

FOR LEASE | PRIME RETAIL SPACE

494 BLOOR STREET WEST

TORONTO, ON



METROPOLITAN
COMMERCIAL





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)
TMI	\$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



AREA MAP

494 BLOOR STREET WEST

Walk Score
97

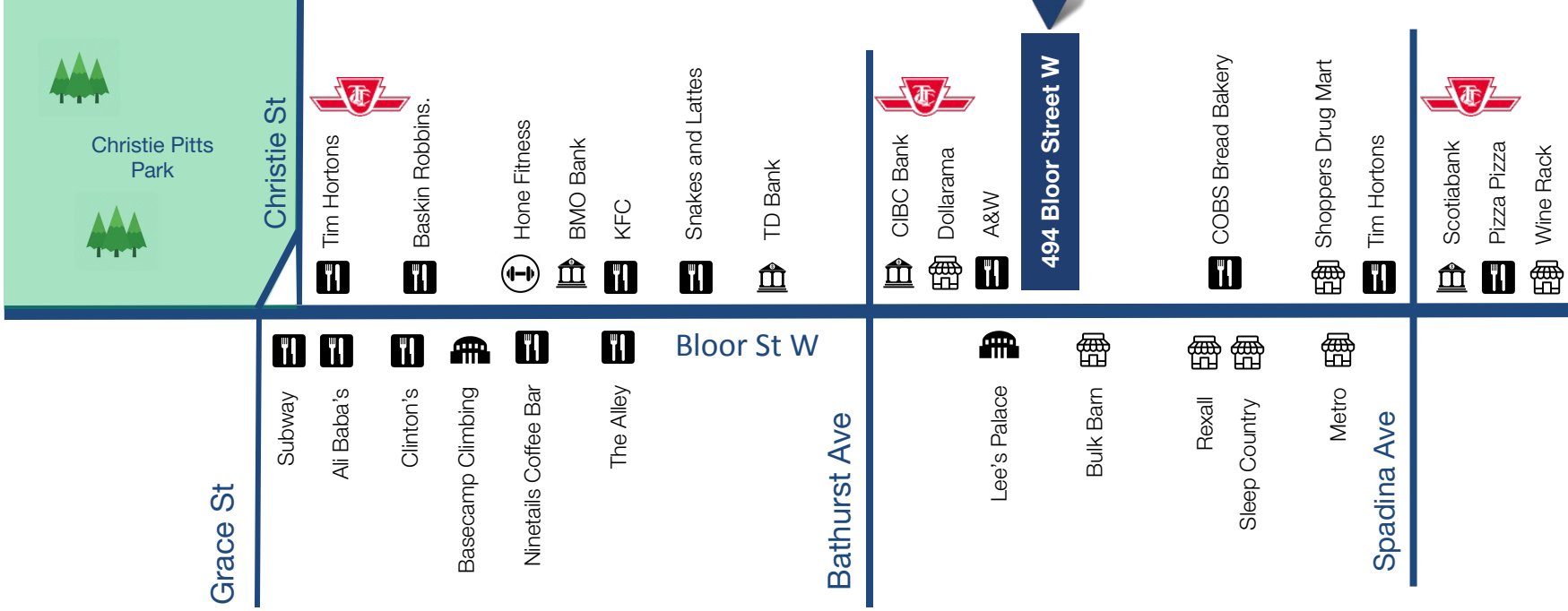
Walker's Paradise

Daily errands do not require a car.

Transit Score
98

Rider's Paradise

World-class public transportation.





PHOTOS
494 BLOOR STREET WEST

**METROPOLITAN
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**Built on
Connections.**

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