

# 1096

BATHURST STREET

FOR LEASE

THE ANNEX  
RETAIL FOR LEASE



# 1096

BATHURST STREET  
FOR LEASE



95 Rider's Paradise  
Transit Score



91 Walker's Paradise  
Walk Score



## RETAIL FOR LEASE

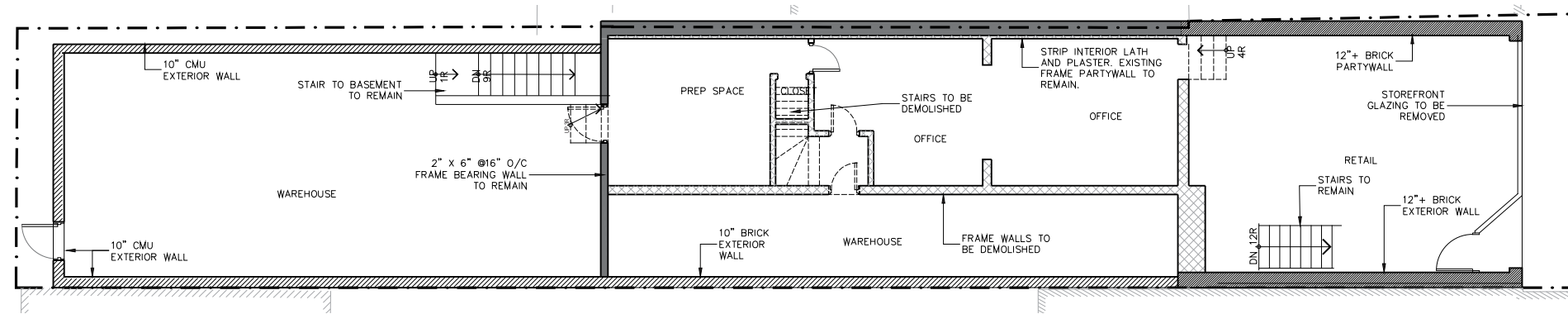
SIZE	2,150 sq. ft. (approx)
NET RENT	\$22.00 per sq. ft.
TMI	~ \$14.00 per sq. ft. (approx)
AVAILABLE	Immediately

- ◆ Excellent exposure
- ◆ Ideal space to live/work
- ◆ 2<sup>nd</sup> floor apartment (approx. 1,000 sq. ft.)
- ◆ Includes 1,140 sq. ft. basement
- ◆ Area is undergoing rapid growth and density with many condos currently or soon to be under construction including Bianca by Tridel, 500 Dupont, ANX & The Lithos Condos
- ◆ Neighbouring retailers include:
  - ◆ Rapido Restaurant
  - ◆ Summerhill Market
  - ◆ Spring Nails
  - ◆ Annex Social
  - ◆ The Beer Store
  - ◆ Flur
  - ◆ Apollo Eleven Restaurant
  - ◆ La Parete Gallery
  - ◆ Kos Cafe
  - ◆ Fat Pasha

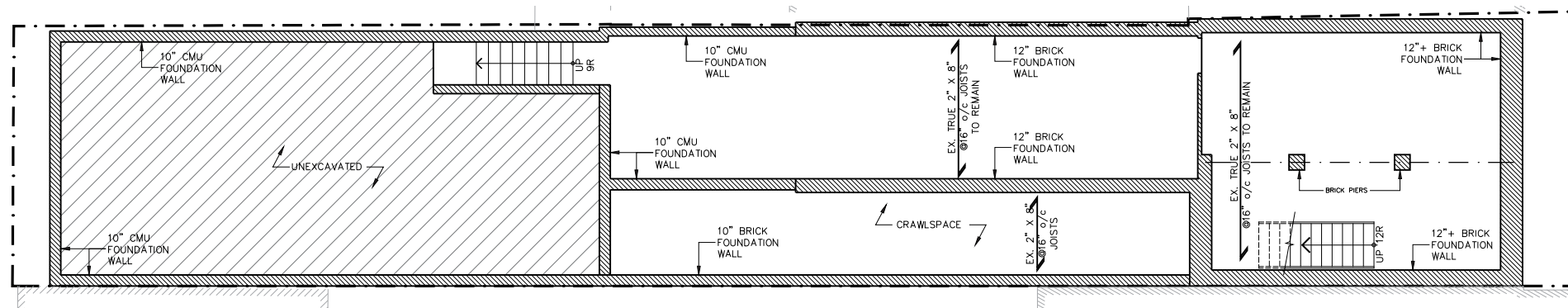


# FLOORPLANS

**Main Floor**  
2,150 sq. ft. (approx)



**Basement**  
1,140 sq. ft.



**STEPS TO BATHURST BUS STOP**

**SHORT WALK TO DUPONT  
SUBWAY STATION**





# NEIGHBOURING TENANTS







**CBRE**

# CONTACT

**Arlin Markowitz\***

Senior Vice President

416 815 2374

arlin.markowitz@cbre.com

**Alex Edmison\***

Senior Vice President

416 874 7266

alex.edmison@cbre.com

**Jackson Turner\*\***

Associate Vice President

416 815 2394

jackson.turner@cbre.com

**Teddy Taggart\***

Sales Associate

416 847 3254

teddy.taggart@cbre.com

**Selina Tao**

Sales Representative

416 815 2396

selina.tao@cbre.com

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