

*1196
Bloor St. W.*

AL OFFICE
TANG NGUYEN, D.D.S
Tel: 416-536-8523 Email: drtri@rogers.com

TRAM-ANH STUDIO
Graphics • Animation • Post Production Tel: 647-346-2649

Your Sign Here

CBRE
FOR LEASE
Arlin Markowitz*
Alex Edmison*
416 362 2244
www.cbre.ca

FOR LEASE
Jackson Turner**
Teddy Taggart*
416 362 2244

CBRE
FOR LEASE
1196
Arlin Markowitz*
Alex Edmison*
Jackson Turner*
416 362 2244

Retail for Lease In the Heart of Bloordale Village

RETAIL FOR LEASE

SIZE: 1,147 sq. ft.

AVAILABILITY: Immediate

NET RENT: \$4,300.00 per month

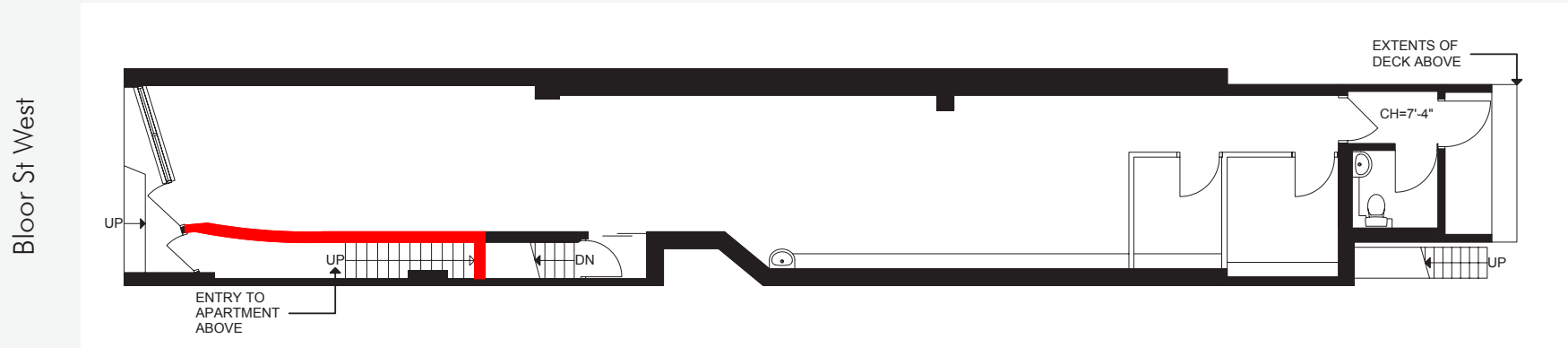
**ADDITIONAL
RENT:** \$1,430.00 per month

- COMMENTS:**
- Located on the north side of Bloor Street West between Dufferin and Lansdowne
 - Accessible to both Dufferin and Lansdowne subway stations

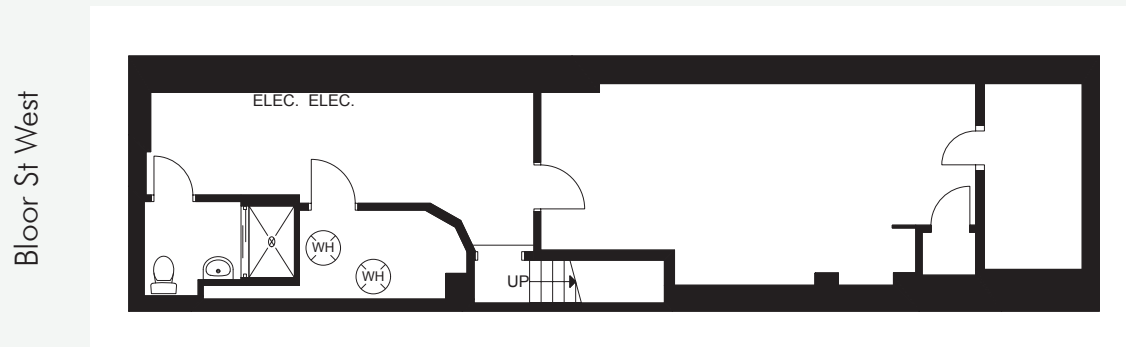


FLOOR PLANS

Ground Floor



Lower Level

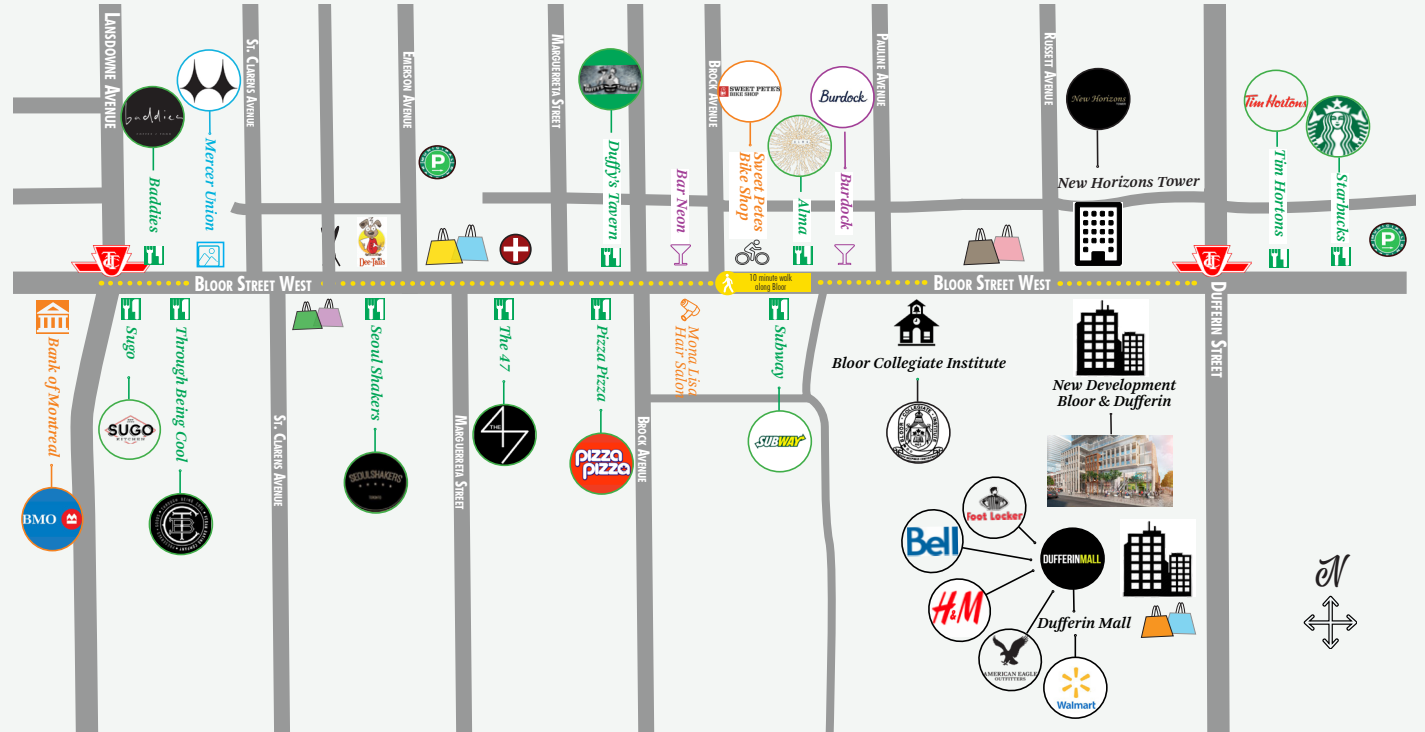


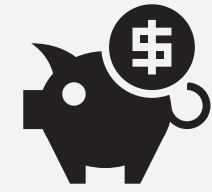
This disclaimer shall apply to CBRE Limited, Real Estate Brokerage, and to all other divisions of the Corporation; to include all employees and independent contractors ("CBRE"). The information set out herein, including, without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by CBRE, and CBRE does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. CBRE does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from CBRE. CBRE and the CBRE logo are the service marks of CBRE Limited and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved.

Bloordale

Bloordale Village is one of Toronto's 'up and coming' art districts after undergoing significant change in recent years. The district is made up of shopping, restaurants, vintage clothing, furniture stores as well as book and video game stores.

There is a bustling nightlife scene with many new bars and diverse restaurants opening in this neighbourhood situated between Bloorcourt and the Junction Triangle. In the summer this district is home to the BIG on Bloor Festival which celebrates arts, culture, community and small businesses. The surrounding area is a highly diverse, mixed-income community.





\$86,433

**AVERAGE
HOUSEHOLD INCOME***



33,056

**ESTIMATED
POPULATION***



\$92,199

**EXPENDITURE
PER HOUSEHOLD***

*Within 1 km of 1196 Bloor St West

CONTACT

ARLIN MARKOWITZ*

Senior Vice President

416 815 2374

arlin.markowitz@cbre.com

ALEX EDMISON*

Vice President

416 874 7266

alex.edmison@cbre.com

JACKSON TURNER**

Sales Associate

416 815 2394

jackson.turner@cbre.com

TEDDY TAGGART

Sales Representative

416 847 3254

teddy.taggart@cbre.com

*Sales Representative

**Broker



CBRE