# FOR LEASE | PRIME RETAIL SPACE 494 BLOOR STREET WEST TORONTO, ON





#### DETAILS

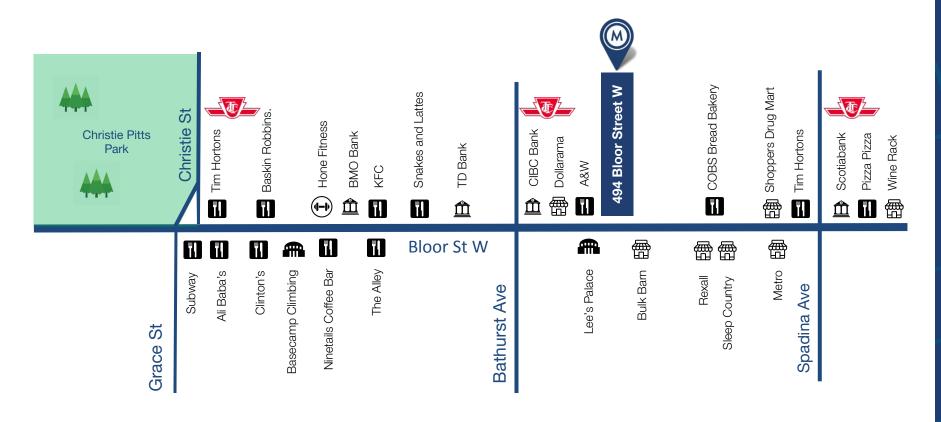


Location	Bloor Street West just East of Bathurst Street, on the corner of Bloor Street West and Albany Avenue. Click Here For Map
Available Space	1,630 SF + 488 SF Basement (No Additional Charge)
Net Rent	\$66 PSF/YR (\$8,965.00 / month)
тмі	\$27 PSF/YR (\$3,667.50 / month)
Term	5-10 years
Possession	Immediate

#### **PROPERTY OVERVIEW**

- Prime retail space along busy Bloor Street West located at high visibility corner intersection.
- Open seating area for 24 persons with a service counter and hallway.
- Two 2-piece washrooms and a storage/food preparation area with a side entrance door.
- High ceilings, large windows.
- Basement area with staff locker workroom, and open storage area.
- Dedicated gas and hydro meters.
- Steps to Bathurst TTC Subway Station.
- This space is perfect for subs, pizza, coffee, and burritos.
- Low venting
- Cannabis Acceptable







Walker's Paradise

Daily errands do not require a car.



Rider's Paradise World-class public

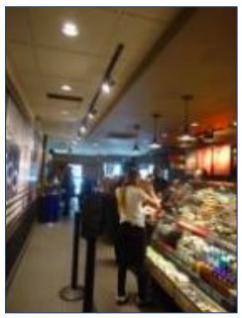
transportation.

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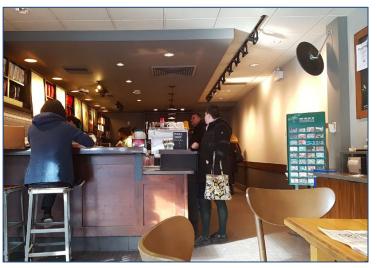
PHOTOS 494 BLOOR STREET WEST











3

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626 King St West | Suite 302 Toronto, ON | M5V1M7

416.703.6621

www.metcomrealty.com

### CONTACT:

Claire Blicker\* Vice President 416.703.6621 x232 claire.blicker@metcomrealty.com

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