



Where the Annex  
181 Bedford Road  
Meets Yorkville

**2,200 SF OF PREMIUM RETAIL FOR LEASE**

**CBRE**

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181 Bedford Road  
Meets Yorkville

**SIZE**

2,200 sq. ft. + patio

**POSSESSION**

August 2021

**RENT**

Please call listing agents

**TMI**

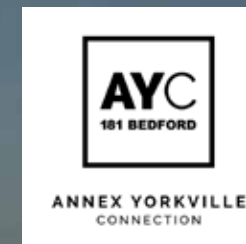
\$18.00 per sq. ft.

All uses welcome, including food & beverage  
Includes patio area



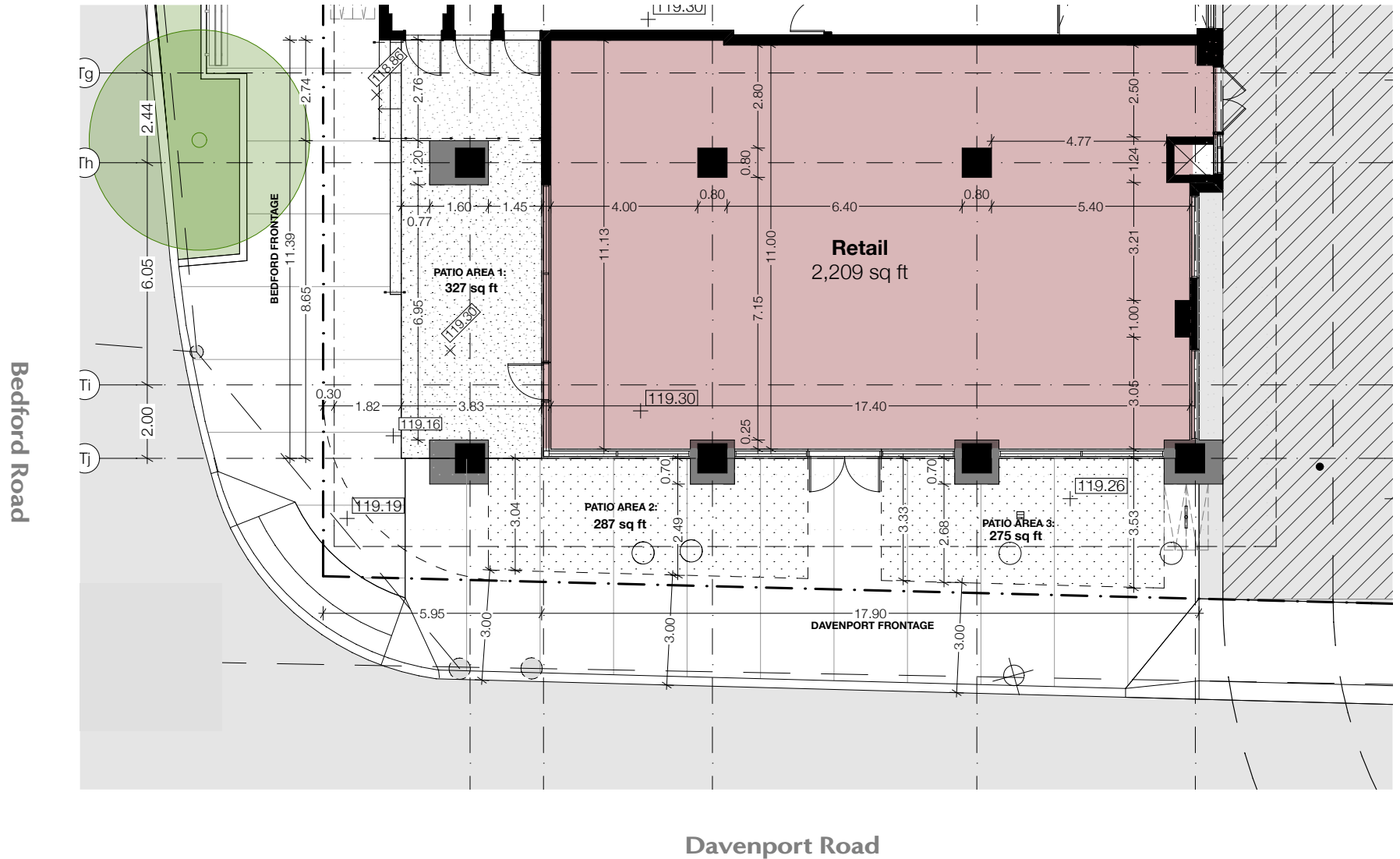
**RETAIL FOR LEASE**

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



**CBRE**

# 181 BEDFORD ROAD | FLOOR PLAN



# LOCATION OVERVIEW

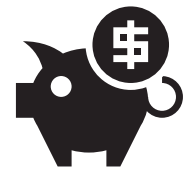
## WHERE THE ANNEX MEETS YORKVILLE

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.

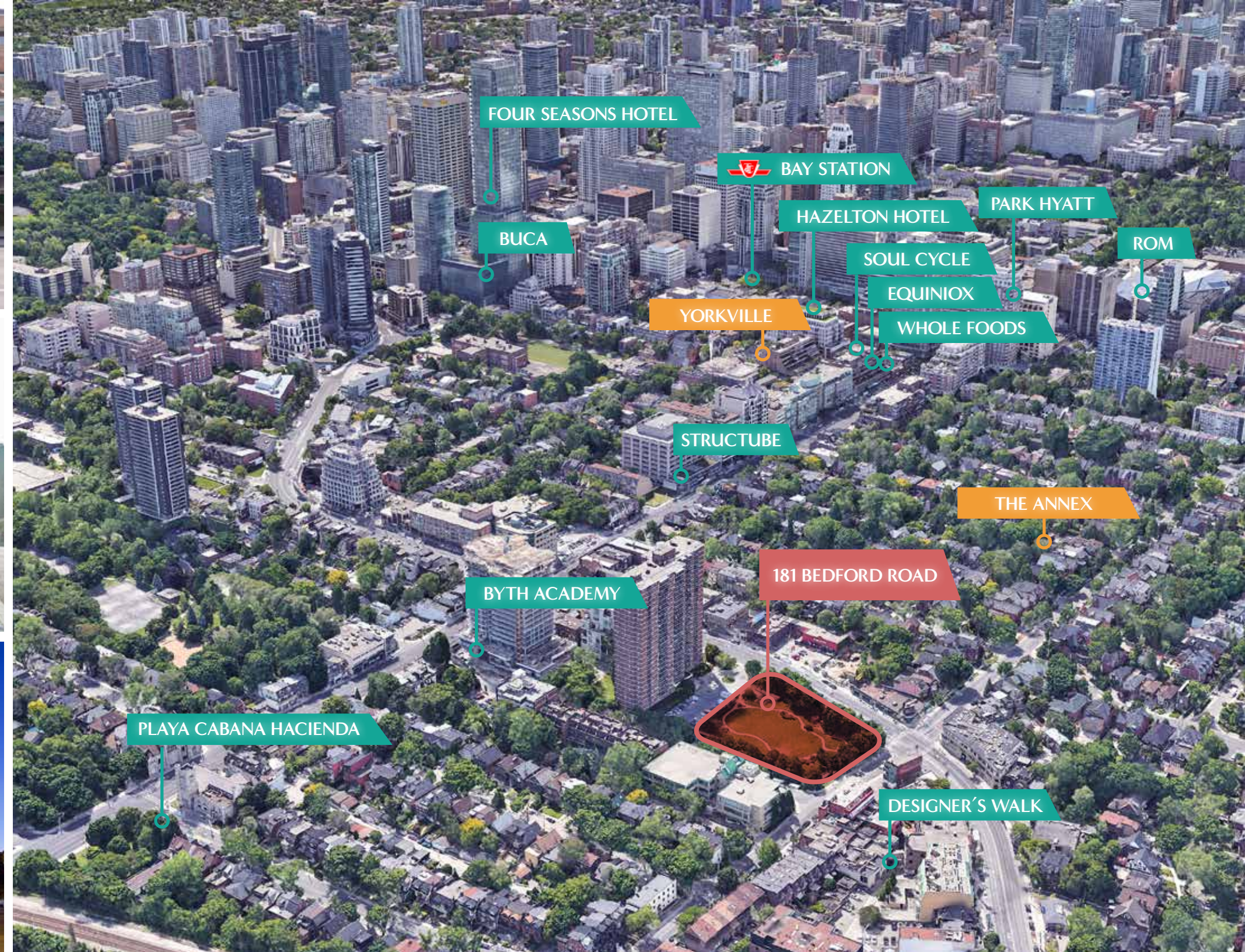


**\$178,596**  
Average Household  
Income\*



**44,000**  
Daytime  
Population\*

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





Diamondcorp



Blue Diamond Condos



Scrivener Court



West Village Port Credit

Diamond Corp. is a Toronto-based real estate development company with a strong commitment to developing high-quality, innovative, and award-winning residential and mixed-use projects. Having established itself as a leader in the development industry in the Greater Toronto Area, Diamond Corp. is committed to progressive city building, rooted in a legacy and tradition of quality and innovation.



Yorkdale Condominiums



Bloor & Dufferin Mixed-Use Community



University City, Calgary

Metropia is a privately owned and highly respected real estate developer creating authentic communities in both the Greater Toronto Area and Calgary. Metropia focuses on community building, urban renewal and design innovation.

Metropia is involved in acquiring land, securing approvals, designing communities and homes, and delivering exceptional customer service. Building on Metropia's strong strategic partnerships and the team's industry-leading experience, they give back to the neighbourhoods they develop in, by contributing socially, economically and physically to the benefit of the overall community.

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