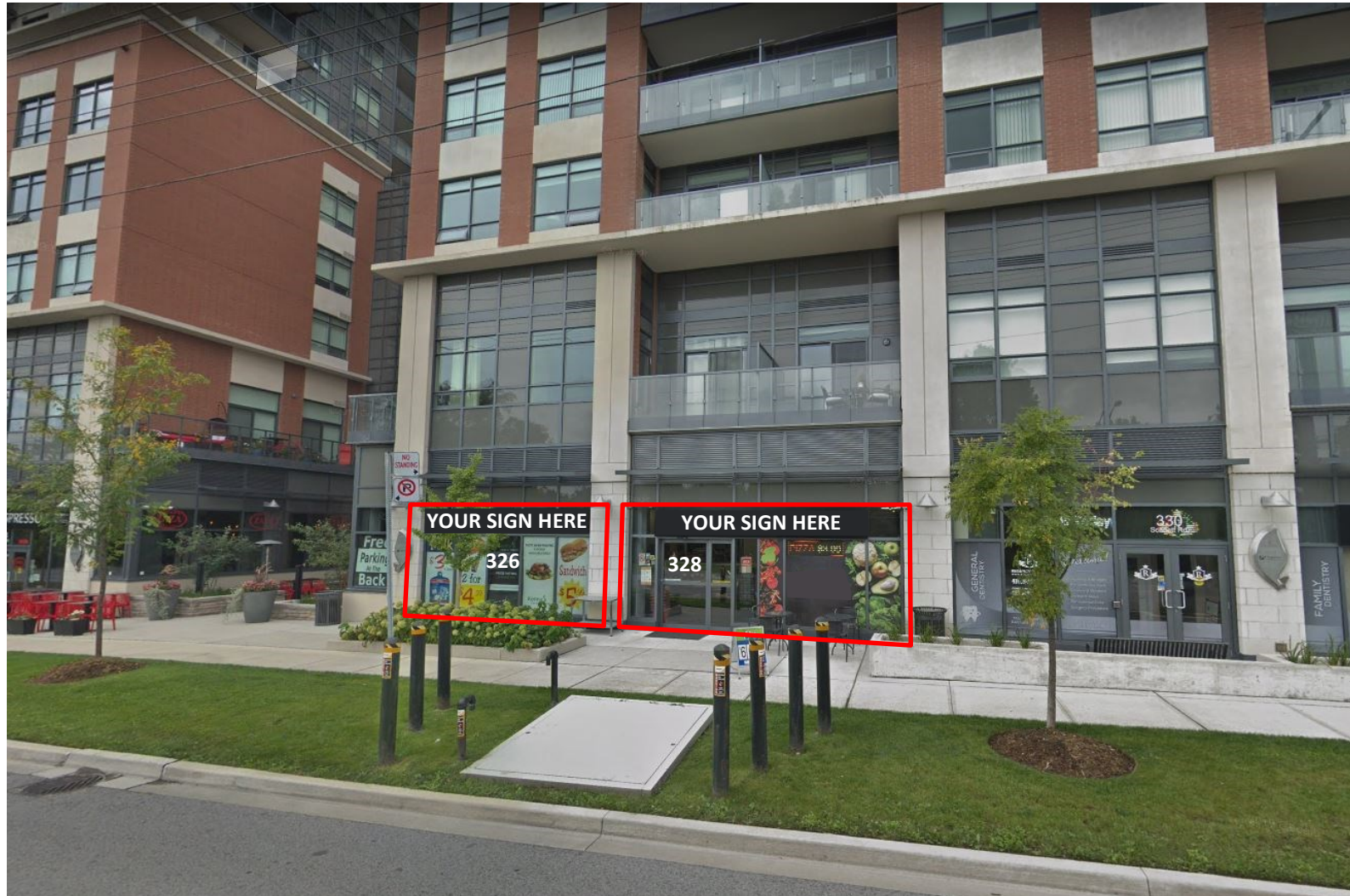


326 & 328 SCARLETT ROAD, ETOBICOKE

RETAIL/OFFICE SPACE FOR LEASE



1,814 & 1,797 SQUARE FEET

Located on Scarlett Road, just south of Eglinton Avenue West,
in Etobicoke

INQUIRIES

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326 & 328 SCARLETT ROAD, ETOBICOKE

RETAIL/OFFICE SPACE FOR LEASE

PROPERTY DETAILS

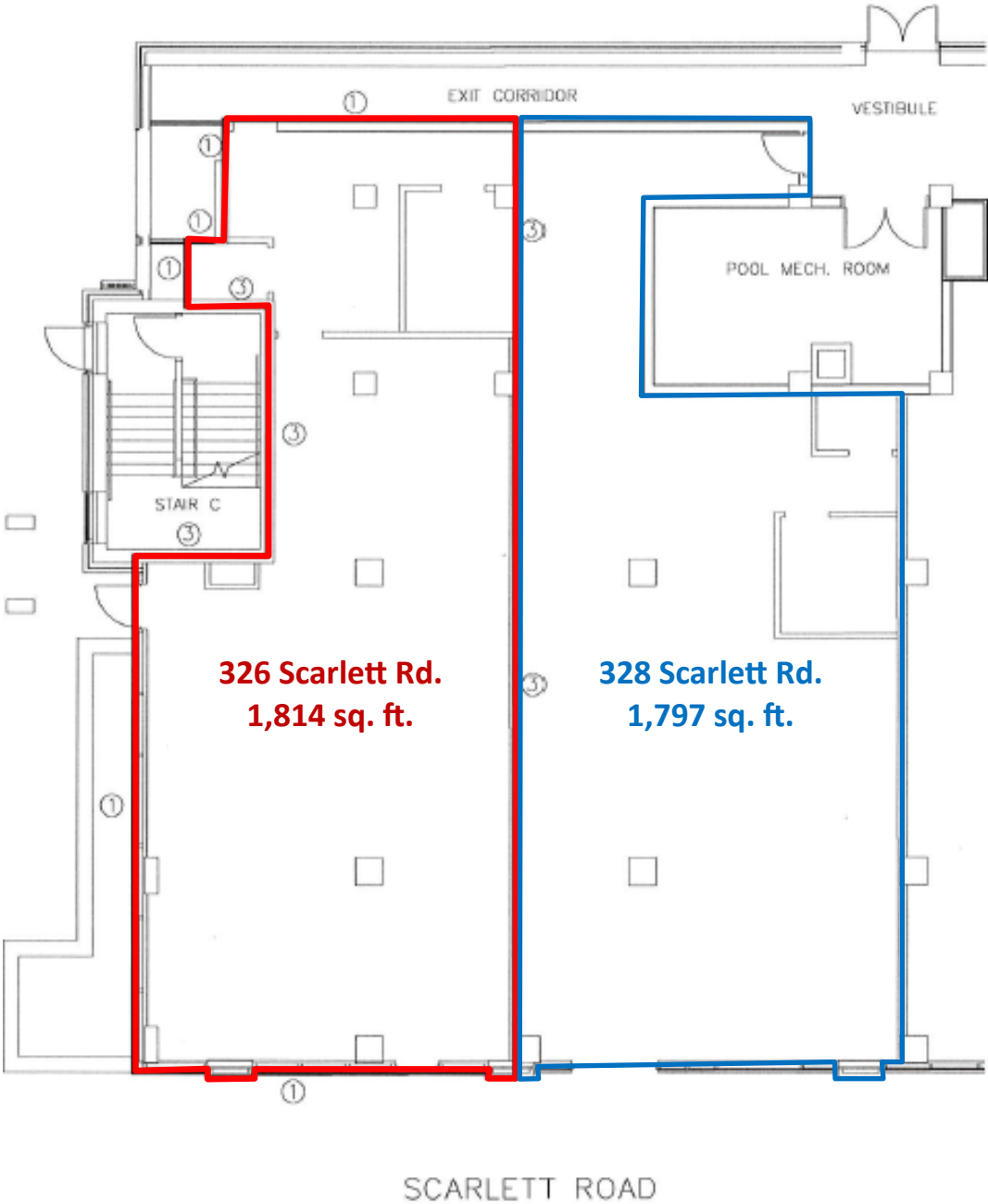
- **Size:** 1,814 square feet - 326 Scarlett Road
1,797 square feet - 328 Scarlett Road
- **Net Rent:** TBD
- **TMI:** \$20.05 per square foot (2020 estimate)
- **Occupancy:** Immediate
- Situated at the base of Perspective Condominiums, with a total of 299 suites, at Scarlett Road, just south of Eglinton Avenue West, Etobicoke
- 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/convenience store, 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



326 & 328 SCARLETT ROAD, ETOBICOKE

RETAIL/OFFICE SPACE FOR LEASE

FLOOR PLANS



326 & 328 SCARLETT ROAD, ETOBICOKE

RETAIL/OFFICE SPACE FOR LEASE



Demographics (2016)	1 km	3 km	5 km
Total Population	16,815	119,685	338,933
Daytime Population	9,638	81,190	255,872
Total Households	6,721	46,856	133,477
Household Average Income	\$74,907	\$93,763	\$101,378

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.

