



FOR LEASE | OFFICE | RETAIL

# 8403 YONGE STREET

Markham, ON

Located at the intersection of Highway 7 and Yonge Street. Close to Highway 407.

## STATS & FACTS

### AVAILABLE UNIT: UNIT 1 - 2ND FLOOR|2163 SQ FT,

|                              |                          |   |
|------------------------------|--------------------------|---|
| <b>Gross Leasable Area :</b> | <b>Intersection :</b>    | <b>Average Household Income Benchmark (for Ontario) :</b> |
| 20,241 sq. ft                | Highway 7 & Yonge Street | \$126,953.18  |

| Demographics          | Radius       |              |              |
|-----------------------|--------------|--------------|--------------|
|                       | ≤ 1km        | ≤ 3km        | ≤ 5km        |
| Population            | 4,926        | 93,477       | 260,339      |
| Total # of Households | 1,773        | 34,673       | 93,551       |
| Avg. Household Income | \$157,068.39 | \$141,912.50 | \$143,780.09 |

(Source: Environics Analysis, Demostats 2023)



## CONTACT

### CONDOR PROPERTIES

Corporate Office  
1500 Highway 7  
Concord, ON L4K 5Y4

905 907 1600  
info@condorproperties.ca

### VIVIAN VOO

Senior Director of Leasing  
905 907 1600 ext. 216  
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## SITEPLAN

**SITE PLAN**  
**NOT AVAILABLE**

## TENANT LIST

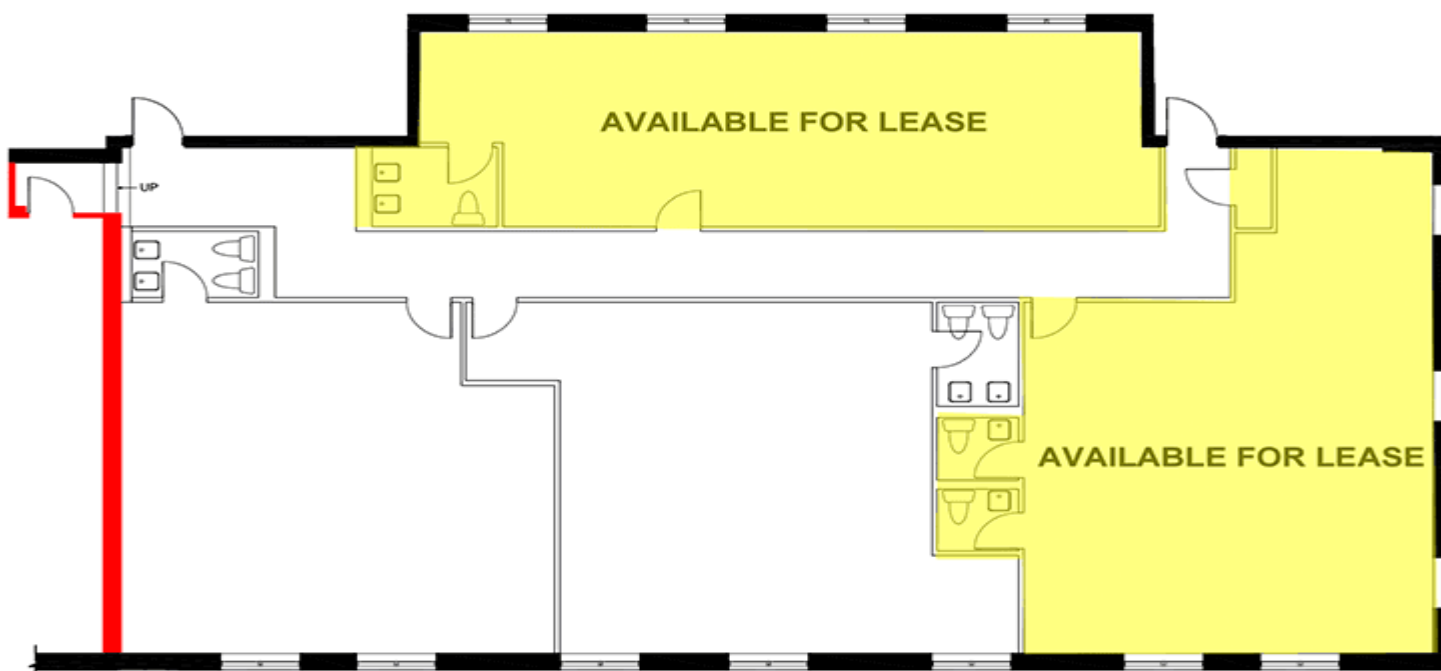
N/A



## UNIT 1 - 2ND FLOOR | RETAIL | OFFICE



KEYPLAN



## UNIT 1 - 2ND FLOOR | RETAIL | OFFICE

|                  |  |
|------------------|--|
| Rentable Area:   | 2163.00 sq. ft.*   |
| Operating Costs: | \$10.58 per sq. ft.*   |
| Realty Taxes:    | \$3.54 per sq. ft.*  |
| Availability:    | Utilities included on a proportionate share basis, Has Hydro & Water meter, Available Immediately. |

\*Estimated for 2024  
The information contained herein is for marketing purposes only; the information has been obtained from sources deemed to be reliable and, while thought to be correct, the accuracy or correctness of the information (including the floor plan) is not warranted, nor guaranteed, by Condor Properties and is subject to change. The floor plan shall always be verified on site. The property (and any unit) may be withdrawn from the market without notice.



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