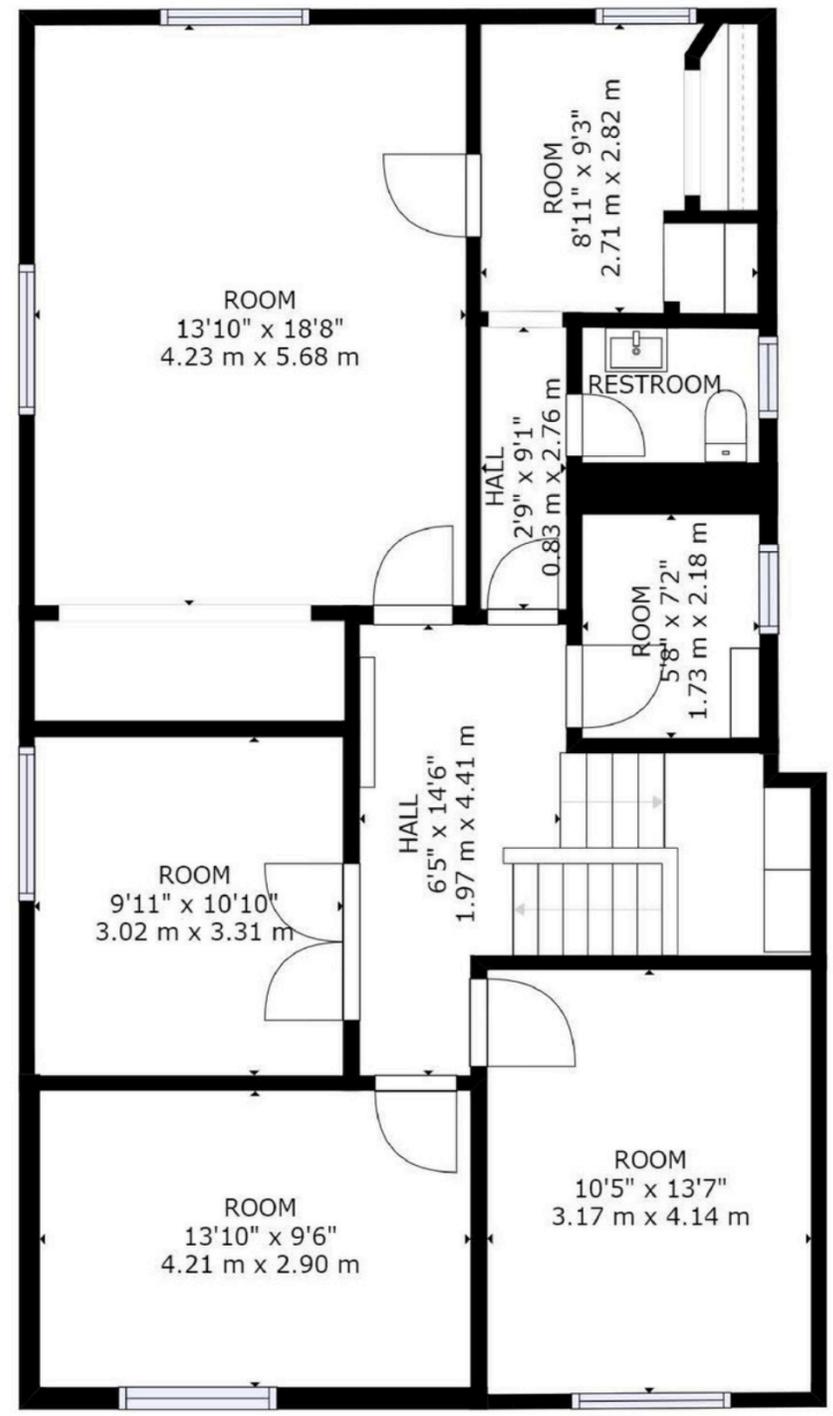
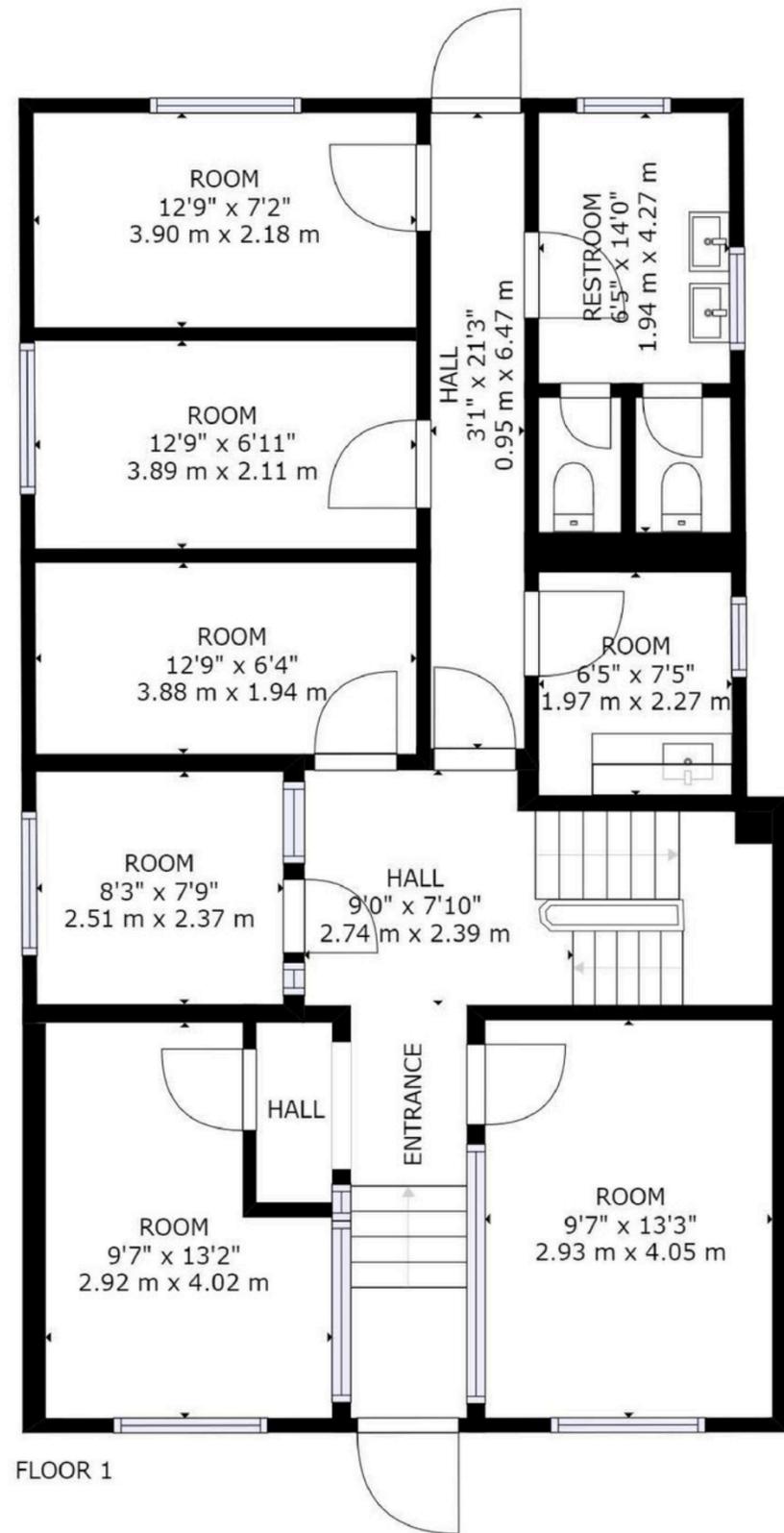


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FLOOR PLAN



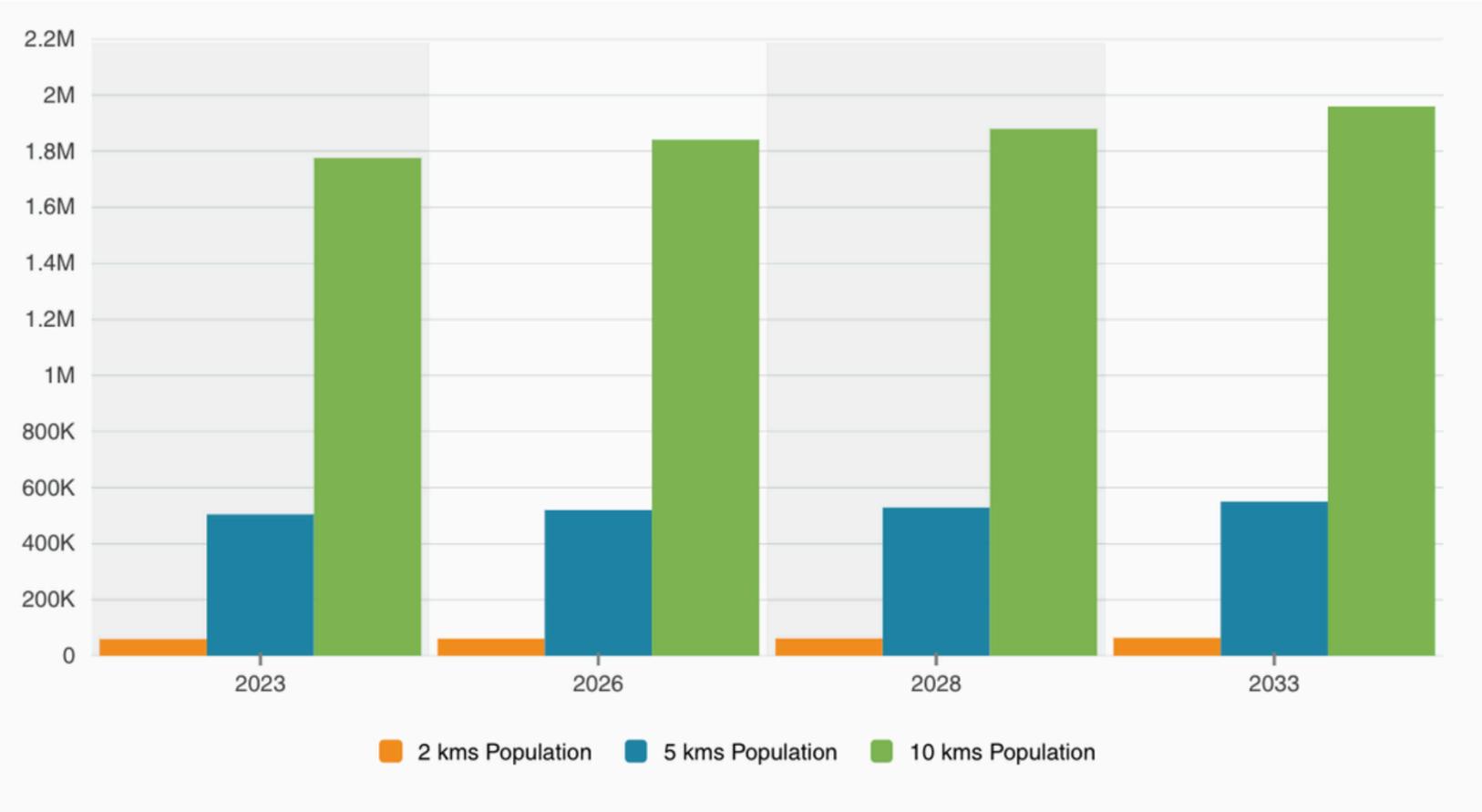
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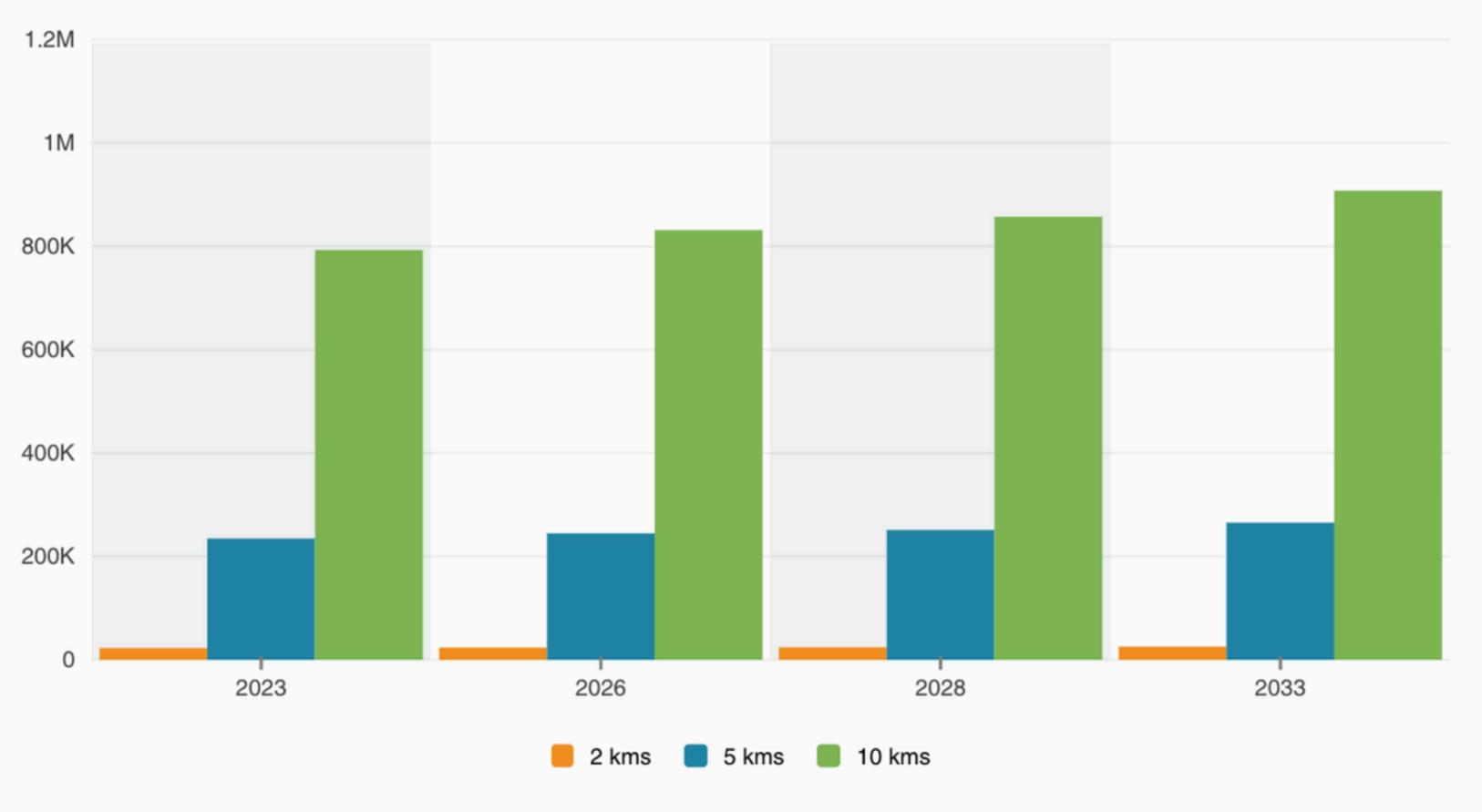
GROSS INTERNAL AREA
FLOOR 1: 1032 sq ft, 96 m², FLOOR 2: 1050 sq ft, 98 m²

POPULATION & HOUSEHOLDS

Population



Households



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