

1703 AVENUE ROAD, TORONTO

PRIME RETAIL STOREFRONT FOR LEASE



1,623 SQUARE FEET (PLUS BASEMENT)

Located on the east side of Avenue Road, north of
Lawrence Avenue West

INQUIRIES

Rami Kozman

Director, Landlord Services

Sales Representative

416 636 8898 x245

rkozman@thebehargroup.com

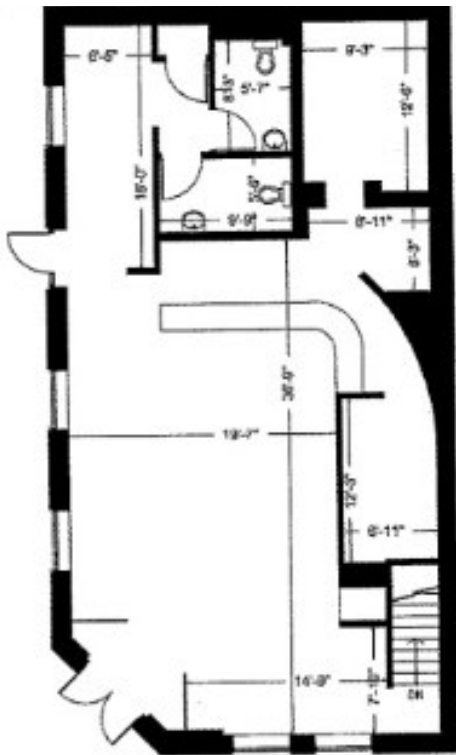


1703 AVENUE ROAD, TORONTO

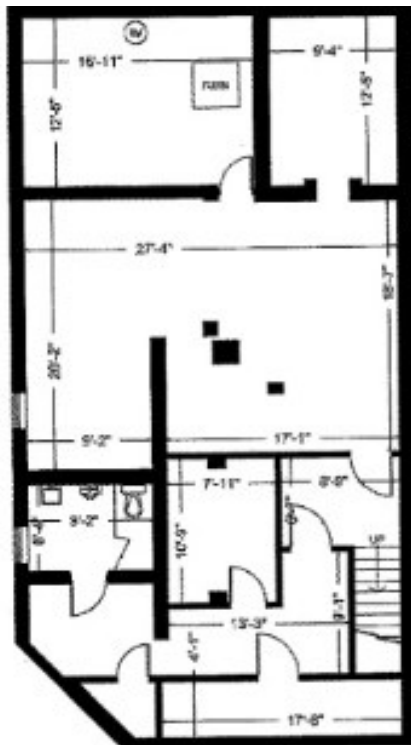
PRIME RETAIL STOREFRONT FOR LEASE

PROPERTY DETAILS

- Exciting retail opportunity in the affluent Bedford Park community
- Character building with wide corner exposure, excellent signage opportunities and large patio
- Centrally located in the heart of a vibrant and pedestrian-oriented retail corridor
- Neighbouring tenants include BMO, TD Bank, Ambrosia Natural Foods and Starbucks
- Ideal for café, restaurant, boutique office or retail, professional service and more
- Features large patio and basement
- **Occupancy:** TBD
- **Size:** 1,623 square feet (plus basement)
- **Net Rent:** \$65.00 per square foot
- **TMI:** \$20.50 per square foot (estimate)



1ST FLOOR
GLA 1,623 SQ. FT.



BASEMENT
GLA 1,623 SQ. FT.

FLOOR PLANS

1703 AVENUE ROAD, TORONTO

PRIME RETAIL STOREFRONT FOR LEASE



Demographics	1 km	3 km	5 km
Total Population (2016)	17,622	140,913	369,513
Daytime Population (2015)	12,693	125,243	366,859
Total Households (2016)	6,073	57,325	158,237
Household Average Income (2016)	\$268,670	\$191,929	\$156,318

Source: Statistics Canada

All information is from sources deemed reliable and is subject to errors and omissions which we believe to be correct and assume no responsibility. Changes of price, rental, prior sale and withdrawal without notice. People are not to construe this information as legal or tax advice. You should consult your legal counsel, accountant, or other advisors on matters relating to this presentation. The Behar Group Realty Inc., Brokerage.

