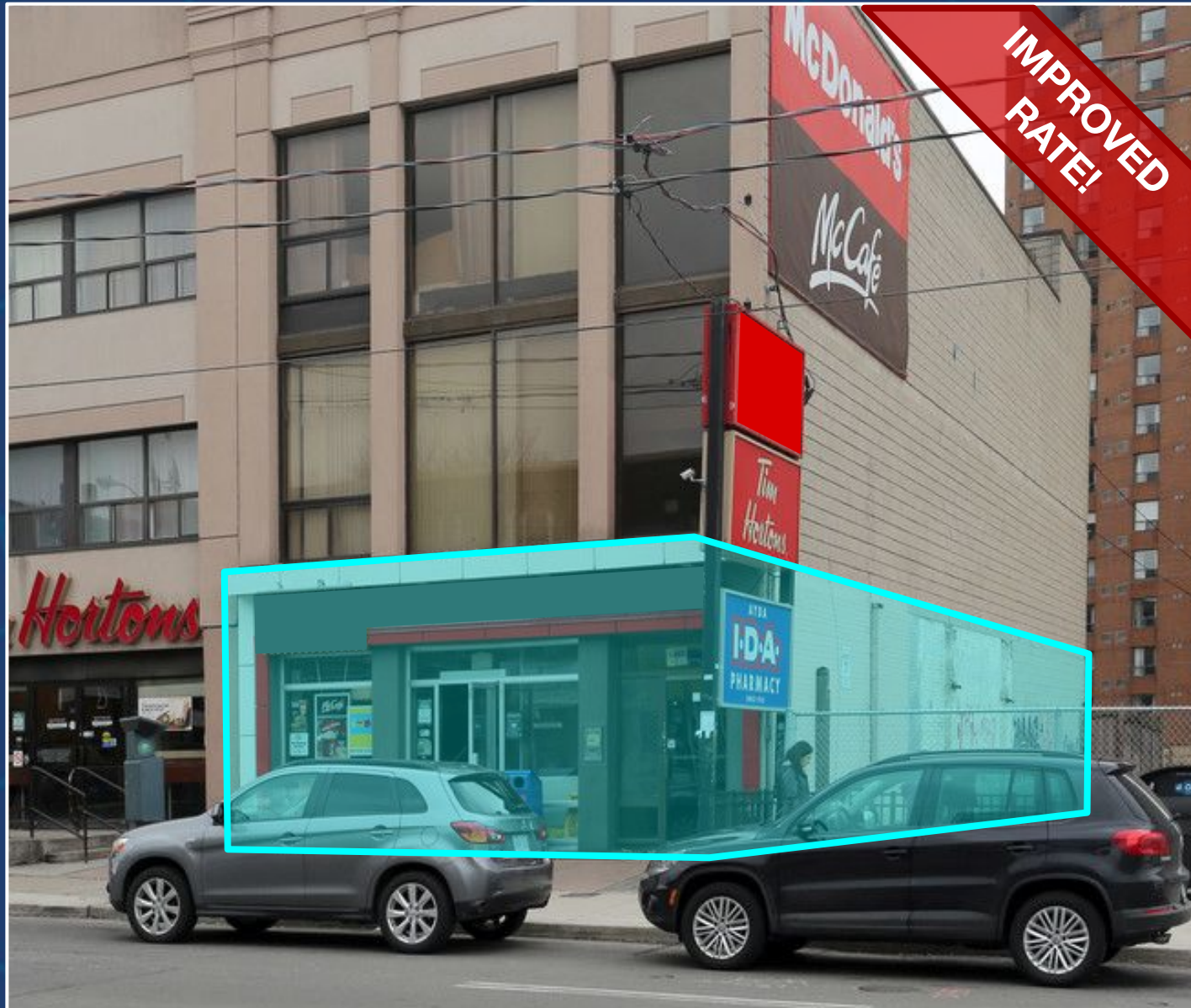


PRIME RETAIL FOR LEASE

1807 EGLINTON AVE WEST | TORONTO, ON



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PROPERTY OVERVIEW

Located adjacent to the future LRT station and an existing Tim Horton's, the subject property is steps from the busy Eglinton Ave W and Dufferin St intersection and offers prime retail exposure in the heart of the Fairbank neighbourhood. The property further benefits from high pedestrian and vehicle traffic in an area experiencing rapid growth and gentrification, with a number of residential projects in development. The unit is currently operated as a Quick Service Restaurant with functioning venting for food use.

DETAILS

Location	Click here for map
Unit Size	2,009 Square Feet
Gross Rent	\$4,185.00 / Per Month
Possession	Immediate
Term	36-60 Months
HVAC	Gas Heating & Electrical Cooling
Electrical Supply	800 Amps

Average Household Income*



\$99,130

Total Population*



184,122

Projected 10-Year Population Growth*



+9.90%

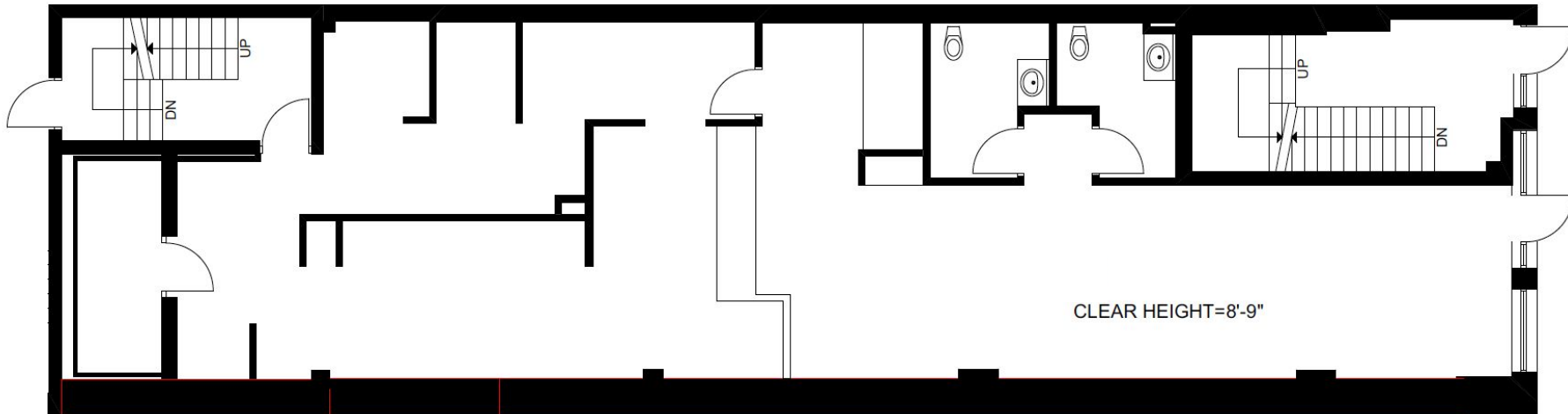
1807 EGLINTON AVE WEST | FOR LEASE

*Source: CoStar, 2016 3km radius.

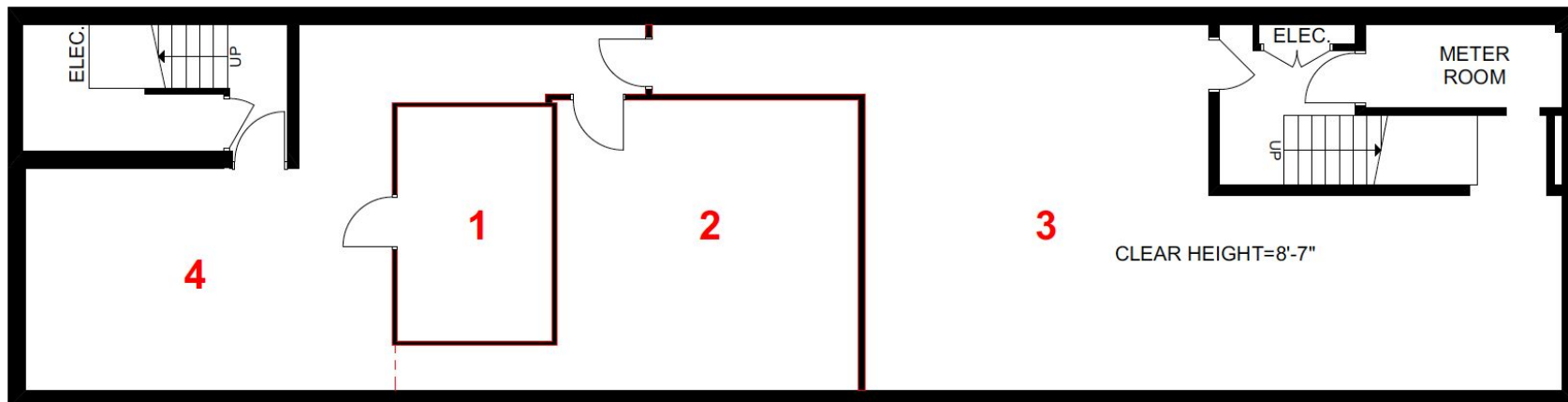




GROUND FLOOR



BASEMENT*



*NOTE: Basement included in rent at no additional cost

FAIRBANK STATION

The future Fairbank LRT Station will be an underground station located on Eglinton Avenue West at Dufferin Street. The station was named 'Fairbank' after the surrounding neighbourhood, and to differentiate it from the existing Dufferin Station on TTC's Line 2. There will be two station entrances, one on the southeast corner of Eglinton Avenue and Dufferin Street, and another at the northwest corner of intersection. The station will feature 30 outdoor bicycle parking space, on-street connections to TTC buses and an expanded station plaza integrated with the existing St. Hilda's Parkette, including a water feature, gathering area and seating. Construction began in late 2016 with a slated completion date in 2021.



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