

FOR LEASE
491 BLOOR ST W
RETAIL/OFFICE SPACE



**METROPOLITAN
COMMERCIAL**

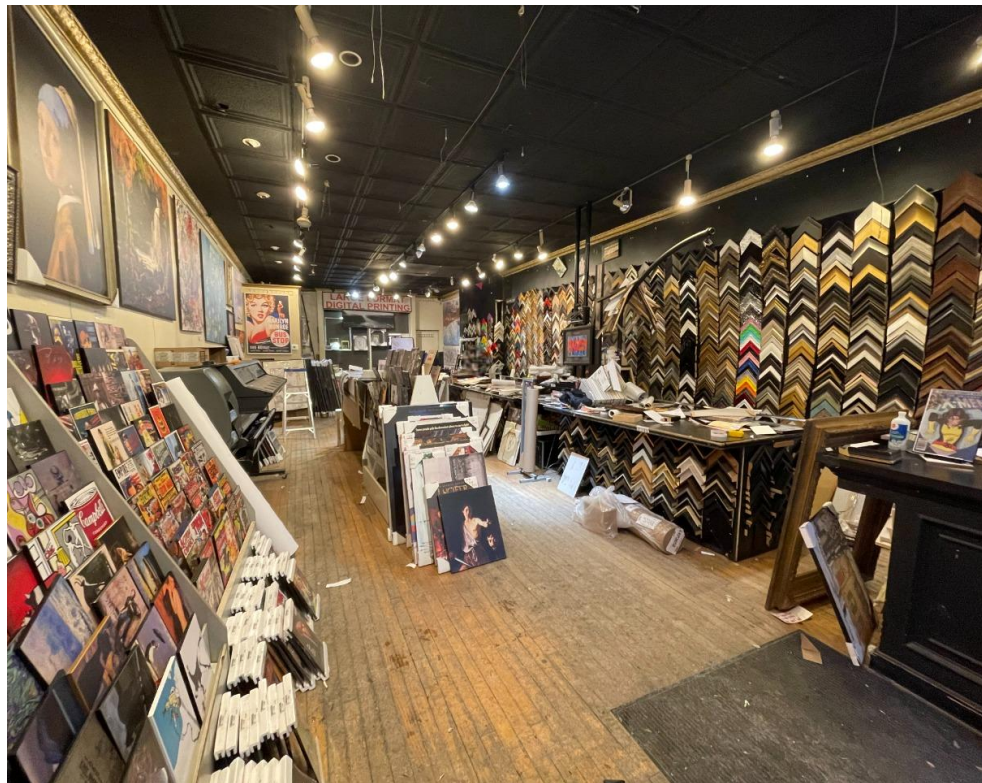
PROPERTY DETAILS

LOCATION	Located on Bloor Street West, west of Brunswick Avenue. <u>CLICK HERE</u>
BUILDING DETAILS	Ground Floor - 1,106 SF
RENTAL RATE	\$7,995.00 Net Rent/Month
ADDITIONAL RENT	\$2,500 T.M.I./Month+ Utilities
FRONTAGE	18.8 Feet
TERM	3-10+ Years
POSSESSION	April 1st 2024

PROPERTY SUMMARY

Situated in the best block of the trendy Annex, this space ensures exceptional visibility and exposure in a vibrant, high-traffic locale. The property features a bright, spacious open layout with high ceilings, and large storefront windows, creating an inviting atmosphere. Additionally, there's a full and useful basement provided at no extra charge. The area is equipped with Green P parking, and both Bathurst and Spadina TTC subway stations are within walking distance, enhancing accessibility.

Just steps away from the new Mirvish Village, it shares proximity with establishments such as Rexall, Bulk Barn, A&W, Dollarama, Burger's Priest, Pizzaiolo, Shoppers, BMW, and more. The neighborhood boasts top retailers and brands as neighbors.





CONNECTIVITY

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BIKE SCORE OF 100

→ Daily errands can be accomplished on a bike, promoting health, reducing carbon footprint, and adding joy to routine tasks



TRANSIT SCORE OF 99

→ World-class public transportation offers efficient and accessible travel, connecting communities



WALK SCORE OF 100

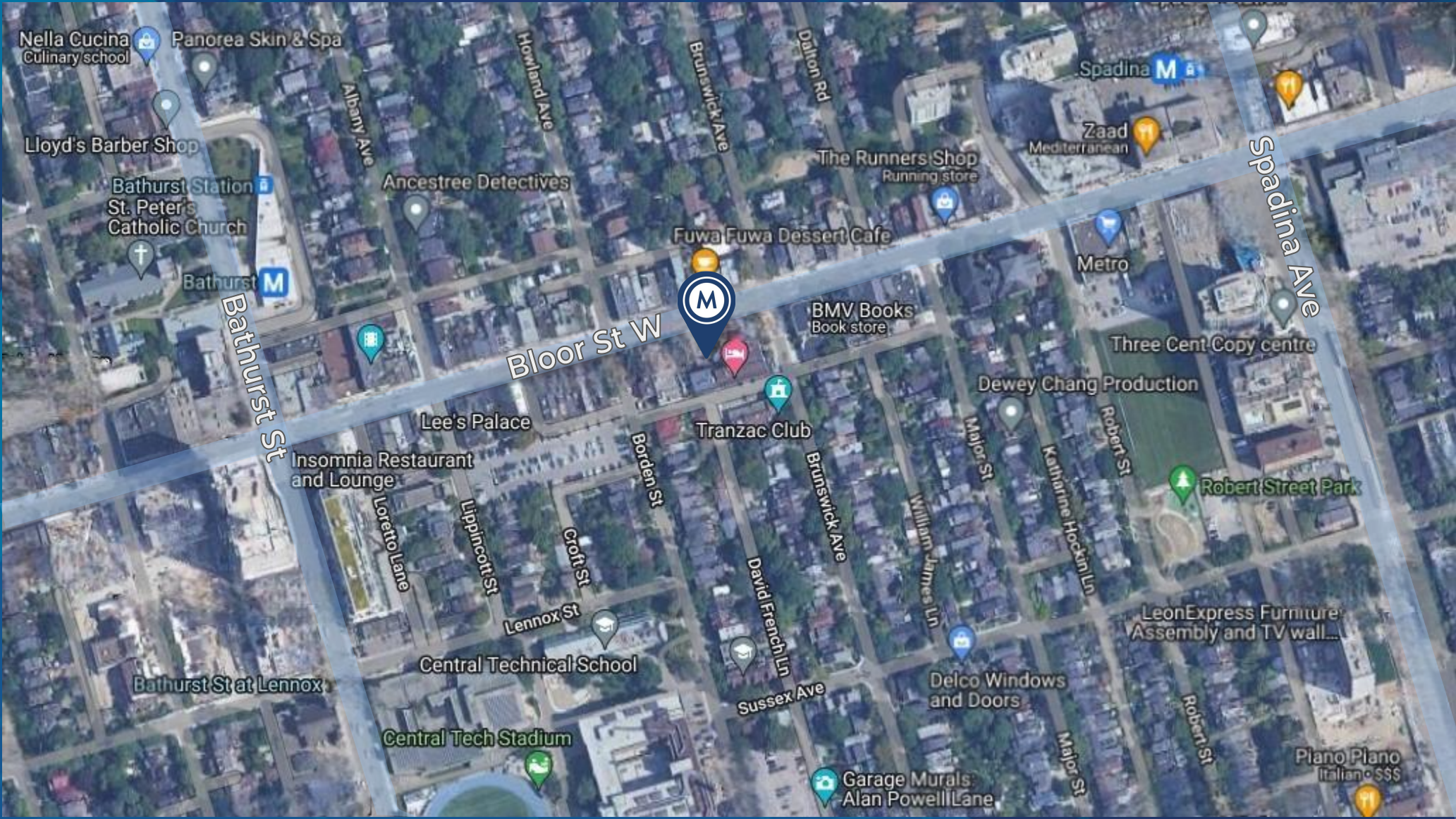
→ Daily errands do not require a car, promoting eco-friendly alternatives and reducing traffic congestion for a more sustainable lifestyle



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AREA MAP





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