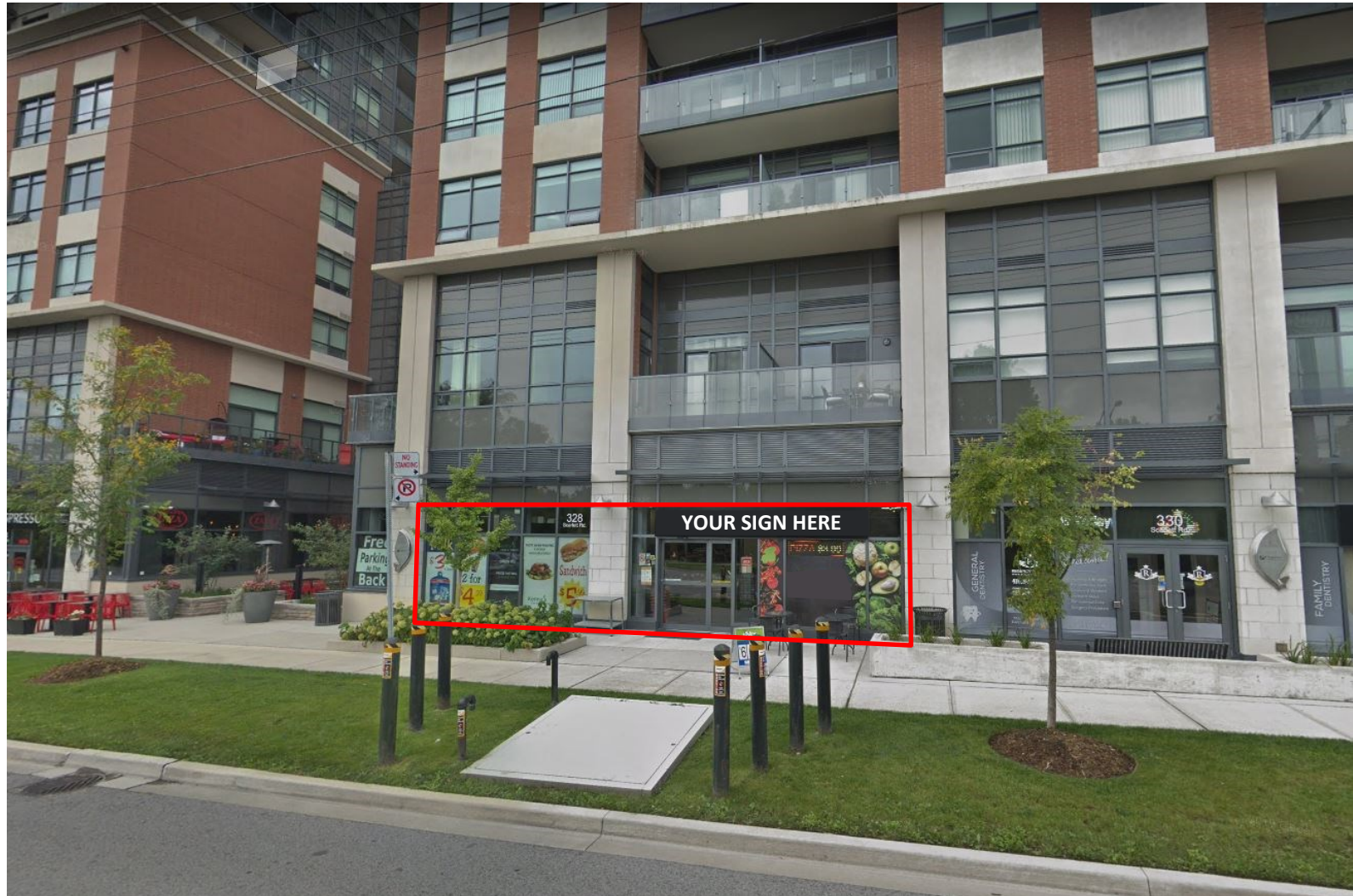


# 328 SCARLETT ROAD, #1A, TORONTO

RETAIL/OFFICE SPACE FOR LEASE



**3,611 SQUARE FEET (can be demised)**

Located on Scarlett Road, just south of Eglinton Avenue West

## INQUIRIES

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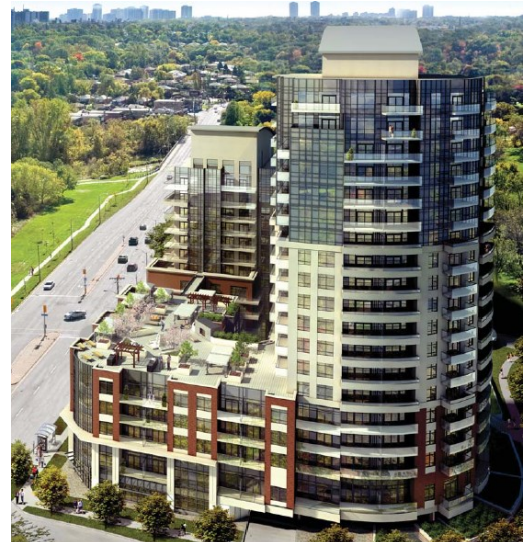
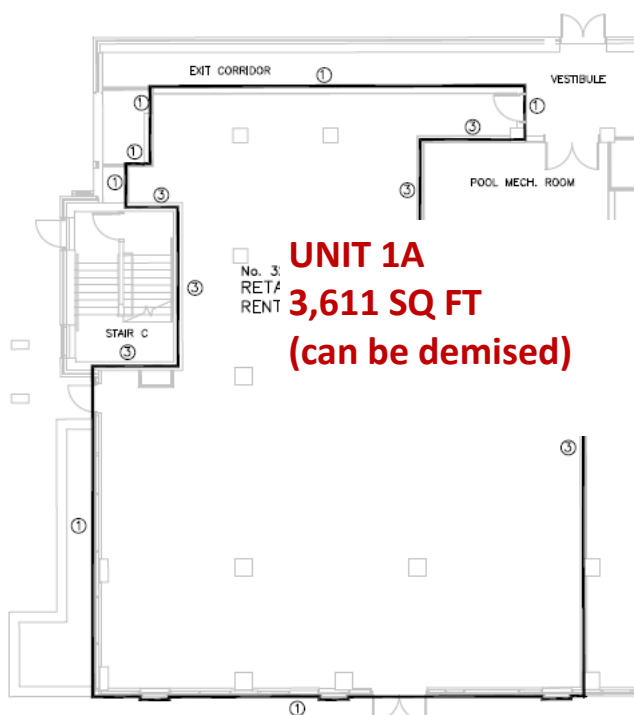


# 328 SCARLETT ROAD, #1A, TORONTO

RETAIL/OFFICE SPACE FOR LEASE

## PROPERTY DETAILS

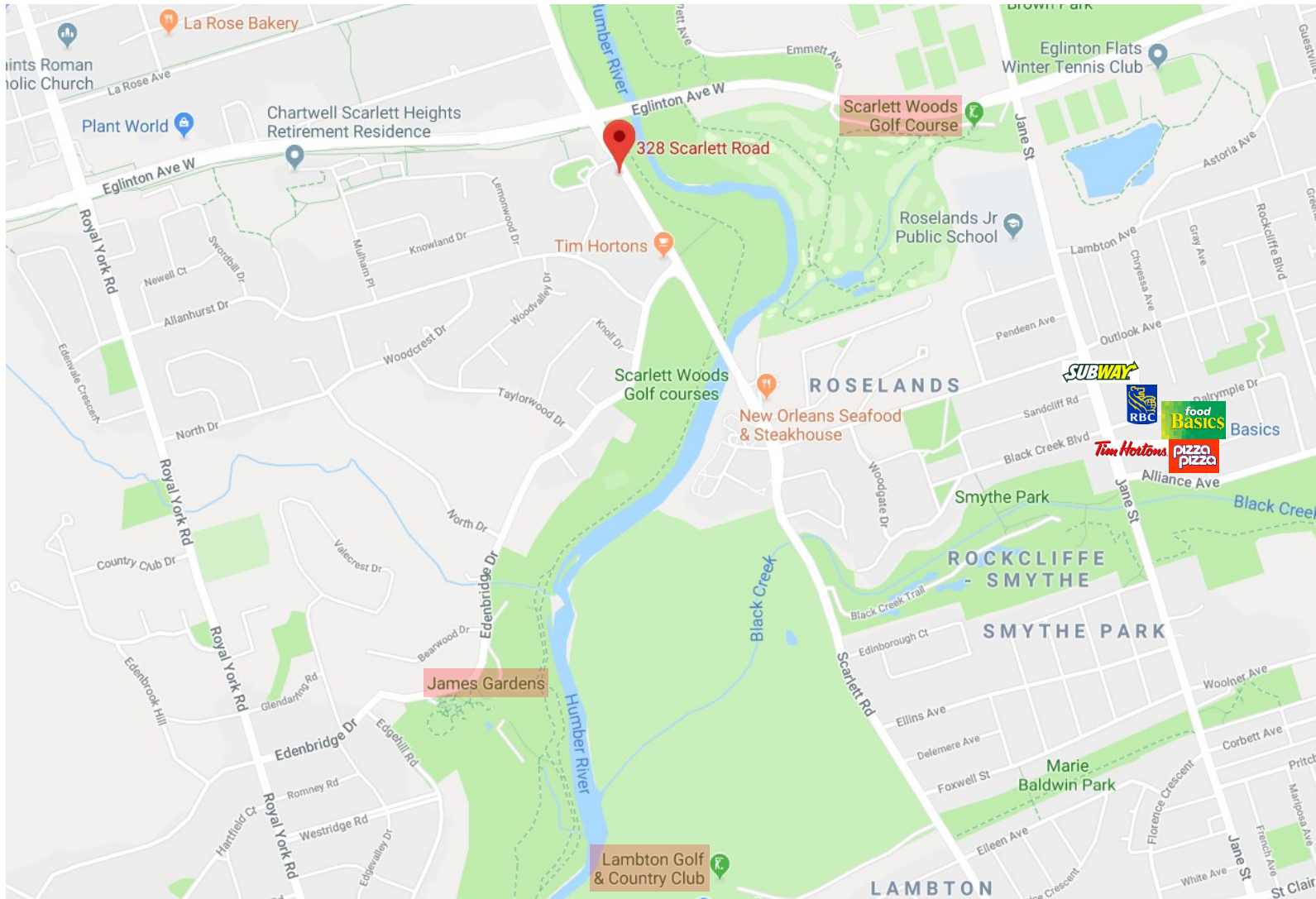
- **Size:** 3,611 square feet (can be demised into 1,700 SF & 1,911 SF, or 2 units of 1,805 SF)
- **Net Rent:** TBD
- **TMI:** \$19.32 per square foot
- **Occupancy:** Immediate
- Situated at the base of Perspective Condominiums at Scarlett Road, just south of Eglinton Avenue West
- 53 surface parking spaces
- Public transit at the corner
- Other tenants include: Metro Drugs, Scarlett O’Hair, Café, Regency Dental and Elite Vision Centre
- Higher income area
- Ideally suited for grocery, bank/financial, exercise/yoga studio, learning centre, professional office and specialty retail
- Residential neighbourhood/area is known as Edenbridge-Humber Valley
- Area highlights include:
  - ◇ Lambton Golf & Country Club
  - ◇ Scarlett Woods Public Golf Course
  - ◇ James Gardens





# 328 SCARLETT ROAD, #1A, TORONTO

RETAIL/OFFICE SPACE FOR LEASE



Demographics	1 km	3 km	5 km
Total Population (2016)	16,815	119,685	338,933
Daytime Population (2015)	7,055	55,088	185,443
Total Households (2016)	6,721	46,856	133,477
Household Average Income (2016)	\$74,896	\$93,712	\$101,427

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.

