

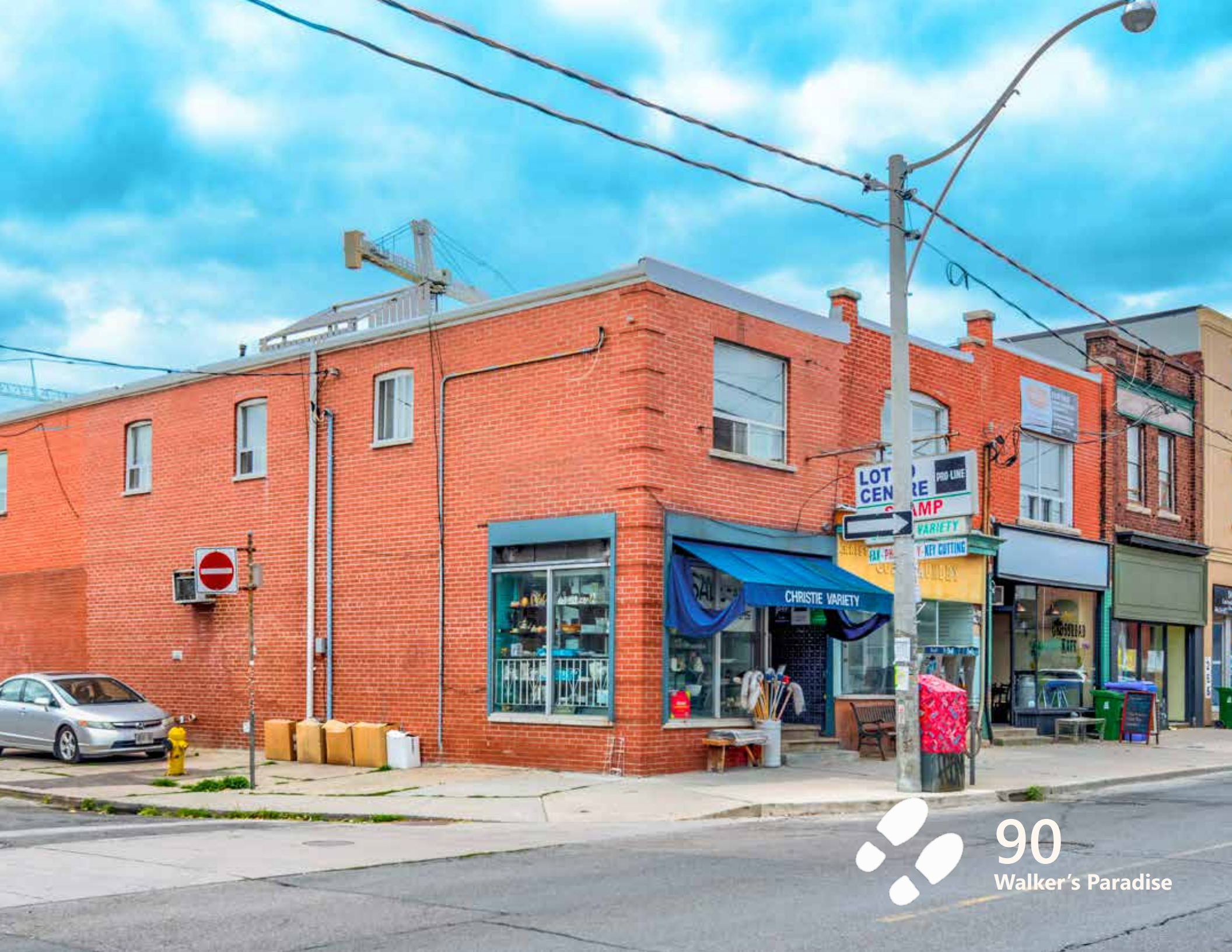
# 258-262 Christie Street

*The Annex*



**CBRE**

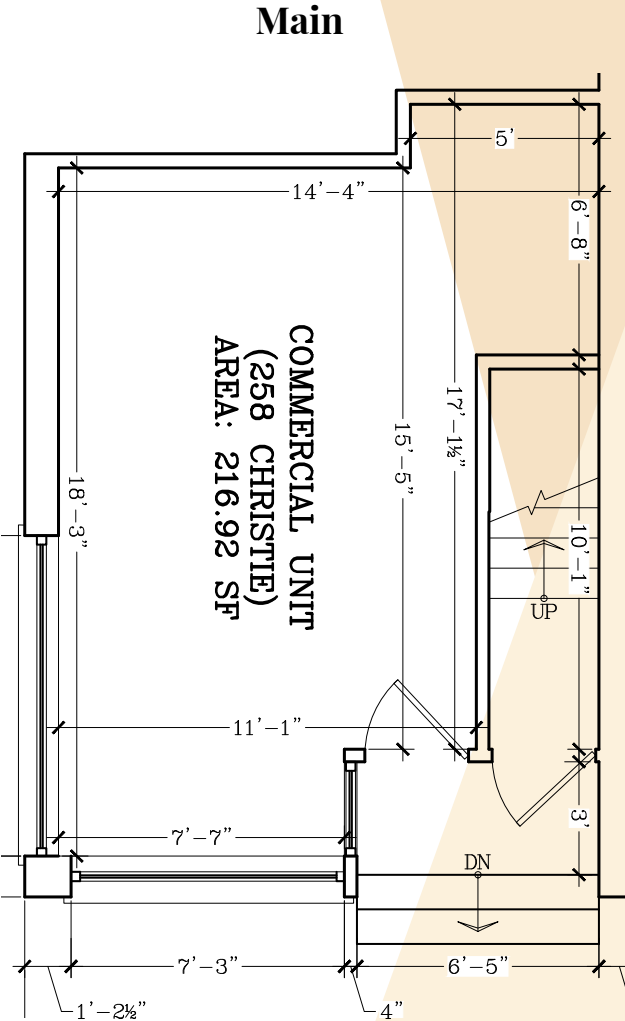




258 Christie Street

Main Floor	217 sq. ft.
Gross Rent	\$2,500.00 per month
Available	Spring 2021
Comments	<ul style="list-style-type: none"><li>• Can be combined with unit next door</li><li>• Potential for basement</li><li>• Currently undergoing renovations</li></ul>

Floorplans

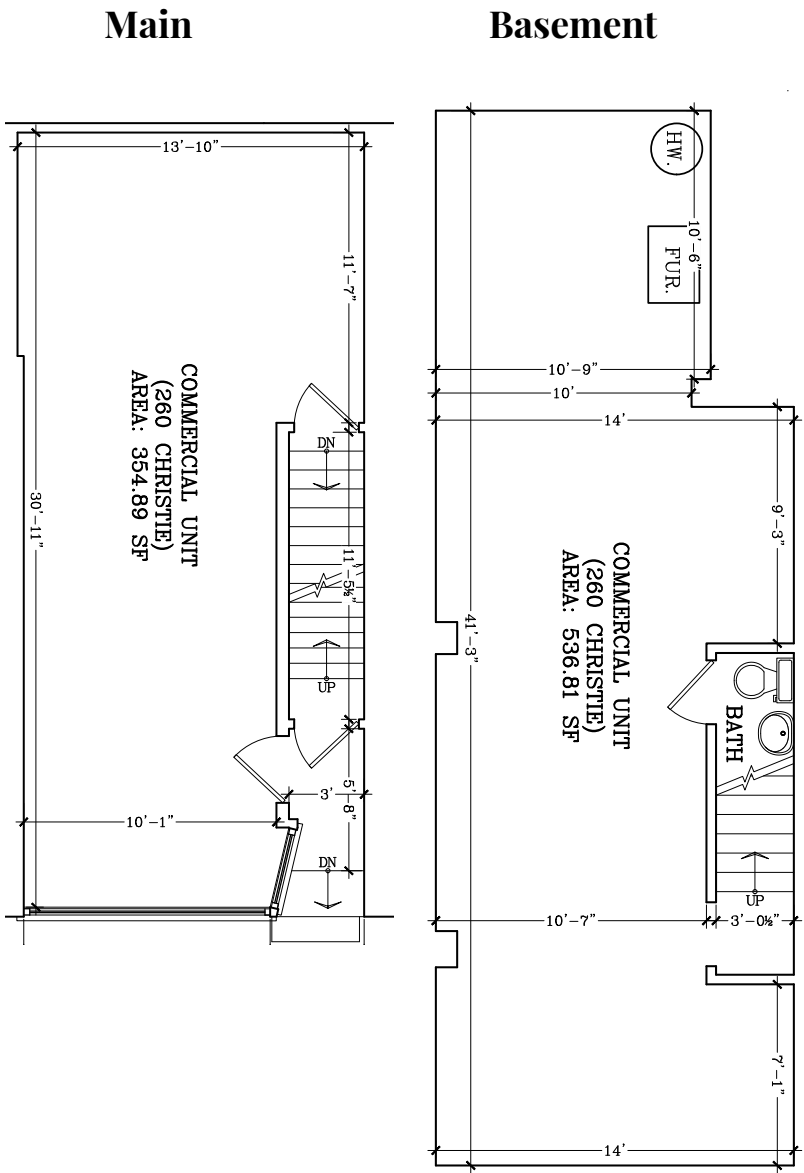




# Floorplans

## 260 Christie Street

Main Floor	355 sq. ft.
Basement	537 sq. ft.
Gross Rent	\$2,250.00 per month
Available	Spring 2021
Comments	<ul style="list-style-type: none"><li>• Can be combined with unit next door</li><li>• Potential for basement</li><li>• Currently undergoing renovations</li></ul>



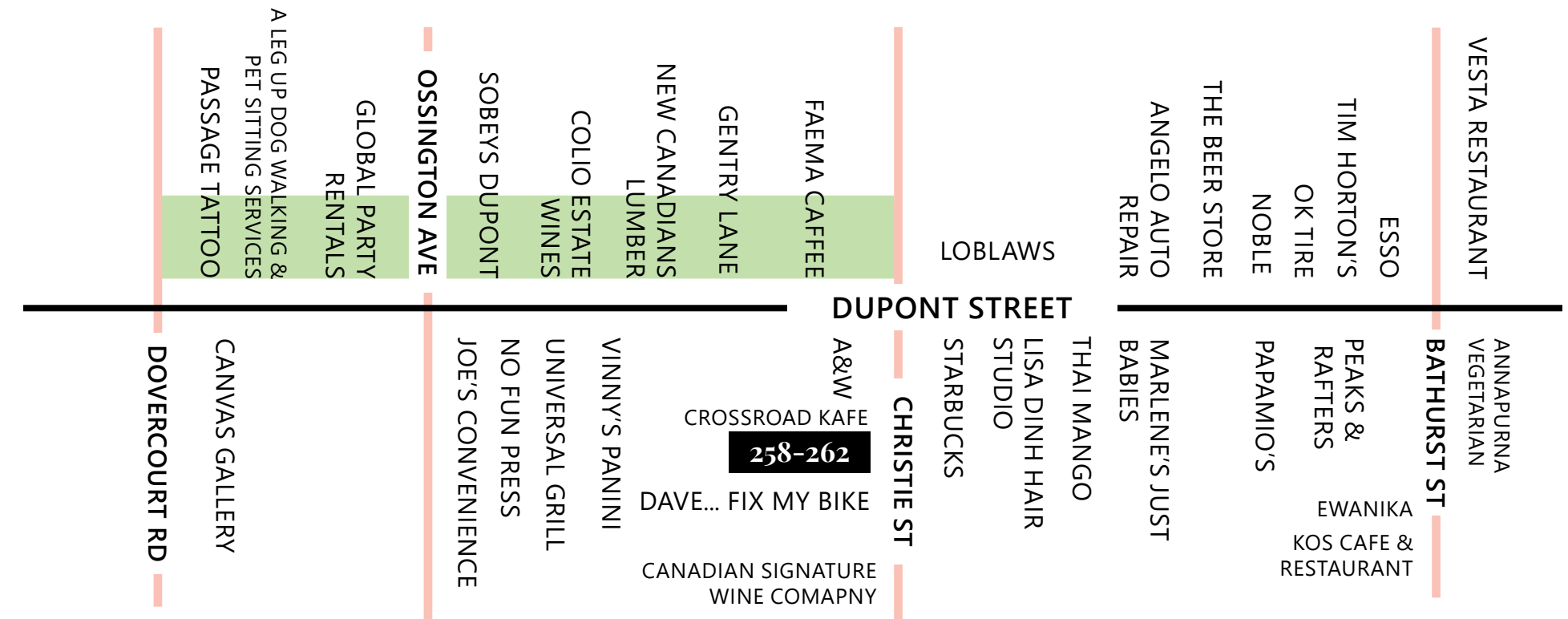








# Area Overview



258-262 Christie Street is conveniently located where Christie Pits intersects with Seaton Village and Wychwood Park, some of the most vibrant, multicultural neighbourhoods steeped in history and charm. Christie & Dupont in particular is home to many bistros, cafés and local businesses. The area offers a mix of homegrown businesses such as Stubbe Chocolates, Dave...fix my bike and Fat Pasha. Some national tenants moving in more recently are Starbucks, Loblaws and A&W.

The location is shadow-anchored by two grocers, Fiesta Farms and Loblaws with Farm Boy opening soon, all huge traffic generators for this great neighbourhood.

The property is in close proximity to great schools, parks and access to multiple transit lines:

- Less than 10 minutes walk to Christie station
- Nearby bus routes include 126 Christie Bus, 7 Bathurst Bus and 26 Dupont bus





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