

2 Champagne Drive, North York

BUSY PROFESSIONAL MEDICAL MALL AND RECREATIONAL
CENTRE WITH OUTPATIENT HOSPITAL AND RETAIL

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.
~~B9 4,550 sq.ft. LEASED~~
C7 1,780 sq.ft.
~~E2 4,200 sq.ft. LEASED~~

Rent: \$28/sq.ft.

TMI (2026): \$8.66/sq.ft.

Availability: Immediate

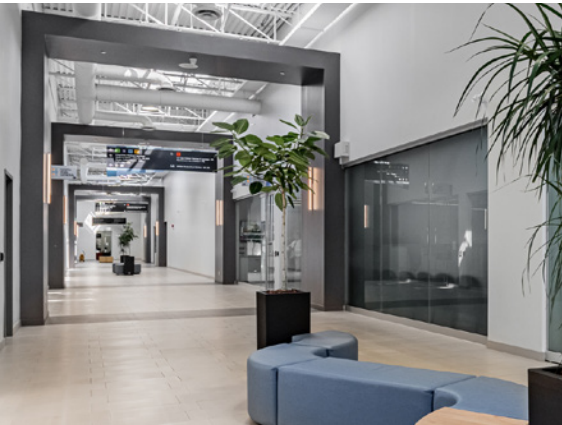


PROPERTY HIGHLIGHTS

- Opportunities positioned throughout the centre with bustling foot traffic and with prime street front exposure
- Free on-site parking available
- Premium building professionally maintained and managed
- The centre presents an ideal opportunity for food, recreational, health and wellness, medical and professional services
- Co-tenants: pharmacy, X-ray, ultrasound and other medical support services within the centre



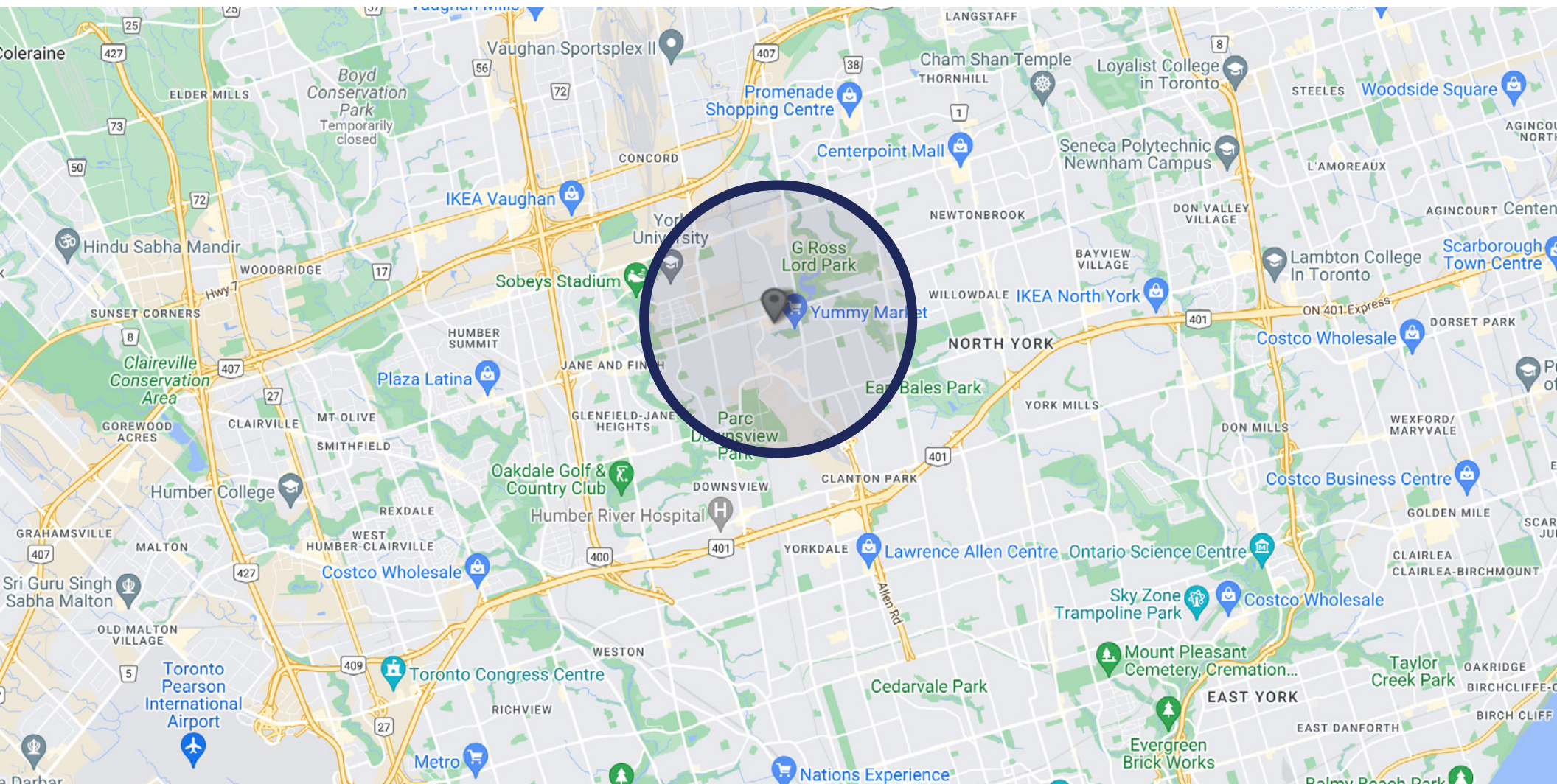
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AREA DEMOGRAPHICS

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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