

223-251 SHEPPARD AVENUE EAST TORONTO

Office/Lower Level Opportunities

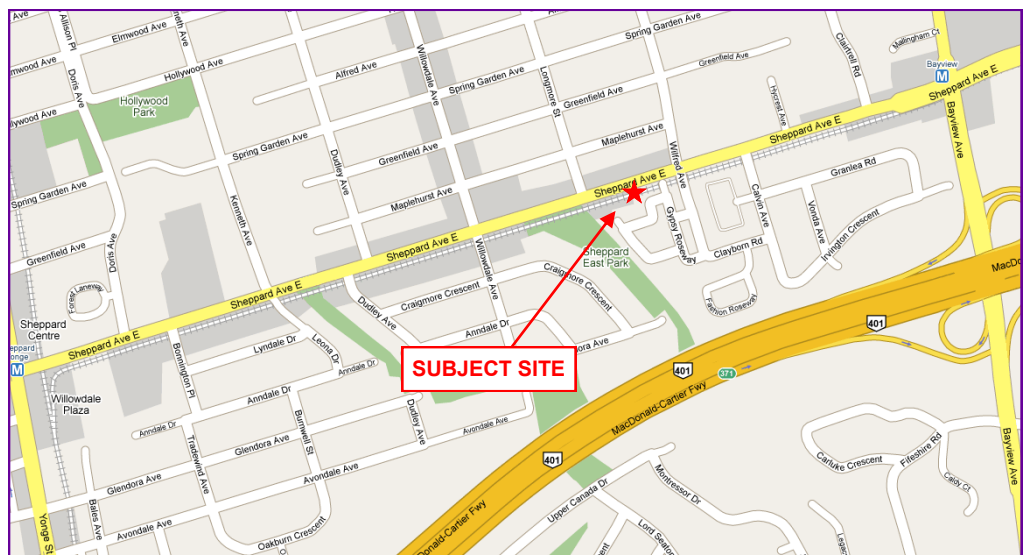
FOR LEASE



- Located in affluent North York Community on Sheppard Avenue East between Bayview Avenue and Yonge Street
- Traffic Counts: Over 30,000 cars daily
- Join Popeye's, Subway, Dragon House, Buyncell and others in this well established and fully tenanted retail neighbourhood development
- Asking Net Rent: \$15.00 psf (office)
\$14.75 psf (lower level)
- TMI: See next page for details

For more information, please contact:

Simon B. Wolle, B.A., LL.B.
Sales Representative
416.636.8898 ext. 232
416.636.8890 fax
simon@thebehargroup.com



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RENTS

INCLUDED in Additional Rent:

- Water
- Heat
- Hydro



Interior - Unit 202



Interior - Unit 206



Interior - Unit 205

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	Rentable Area	Monthly	Per Sq. Ft.
239 Sheppard Ave. E., Unit 202	390 sq. ft.		
Minimum Monthly Rent		\$ 487.50	\$15.00
Estimated Monthly Operating Costs, Realty Taxes & Utilities		<u>519.68</u>	<u>15.99</u>
Total Monthly Rent		\$1,007.18	\$30.99

	Rentable Area	Monthly	Per Sq. Ft.
239 Sheppard Ave. E., Unit 206	850 sq. ft.		
Minimum Monthly Rent		\$1,062.50	\$15.00
Estimated Monthly Operating Costs, Realty Taxes & Utilities		<u>1,132.63</u>	<u>15.99</u>
Total Monthly Rent		\$2,195.13	\$30.99

	Rentable Area	Monthly	Per Sq. Ft.
241 Sheppard Ave. E., Lower Level W.	1,488 sq. ft.		
Minimum Monthly Rent		\$1,829.00	\$14.75
Estimated Monthly Operating Costs, Realty Taxes & Utilities		<u>1,407.40</u>	<u>11.35</u>
Total Monthly Rent		\$3,236.40	\$26.10

