

FOR LEASE



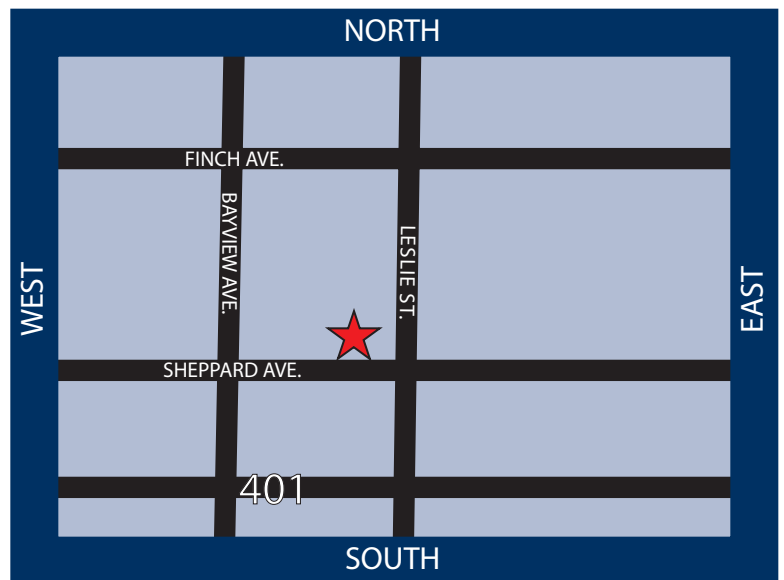
WYCLIFFE SQUARE PLAZA, 794-806 Sheppard Avenue East, North York, Ontario

LOCATION

- Located on the north side of Sheppard Avenue at Blueridge Road, just west of Leslie Street, in the City of Toronto.

SIZE

- 6,604 square feet of gross leaseable area.
- Parking available for 39 vehicles.
- Zoning-C1-General Commercial Zone.



FOR MORE INFORMATION CALL

Mark Murphy

Leasing Representative

905.881.7422

Mark Johnson

Broker of Record

416.635.2919



Wycliffe Square Plaza



794-806 Sheppard Avenue East, North York, Ontario

FEATURES

- Property is less than 1 km north of Highway 401.
- Plaza offers two enter/exit points, one off of Leslie Street and one off of Blueridge Road.
- Direct access to the Sheppard Avenue Subway line via Bessarion Station at the corner of Bessarion Road and Sheppard Avenue..
- The property is located less than 1 km from North York General Hospital, Bloorview Children's Centre, the College of Naturopathic Medicine and the Oriole Go station.
- Approximately 17,304 vehicles travel west and 18,191 travel east on Sheppard Avenue and 20,657 vehicles travel southbound and 22,419 travel northbound on Leslie Street (City of Toronto, Transportation Services, 24 hour Weekday Traffic Volume).

AREA DEVELOPMENTS

- Currently under construction directly south of the plaza is one of the largest mixed-use developments in Ontario. This development currently houses a newly designed Canadian Tire store and once completed will house offices and up to 4,000 high density residential units, spread out over several buildings of various heights. The site will also feature two schools and a community centre.

KEY TENANTS

- Taro's Fish Market
- Subway



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NOVEMBER 1, 2009