



# SECOND FLOOR OFFICE AVAILABLE



## 42 DUFFLAW ROAD

NORTH YORK, ON

## FOR LEASE

FOR FURTHER INFORMATION, PLEASE CONTACT:

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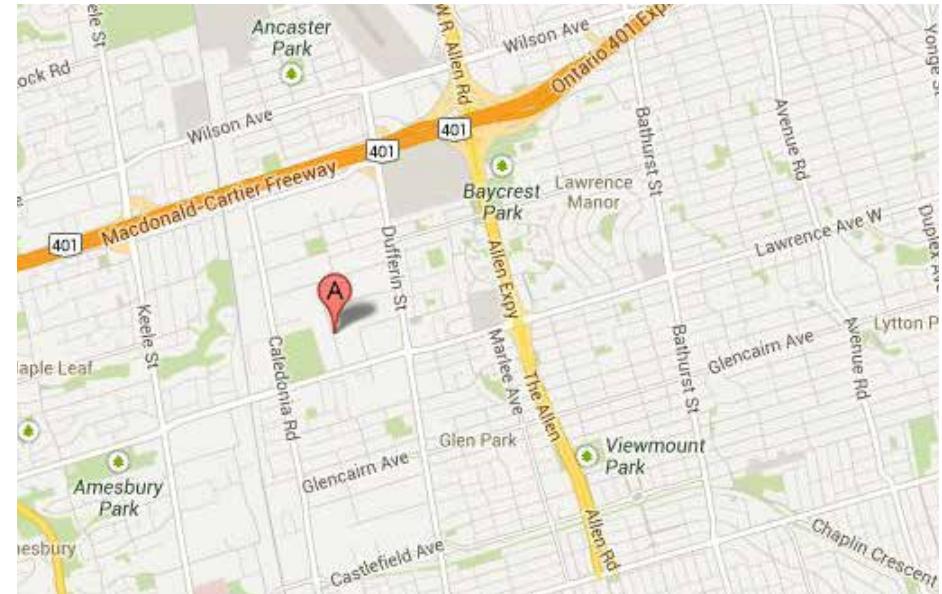
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## BUILDING SPECIFICATIONS

<b>CROSS STREET</b>	Dufferin Street & Lawrence Ave W
<b>2ND FLOOR OFFICE</b>	7,032 SF
<b>ZONING</b>	MC(H)
<b>GROSS RENT</b>	\$22.50 PSF (Utilities included)
<b>OCCUPANCY</b>	Immediate

## BUILDING FEATURES

- Excellent location just north of Lawrence Ave
- Ample on site and street parking
- End unit in a multi tenanted industrial building
- Close proximity to many Home improvement retailers
- Within minutes to Highway 401, Allen Road and public transit



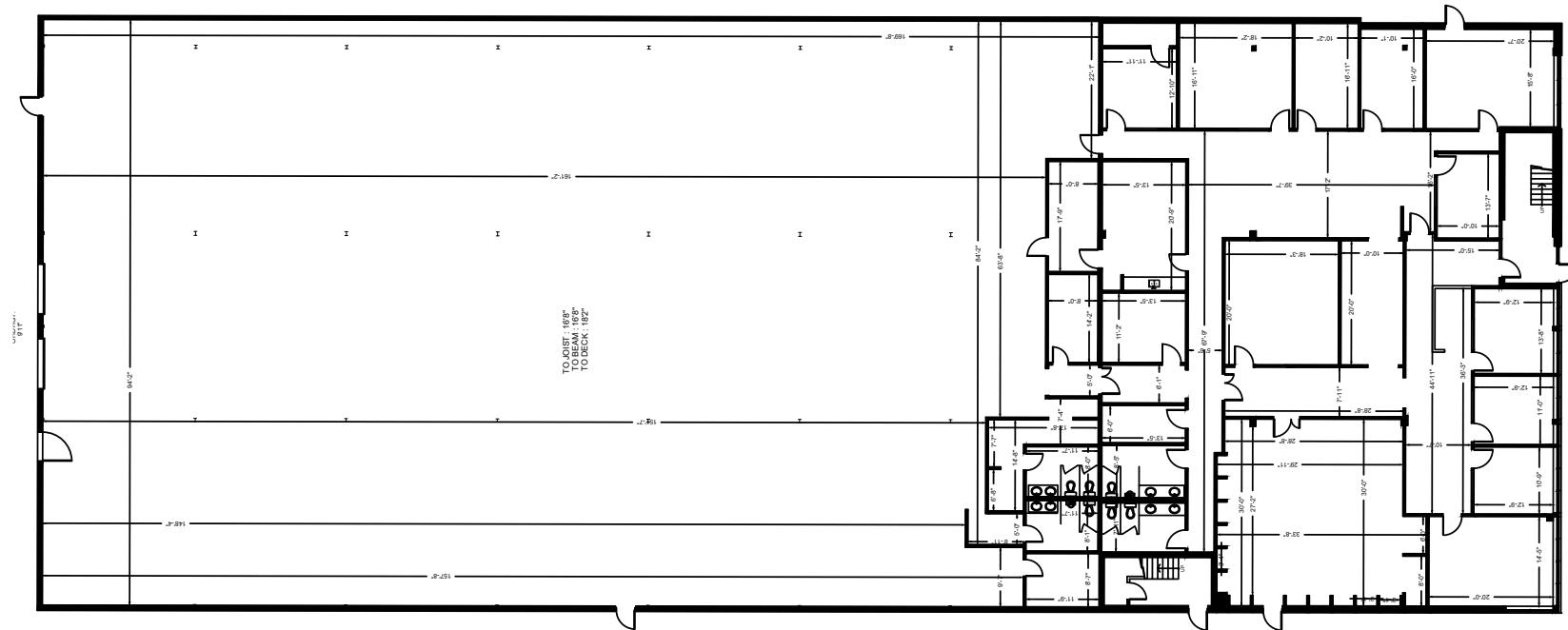


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## FLOOR PLAN



## MC(H) ZONING PERMITTED USES

**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;

- 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; s
- ervice shop;
- service station;
- showroom;
- theatre;
- transportation terminal;
- warehouse;
- veterinary clinic.

