

TURN-KEY MEDICAL OFFICE

FOR LEASE



Goldberg Centre | 2235 Kennedy Road, Toronto, ON, M1T 3G8



- Turnkey medical/med-spa unit
- Space consists of reception and waiting area, private treatment rooms with plumbing, private offices and Level I hospital grade surgical room
- Access/use of a Level II surgical room
- Elevator
- Ample surface parking
- Exposure and signage available along Kennedy Road
- Other practices in the building include Ophthalmologist, Lasik surgery centre, eye care centre, orthopedics and other medical services
- Located in high vehicular and foot traffic node
- Utilities separately metered and are the responsibility of the Tenant



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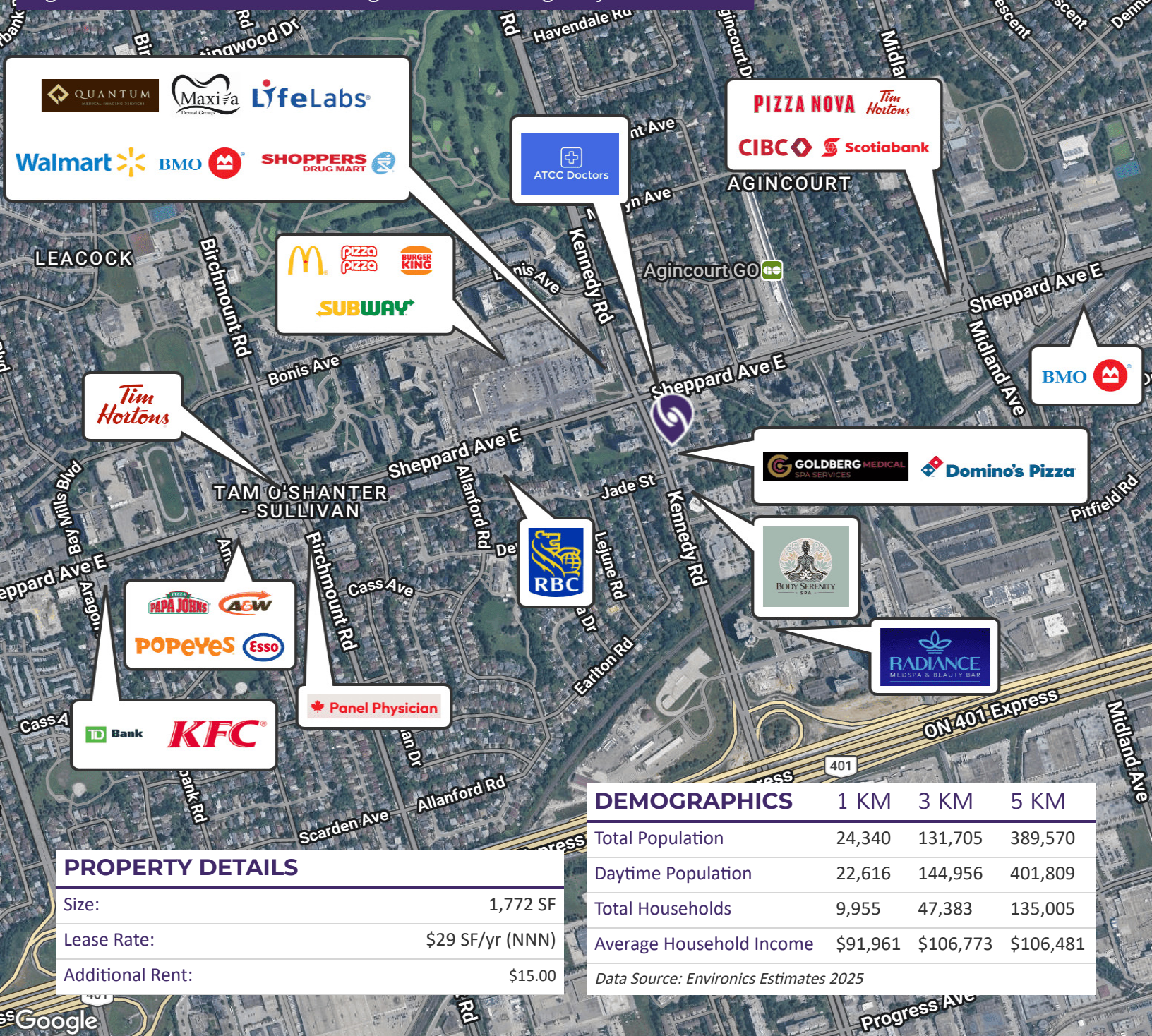
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TRAFFIC COUNTS:

Kennedy Rd, south of Sheppard Ave E - 51,948 (AADT, modeled, 2024)

Sheppard Ave E, east of Kennedy Rd - 26,165 (AADT, modeled, 2024)

Agincourt GO Station within walking distance (560 Avg Daily Riders, 2019)



PROPERTY DETAILS

Size:	1,772 SF
Lease Rate:	\$29 SF/yr (NNN)
Additional Rent:	\$15.00

DEMOGRAPHICS	1 KM	3 KM	5 KM
Total Population	24,340	131,705	389,570
Daytime Population	22,616	144,956	401,809
Total Households	9,955	47,383	135,005
Average Household Income	\$91,961	\$106,773	\$106,481

Data Source: Environics Estimates 2025

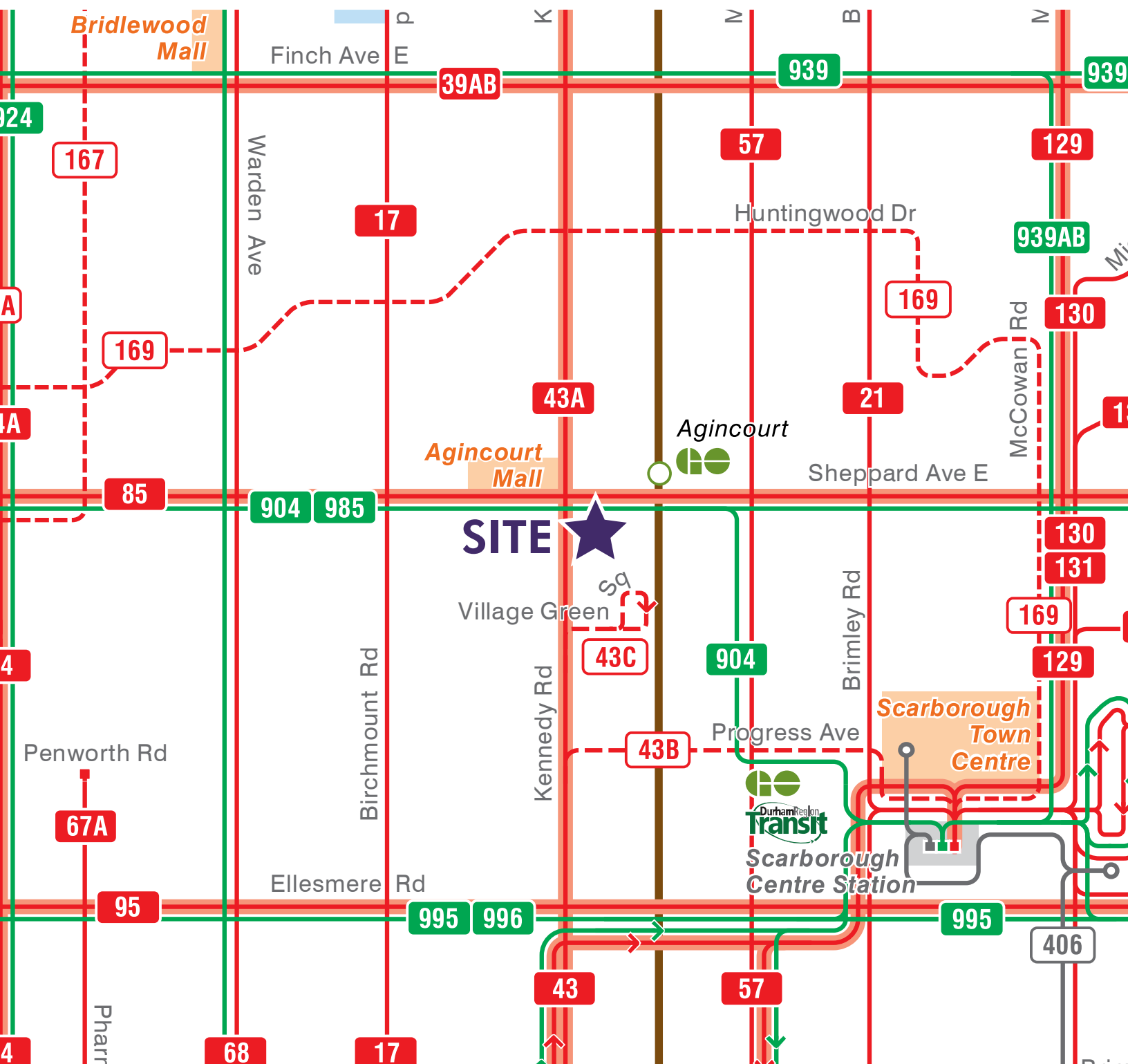
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TRANSIT CONNECTIVITY



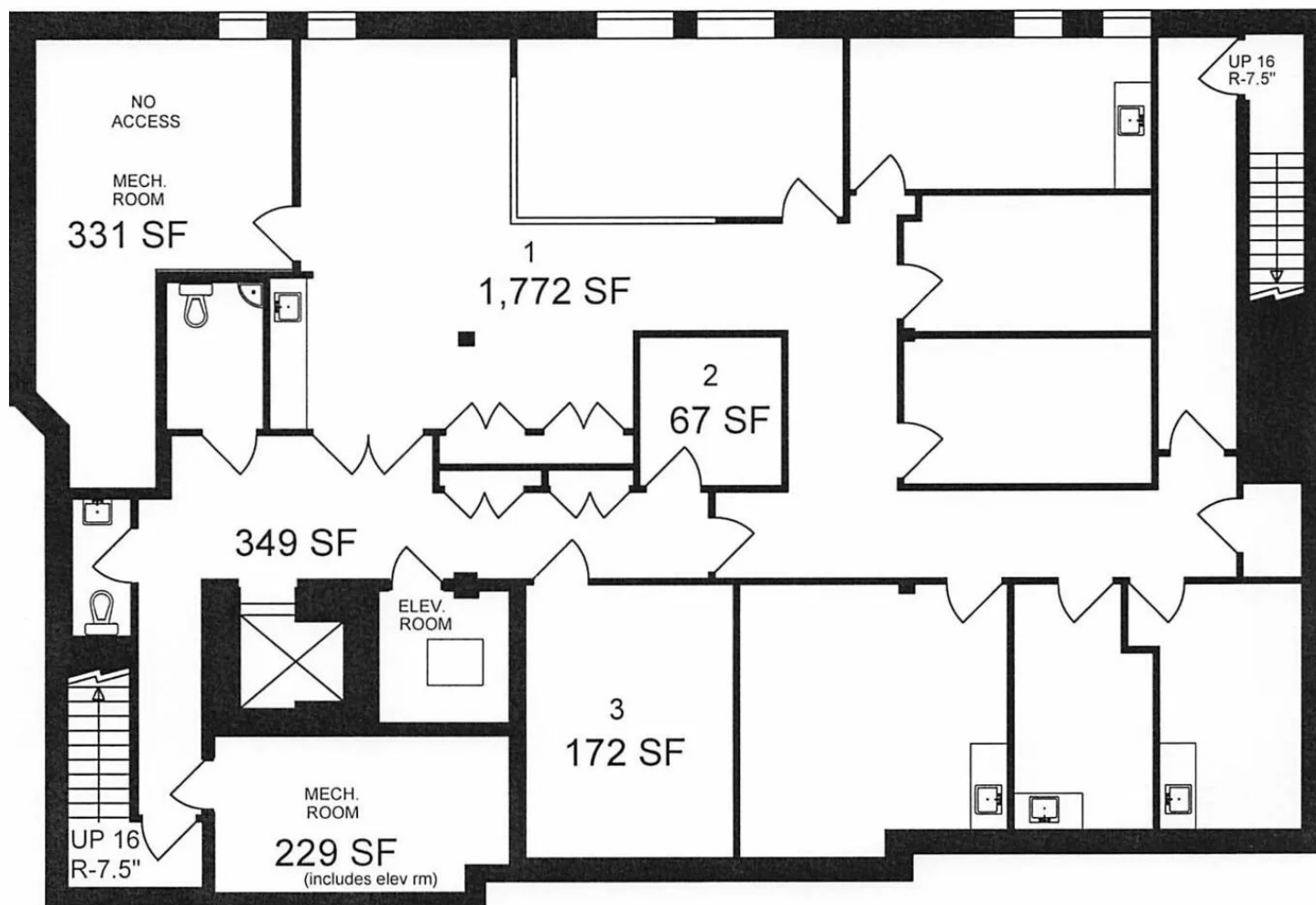
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FLOOR PLAN



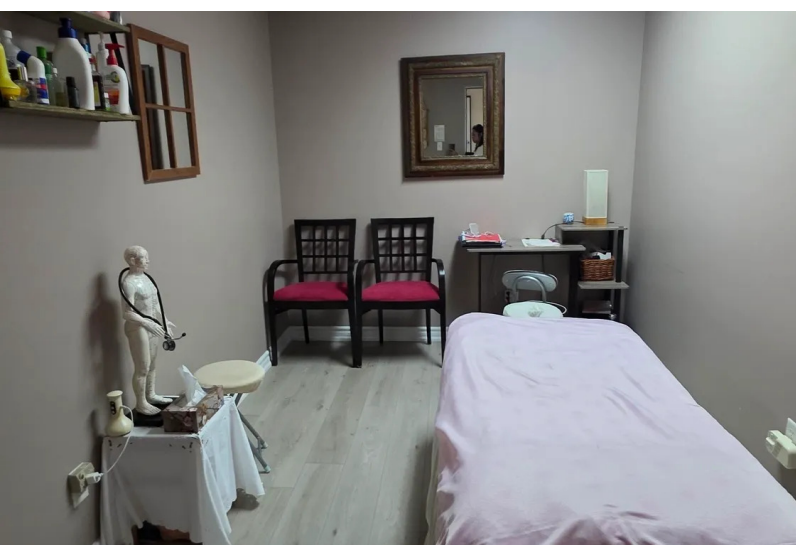
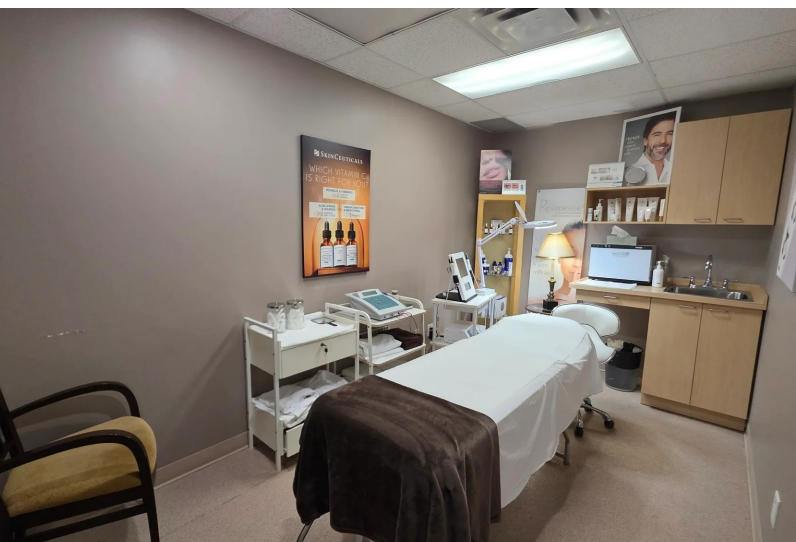
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THE BEHAR GROUP™

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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