### FOR LEASE | LOWER LEVEL RETAIL SPACE 78 RICHMOND STREET EAST TORONTO | ON



METROPOLITAN COMMERCIAL





AERIAL





### DETAILS

Unit Size	2,600 SF (divisible into two units - 970 SF and 1,630 SF)
Base Rent	\$9,000/month – 2,600 SF unit \$3,955/month – 970 SF unit \$6,100/month – 1,630 SF unit
Additional Rent	Utilities
Tama	

Term 5 Years

Possession May 01, 2019

### **FEATURES**

With 35 feet of frontage on the north side of Richmond Street East, the subject property is situated one block east of Yonge St and within a short walk of the Queen and King subway stops. Recent condo developments have added many residences to the existing office buildings, thereby creating both a daytime and evening customer base. With a variety of permitted commercial uses, the property is ideal for medical practices, professional service firms, cafés and eating establishments.

Located on the lower level of a 15-unit brick & beam office building with over 100 daytime employees, the unit will further benefit from the possibility of installing street-front signage for increased visibility and brand awareness. The building's security features include controlled access and CCTV cameras.

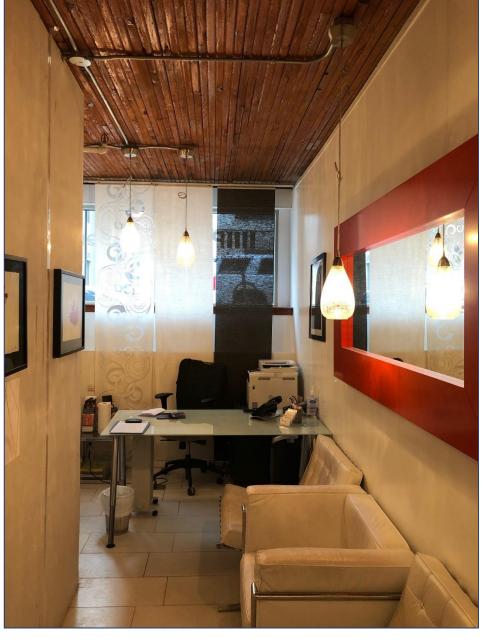




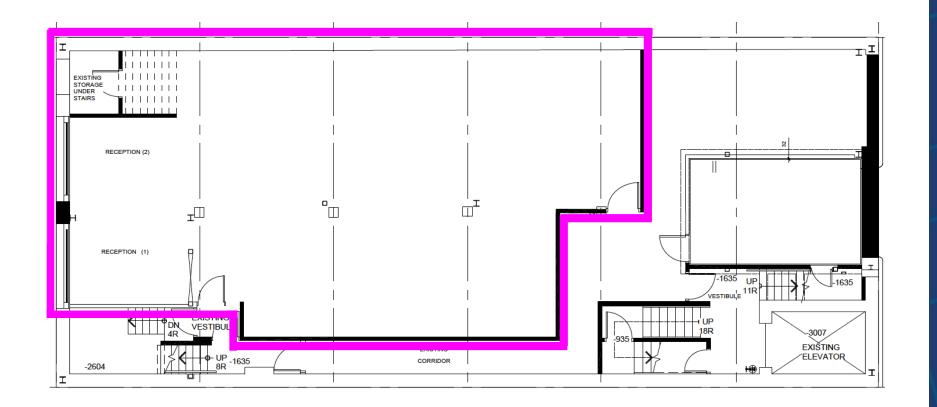
## PHOTOS



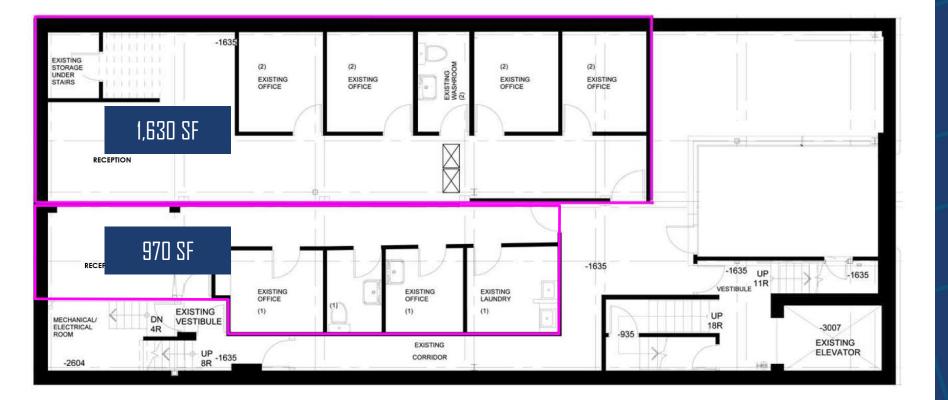




### **OPTION A** 2,600 SF Contiguous



### **OPTION B** 970 SF + 1,630 SF Divisible



# FLOOR PLAN



## METROPOLITAN COMMERCIAL

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