

81 & 87 MUTUAL STREET, TORONTO

PRIME RETAIL FOR SALE AND LEASE



680 & 1,643 SQUARE FEET

Located south of Dundas St. E. and
west of Jarvis St.

INQUIRIES

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THE BEHAR GROUP
LANDLORD SERVICES

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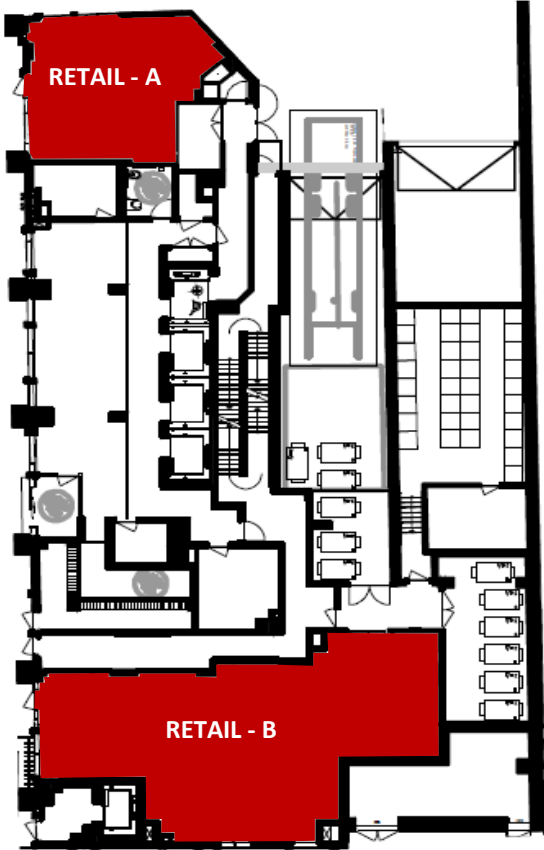
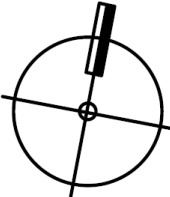
PROPERTY DETAILS

- Located just steps from the corner of Church St. and Dundas St. E. in the heart of downtown's most central neighbourhood
- Multi-storey, mixed use development
- Close to Ryerson University
- Steps to TTC streetcar
- Ideally suited for all commercial, retail, office, food and service uses (no cannabis)
- **Occupancy:** Immediate
- **Size:** Retail A - Northwest Corner (87 Mutual St.) - 680 square feet
Retail B - South End (81 Mutual St.) - 1,643 square feet
- **Sale Price:**
 - ◇ Retail A - \$714,000
 - ◇ Retail B - \$1,643,000
- **Net Rent**
 - ◇ Retail A (87 Mutual St.) - \$65.00 per square feet
 - ◇ Retail B (81 Mutual St..) - \$55.00 per square foot
- **TMI:** \$20.00 per square foot (estimate)



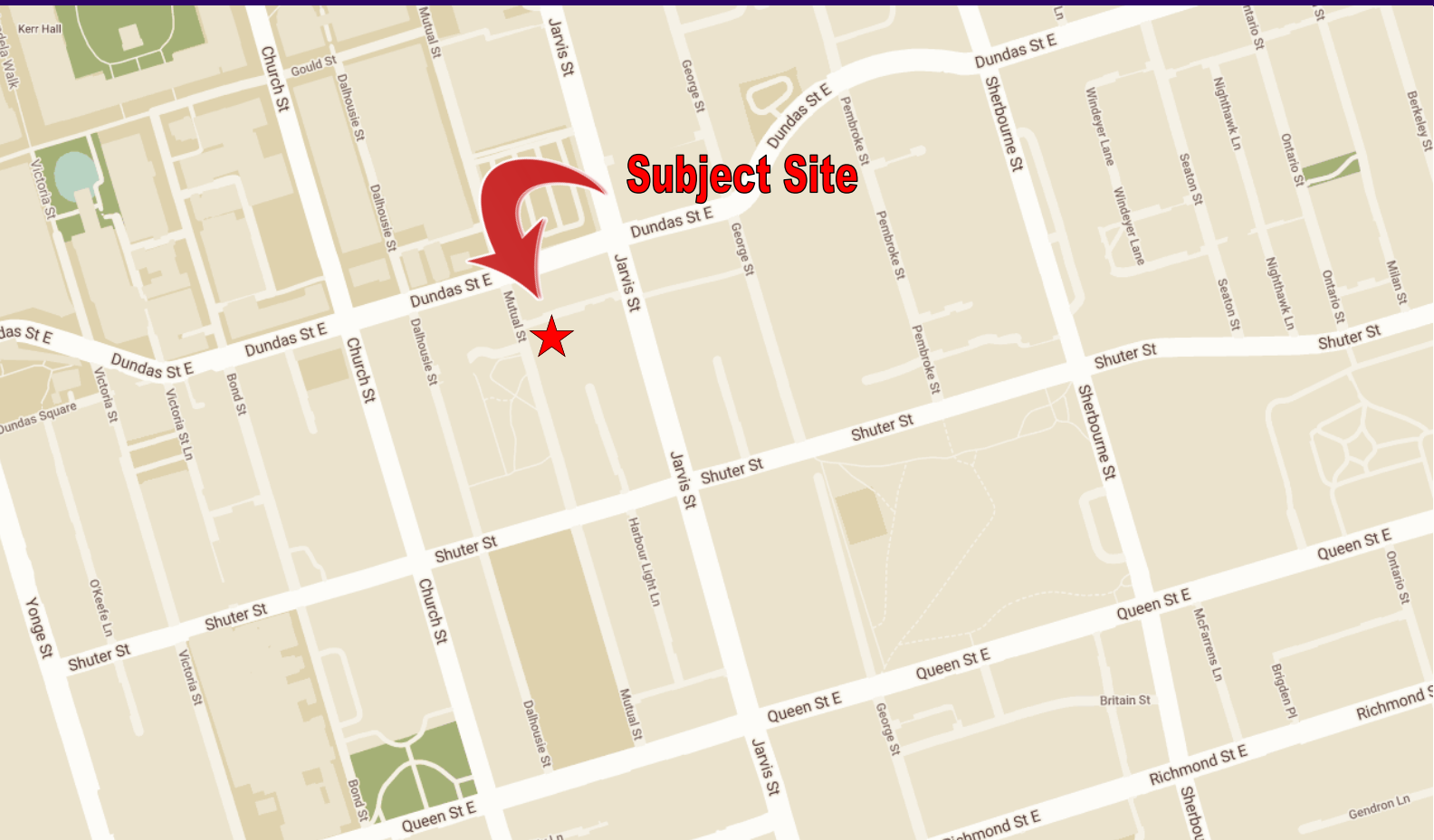
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Demographics - 2016	.5 km	1 km	2 km
Total Population	12,392	56,185	173,518
Daytime Population	35,139	226,295	641,110
Total Households	6,689	32,126	99,492
Household Average Income	\$63,224	\$78,196	\$85,647

Source: Statistics Canada

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