

2 Champagne Drive, North York

BUSY MEDICAL MALL WITH OUTPATIENT HOSPITAL AND RETAIL,
PLUS TURNKEY RESTAURANT SEEKING RESTAURANT/QSR CONCEPTS

270,000 SF
integrated health, sports
and services complex



Welcoming over 680,000
annual visitors and 1,200
patients daily



**NORTH
YORK
GENERAL**

8KM



VALUE INSIGHT

REALTY

REAL ESTATE ADVISORY GROUP

valueinsightrealty.com

Dufferin St

Finch Ave W

2 Champagne Drive North York



PROPERTY DETAILS

Type:	For Lease
Size:	B1 1,670 sq.ft. B3 1,780 sq.ft. B7 3,500 sq.ft. C7 1,780 sq.ft. E2 4,200 sq.ft. LEASED
Rent:	\$28/sq.ft.
TMI (2025):	\$8.16/sq.ft.
Utilities:	\$2.41/sq.ft.
Availability:	Immediate



PROPERTY HIGHLIGHTS

- Opportunities positioned throughout the centre with bustling foot traffic and with prime street front exposure
- The center presents an ideal opportunity for quick service restaurants seeking a strategic leasing location
- Fully fixtured restaurant fronting Finch Avenue available
- Free on-site parking available
- Premium building professionally maintained and managed

2 Champagne Drive North York



2 Champagne Drive, Unit B9, North York

Fully-fixtured restaurant space



PROPERTY HIGHLIGHTS

- Fully-fixtured restaurant
- Ground floor access, over 400 surface parking spaces, wide hallways, common area washrooms, and abundant natural light.
- Prime high-traffic location with excellent visibility, convenient public transit access, and numerous on-site and nearby amenities
- Ideal for quick-service or sit-down restaurants and food vendors seeking a ready-to-go space in a busy, established area
- Turnkey restaurant setup including a walk-in freezer and fridge, display shelving, food display fridges, prep fridges, a stainless steel hood system with dry fire suppression, and multiple cooking ranges of various types
- HVAC: The unit is equipped with two rooftop units (RTUs) providing a total of 10 tonnes of cooling capacity.
- Electrical: Main feed is 400 amp, 347/600V
- Natural gas: Fitted for 2M BTU/HR and 2M CFH

PROPERTY DETAILS

Type: **For Lease**

Size: **4,550 sq.ft. (Unit B9)**

Net rent: **\$32/sq.ft.**

TMI (2025): **\$8.16/sq.ft.**

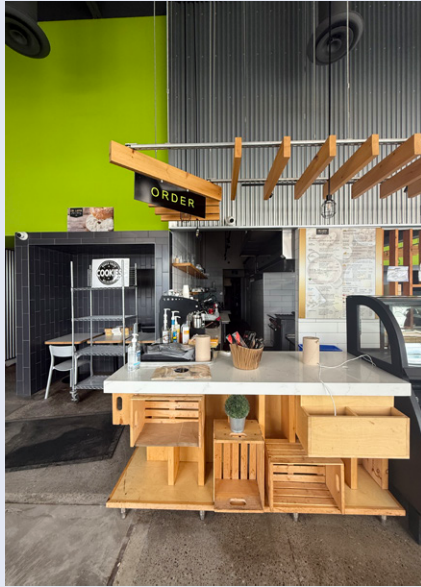
Utilities: **\$2.41/sq.ft.**

Availability: **Immediate**

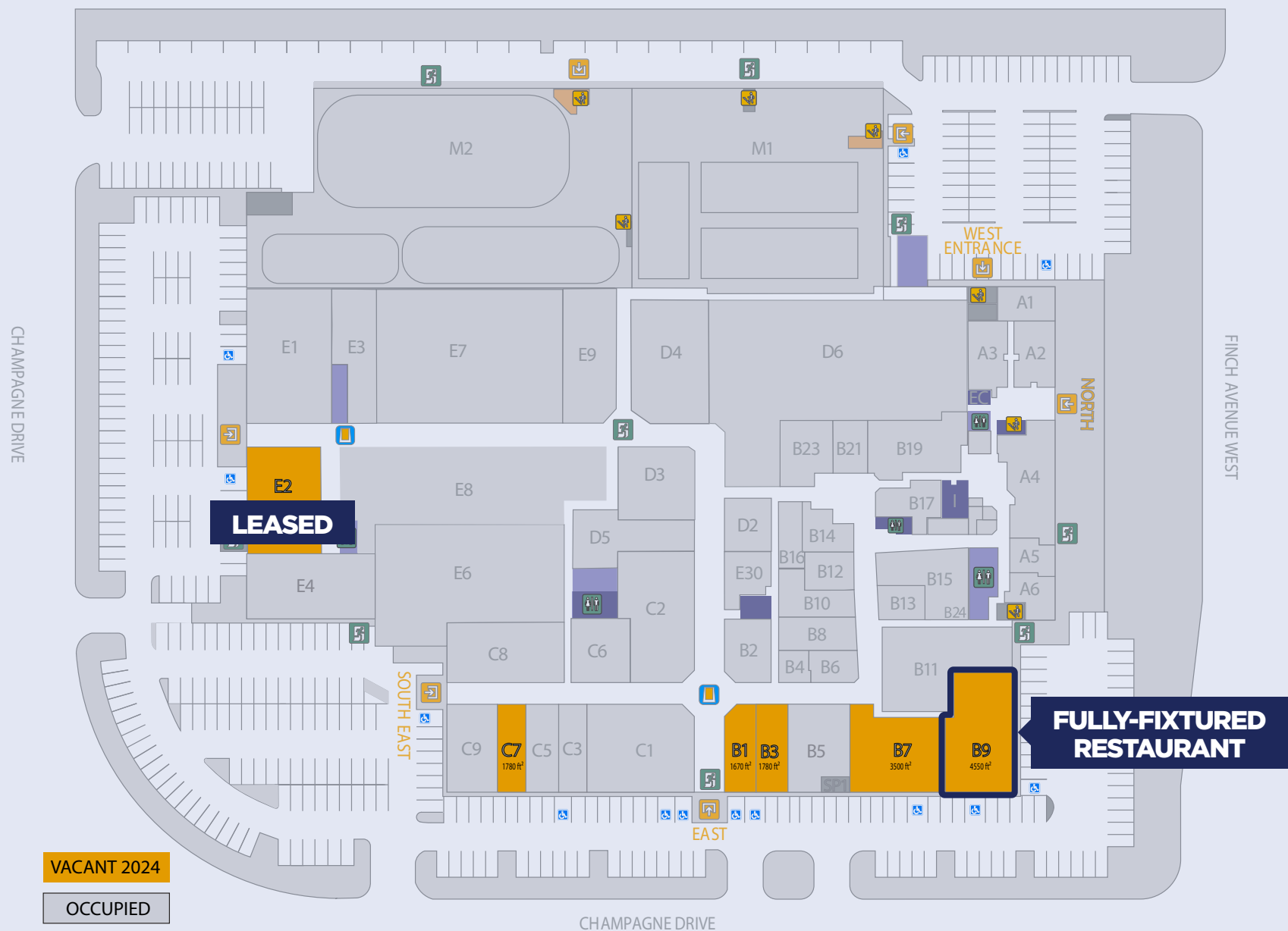


2 Champagne Drive, Unit B9, North York

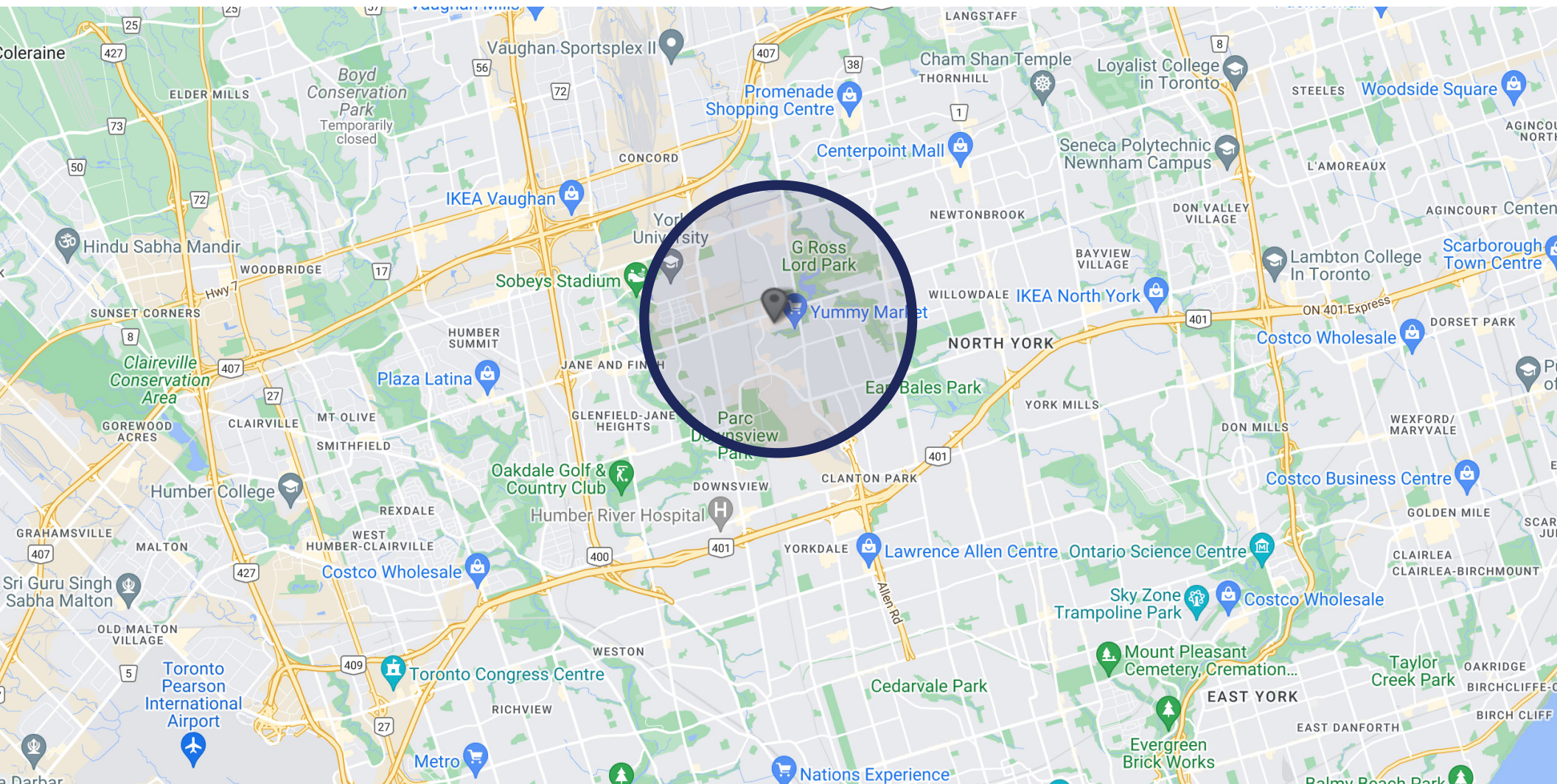
Fully-fixture restaurant space



2 Champagne Drive North York



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AREA DEMOGRAPHICS

Within 3 km radius of property



POPULATION
83,765



AVERAGE INCOME
\$115,479*

* Annually per household



MEDIAN AGE
40.5

**LANDLORD &
DEVELOPER | SERVICES:**

CAITLYN PRICE**

Vice President

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