

Where the Annex  
*181 Bedford Road*  
Meets Yorkville



**2,209 sq. ft. Of Prime Retail for Lease**  
at the Corner of Bedford Road and Davenport Road



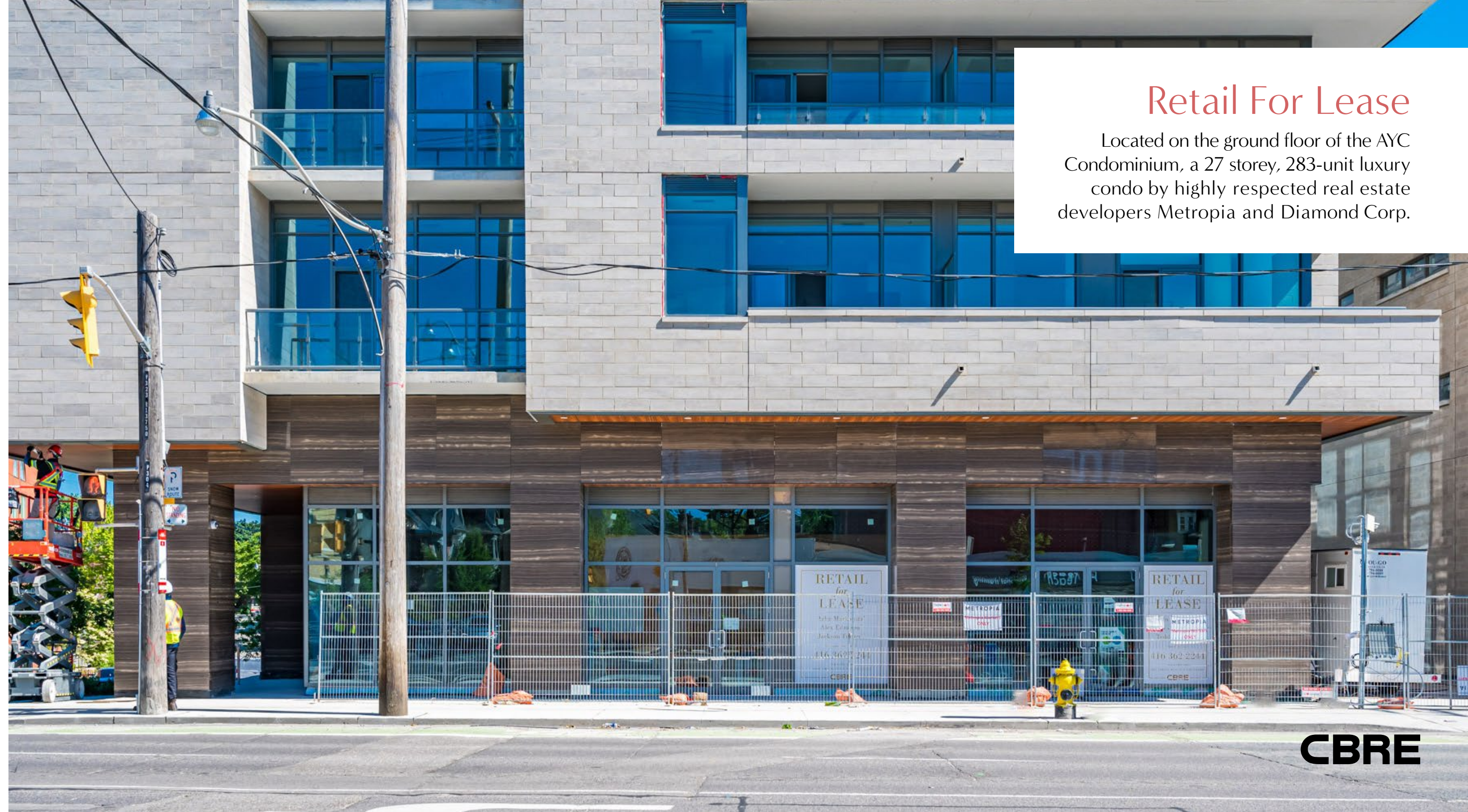
Where the Annex  
*181 Bedford Road*  
Meets Yorkville

**Size:** 2,209 sq. ft. + 889 sq. ft. patio  
**Possession:** Fall 2021  
**Rent:** Please call listing agents  
**TMI:** \$20.00 per sq. ft. (est.)

- All uses welcome, including food & beverage
- Includes 889 sq. ft. patio area
- Massive wrap around frontage of 93 feet (57 ft. on Davenport and 36 ft. on Bedford)
- Surrounded by many incoming luxury boutique condominiums

## Retail For Lease

Located on the ground floor of the AYC Condominium, a 27 storey, 283-unit luxury condo by highly respected real estate developers Metropia and Diamond Corp.



**CBRE**



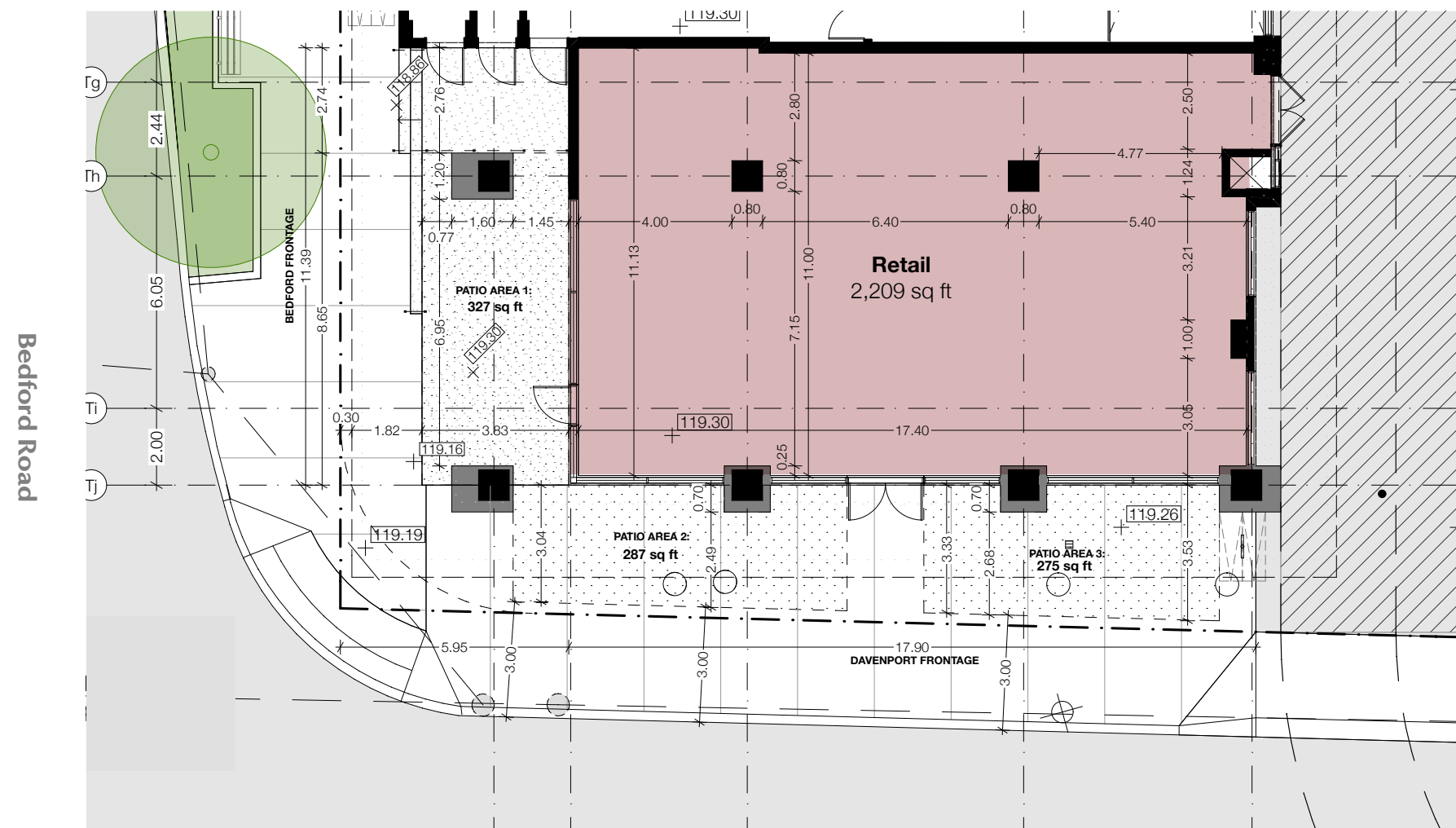


CBRE

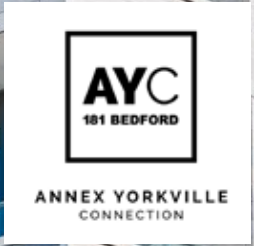




# Floor Plan



Davenport Road



CBRE



# Location Overview

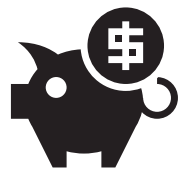
## WHERE THE ANNEX MEETS YORKVILLE

181 Bedford Road is centrally located at the corner of Davenport and Bedford, nestled between two popular and distinct neighbourhoods– The Annex & Yorkville.

Yorkville offers the most exclusive shopping in Toronto, with luxury shops such as Louboutin, Chanel, Bruno Cucinelli and Jimmy Choo lining the streets. It is also home to luxury hotels, specialty food stores and Toronto’s hottest gym facilities including Soul Cycle, Catalyst Health and Equinox.

The Annex offers a wealth of independent businesses, restaurants, bars and charming boutiques. It’s proximity to the University of Toronto and abundance of restaurants and bars make it a popular neighbourhood for students.

181 Bedford is located within walking distance to Dupont Station and Bay Station, offering convenient access to both the University and Bloor subway lines.



**\$178,596**

Average Household  
Income\*



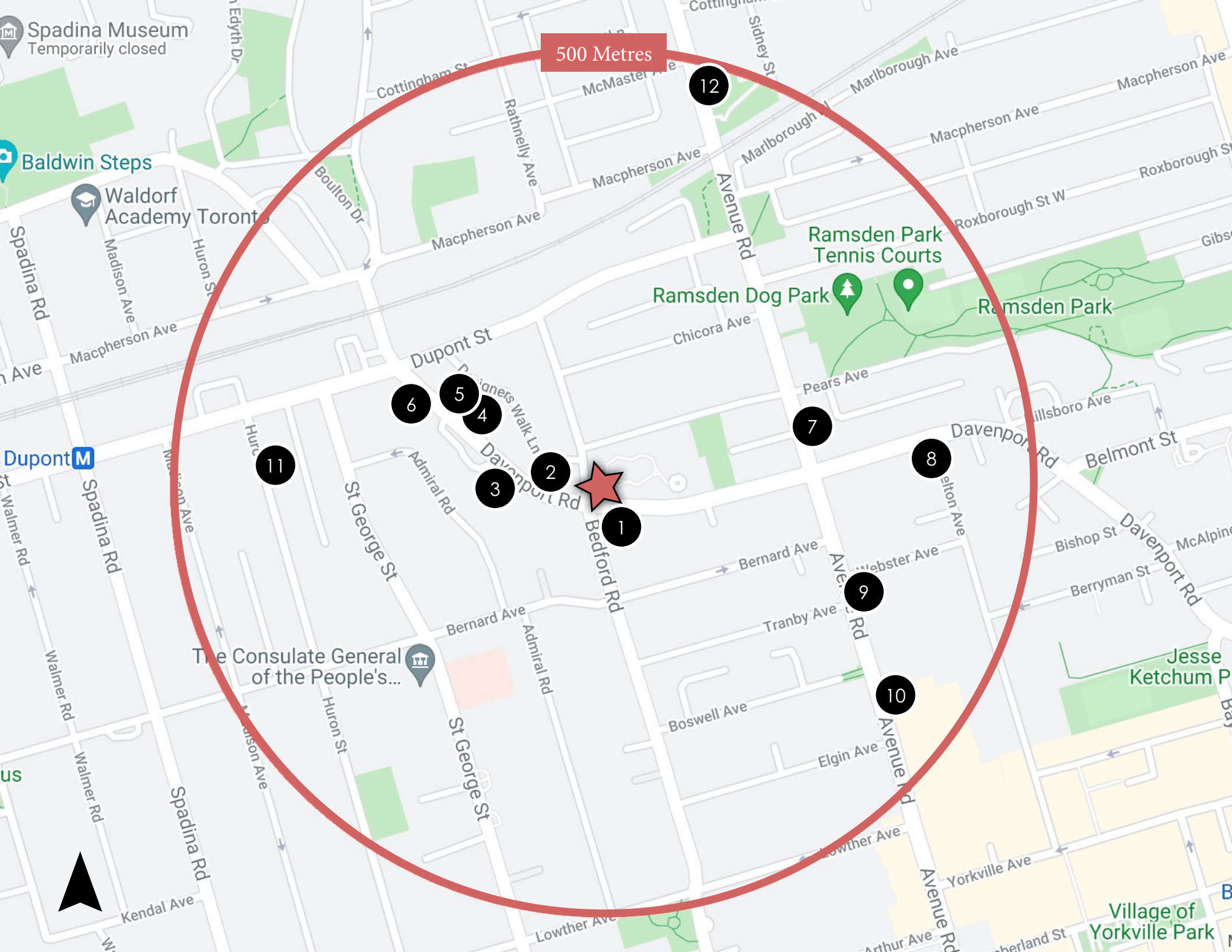
**44,000**

Daytime  
Population\*

\*Within a 1km Radius of 181 Bedford Road (2018)





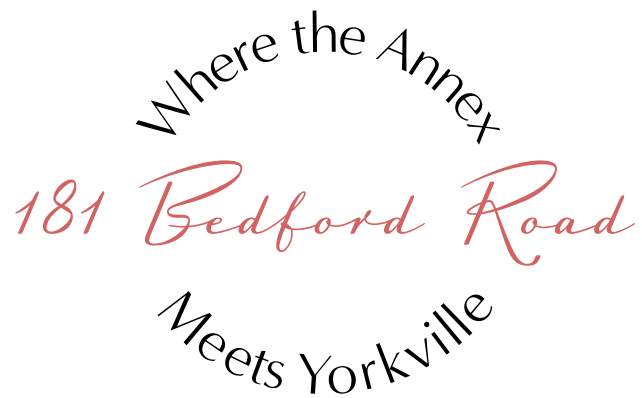


# Notable Condo Projects in the Area

	Development	# of Units	Status
1	287 Davenport	106	Pre-Construction
2	Designers Walk	100	Pre-Construction
3	321 Davenport	23	Pre-Construction
4	346 Davenport	30	Under Construction
5	350 Davenport	6	Pre-Construction
6	361 Davenport	16	Pre-Construction
7	183 Avenue Road	22	Pre-Construction
8	128 Hazelton	18	Under Construction
9	121 Avenue Road	11	Pre-Construction
10	98 Avenue Road	60	Pre-Construction
11	Annex Flats	6	Pre-Construction
12	The Davies	36	Under Construction







## CONTACT

Arlin Markowitz\*  
Executive Vice President  
416 815 2374  
arlin.markowitz@cbre.com

Alex Edmison\*  
Senior Vice President  
416 874 7266  
alex.edmison@cbre.com

Jackson Turner\*\*  
Vice President  
416 815 2394  
jackson.turner@cbre.com

Teddy Taggart\*  
Senior Sales Associate  
416 847 3254  
teddy.taggart@cbre.com

Emily Everett\*  
Sales Representative  
647 943 4185  
emily.everett@cbre.com

\*Sales Representative  
\*\*Broker

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