

retail for lease

171 COLLEGE

TWO-STOREY FREESTANDING BUILDING WITH PATIO POTENTIAL | TORONTO



CBRE Limited, Real Estate Brokerage | 145 King Street West | Suite 1100 | Toronto, ON M5H 1J8 | 416 362 2244 | www.cbre.ca

CBRE



Potential
Patio

Retail for Lease

Size: Ground: 2,503 sq. ft. + Patio
Second: 2,568 sq. ft.
Total: 5,071 sq. ft.

+ 2,572 sq. ft. basement

Net Rent: Please contact listing agents

TMI: \$15.00 per sq. ft.

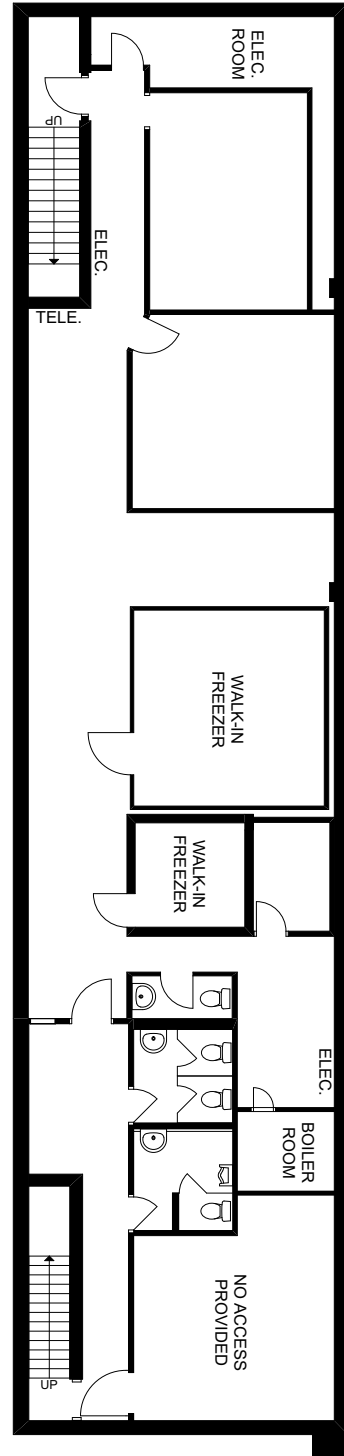
Available: Immediately

Liquor License: Ground: 128 person capacity
Second: 157 person capacity
Front Patio: 12 person capacity

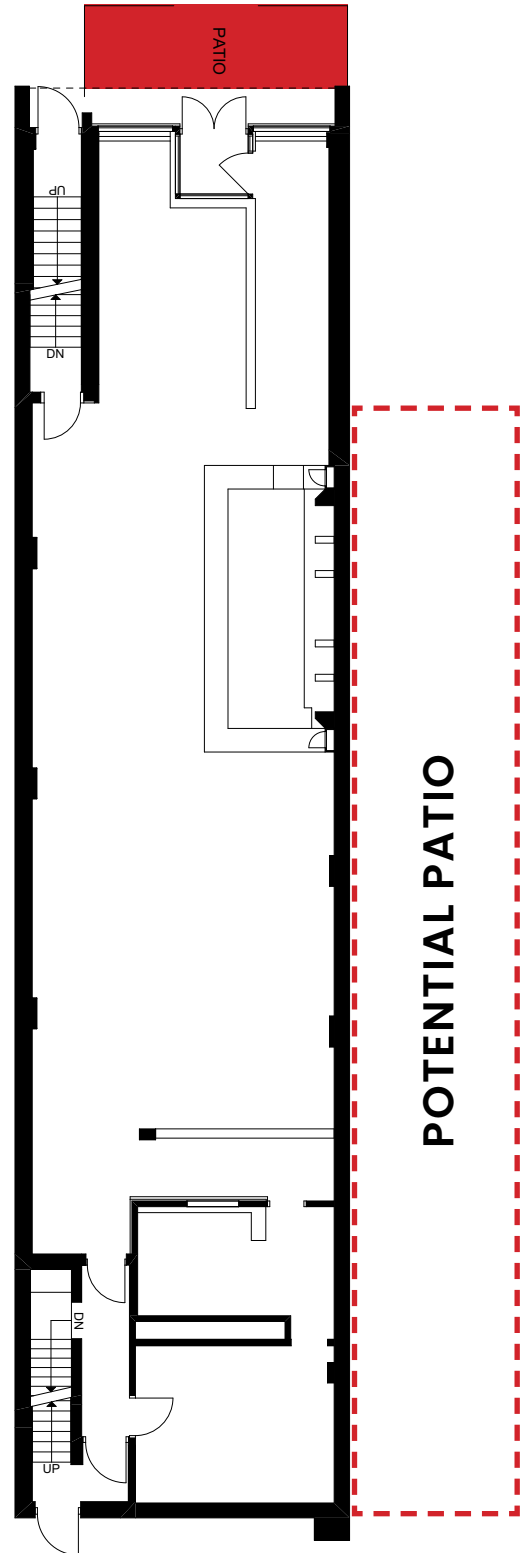
- Opportunity to convert parking lot to the east of the building into a large outdoor patio space
- Incredible location along College Street, directly across the street from the University of Toronto campus and steps to both Spadina Avenue and University Avenue
- Excellent connectivity with direct access to the 506 Carlton streetcar and a minutes walk to both Queen's Park subway station and the 510 Spadina streetcar
- Heavy vehicular and pedestrian traffic
- Neighbouring retailers and traffic generators include Queen's Park, Hospital Row, U of T, Second Cup, Fat Bastard Burrito and numerous pubs and amenities and serve the student population

Floor Plans

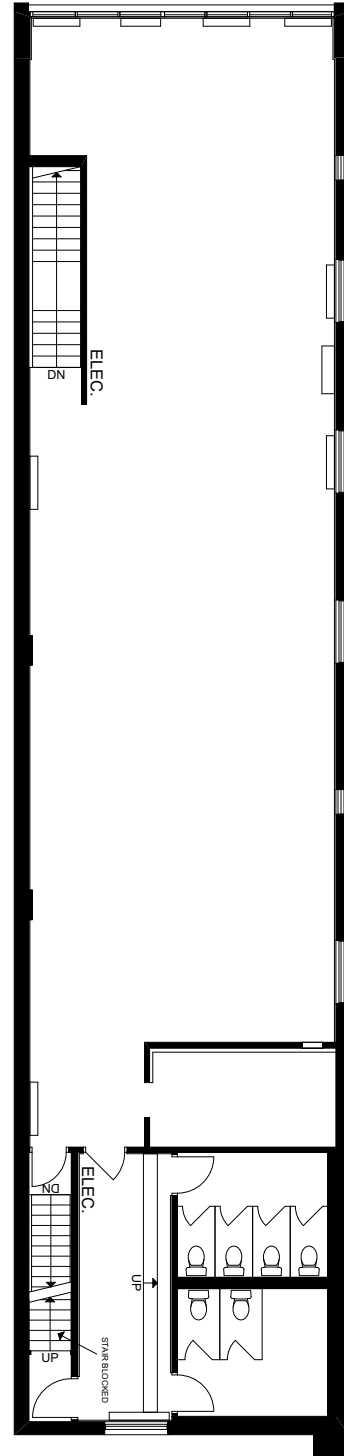
LOWER LEVEL
2,572 sq. ft.



GROUND FLOOR
2,503 sq. ft.



SECOND FLOOR
2,568 sq. ft.



Potential Patio Space





GROUND FLOOR



SECOND FLOOR





Financial District

Hospital Row

St. Patrick
M

Queen's Park
M

Queen's Park

171 College St

University of Toronto

Chinatown

Kensington Market

Spadina Avenue

College Street

510

506

Nestled between the University of Toronto campus, Hospital Row and Chinatown, 171 College Street is ideally located on a busy stretch of College Street, only steps from Queen's Park subway station and Spadina Avenue.



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