

Lennard:

3962

Bloor Street W

.....
Commercial Space
for Daycare Use in
Etobicoke, ON

Etobicoke, ON

3962

Bloor Street W



Space Available
7,433 SF (Approx.)



Semi-Gross Rent
Contact Listing Agent



Available
Summer 2025



Listing Agents
Dillon Stanway**
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*Sales Representative **Broker

William J. Dempsey, SOR**
Partner
416.649.5940
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Property Highlights

- Built primary school with outdoor play area
- Ample parking on site
- Close proximity to Highway 427, Kipling Go & Kipling Transit Station
- Surrounded by residential neighbourhoods, parks, and a variety of local amenities



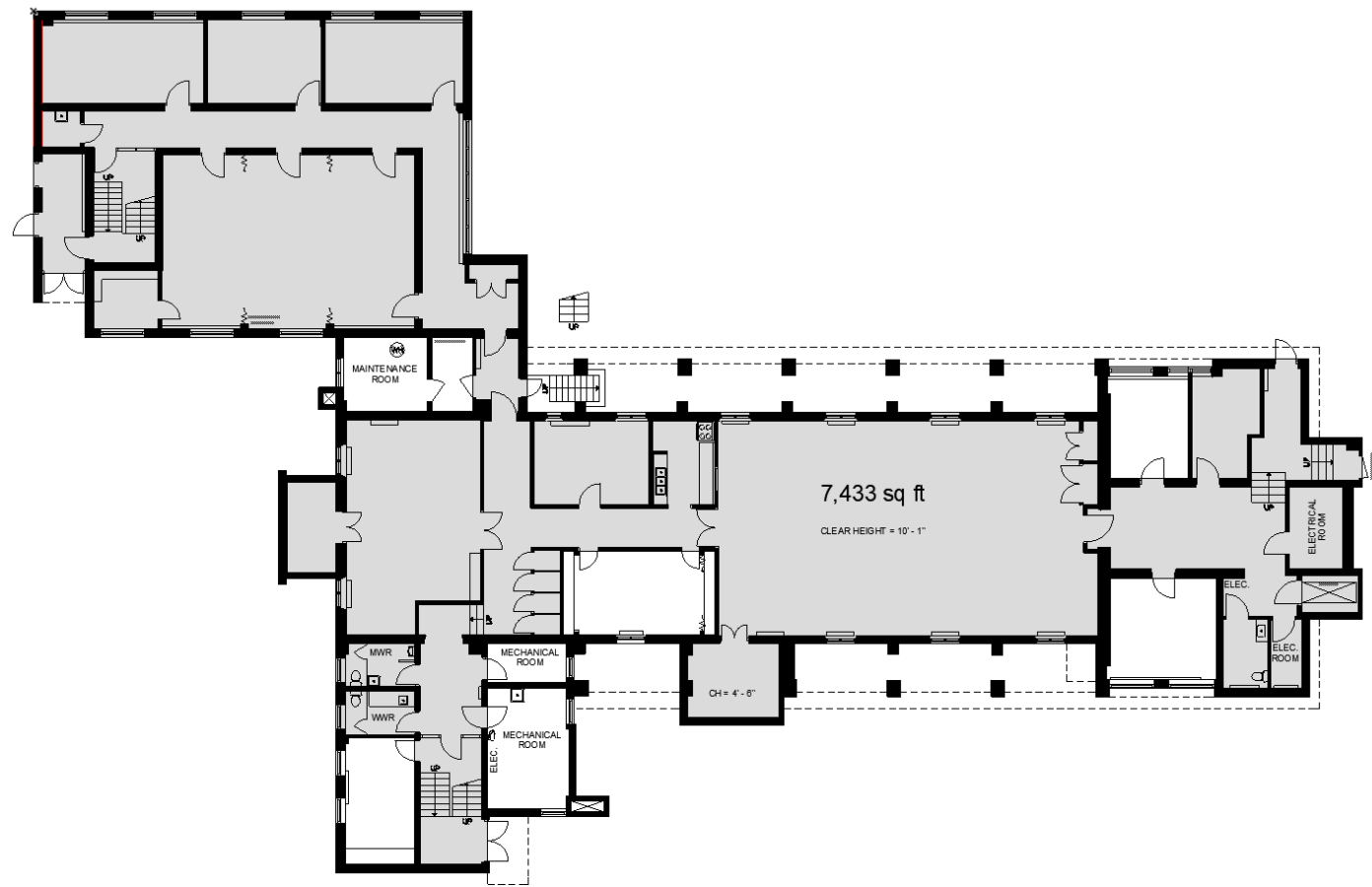
Etobicoke, ON

3962

Bloor Street W

Floor Plan

7,196 SF (Approx.)



Lennard:



Etobicoke, ON

3962

Bloor Street W

10.20.20.10 Permitted Use

Use - RD Zone

Dwelling Unit in a permitted residential building type in Clause 10.20.20.40.
Municipal Shelter
Park [By-law: 545-2019]

10.20.20.20 Permitted Use - with Conditions

Use with Conditions - RD Zone

The following uses are permitted in the RD zone if they comply with the specific conditions associated with the reference number(s) for each use in Clause 10.20.20.100:

- Ambulance Depot (1)

Cogeneration Energy (2)

Community Centre (3)

Day Nursery (4)

Fire Hall (1)

Garden Suite (17)

Group Home (5)

Home Occupation (6)

Laneway Suite (16)

Library (3)

Multi-tenant House (18)

Place of Worship (8)
- Police Station (1)

Private Home Daycare (9)

Public Utility (10, 11)

Renewable Energy (2)

Secondary Suite (12)

Seniors Community House (13)

Short-term Rental (15)

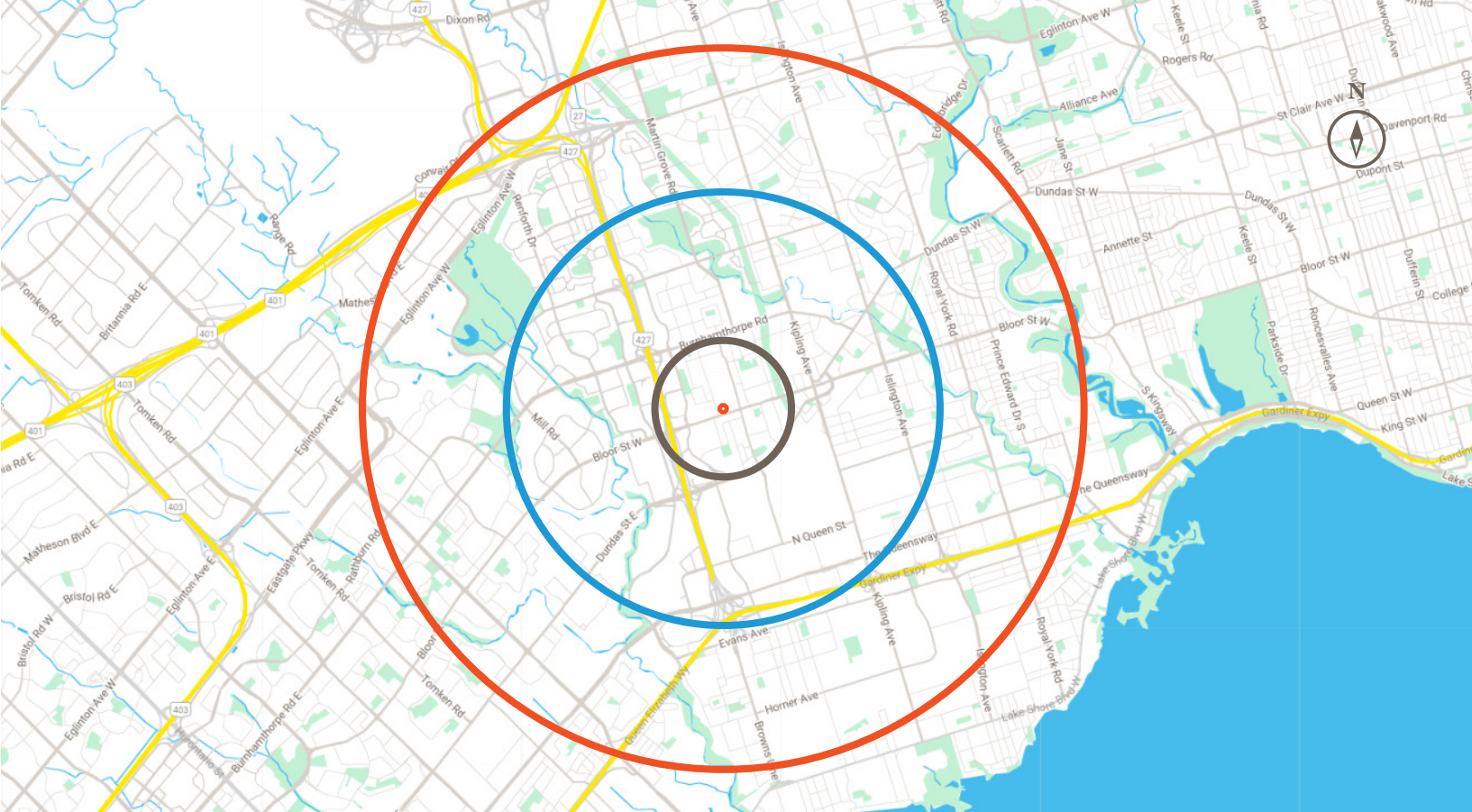
Transportation Use (14)

[By-law 1453-2017]

[By-law: 545-2019]

[By-law: 1210-2019]

[By-law: 101-2022] [By-law: 156-2023]



Total Population

10,456	89,990	222,060
1 km	3 km	5 km



Average Household Income

\$149,607	\$133,316	\$139,598
1 km	3 km	5 km



Average Family Size

3	3	3
1 km	3 km	5 km

Mississauga

427

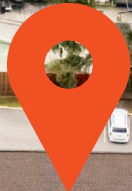
Bloor Street W

Shaver Avenue N

3962 Bloor Street W • 9



Toronto



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Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.