

247

# YONGE

FLAGSHIP YONGE STREET OPPORTUNITY FOR LEASE • TORONTO



CBRE

# 247 YONGE

**Address:** 247 Yonge Street, Toronto

**Size:** Ground: 6,128 sq. ft.  
Second: 4,124 sq. ft.  
Total: 10,252 sq. ft.

+ 2,522 sq. ft. basement

**Net Rent:** \$75.00 per sq. ft.

**TMI:** \$29.19 per sq. ft.

**Available:** February 1st, 2023

- 45 ft. of frontage onto Yonge Street, directly across the street from the Toronto Eaton Centre
- Short walk to both Queen Station and Dundas Station
- Steps to Dundas Square, a focal point of downtown and one of Toronto's top tourist attractions
- Co-tenancies include Urban Outfitters, Paramount, Vans, 3 Brewers, Shoppers Drug Mart and Ed Mirvish Theatre







# Traffic Generators

**Eaton Centre** is the city's top tourist attraction with over 52 million visitors annually and is the busiest centre in North America in terms of annual pedestrian counts. It is consistently one of the top five performing malls in Canada.


The mall is anchored by Saks Fifth Avenue, Hudson's Bay and Nordstrom.

**Yonge-Dundas Square** is often compared to NYC's Time Square, and is the central hub of downtown Toronto. The square hosts community celebrations, promotions and concerts and sees over 250 events each year. It is located above Dundas subway station, which has an average daily ridership of 77,800 passengers.

**Toronto Metropolitan University** (formerly Ryerson University) offers more than 100+ undergraduate and graduate programs and is home to over 45,000 students. Toronto Met has the highest increase in applications in Canada and is the most applied to university in Ontario relative to available space.



Champs Sports  
H Mart  
Yonge Street Warehouse  
Jollibee  
7 Eleven



Basil Box  
Toronto Metropolitan University  
Student Learning Centre



EDWARD STREET

West49  
Footlocker  
Rogers



GOULD STREET

Toyko Smoke  
Five Guys  
Winners  
Lids  
Adidas

WINNERS



DUNDAS STREET WEST



DUNDAS STREET EAST

DUNDAS SQUARE

TORONTO EATON CENTRE

CF Toronto Eaton Centre



DUNDAS SQUARE

Shoppers Drug Mart  
3 Brewers  
Popeyes  
EB Games  
Ed Mirvish Theatre  
Paramount

247 YONGE STREET

Vans  
Burger King  
Haidilao Hot Pot  
Urban Outfitters  
Sweat and Tonic

WINNERS






QUEEN STREET WEST

The Bay  
Saks Fifth Avenue




YONGE STREET

SHUTER STREET


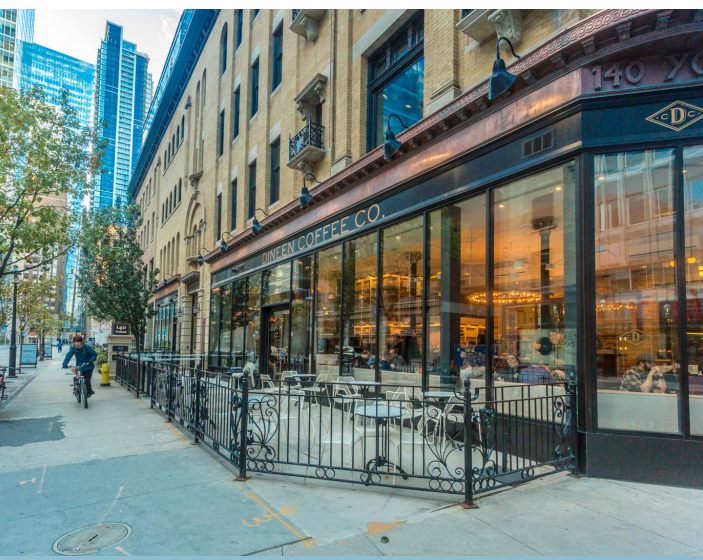
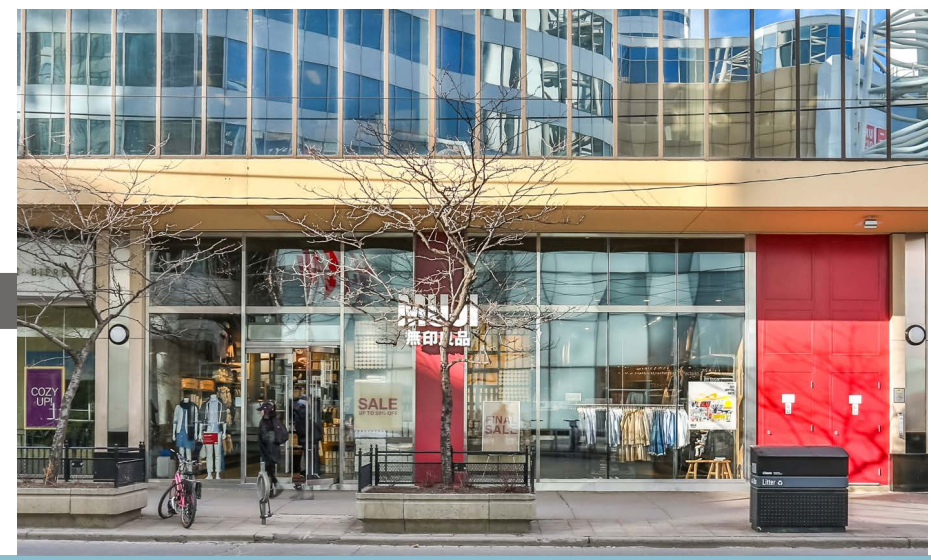
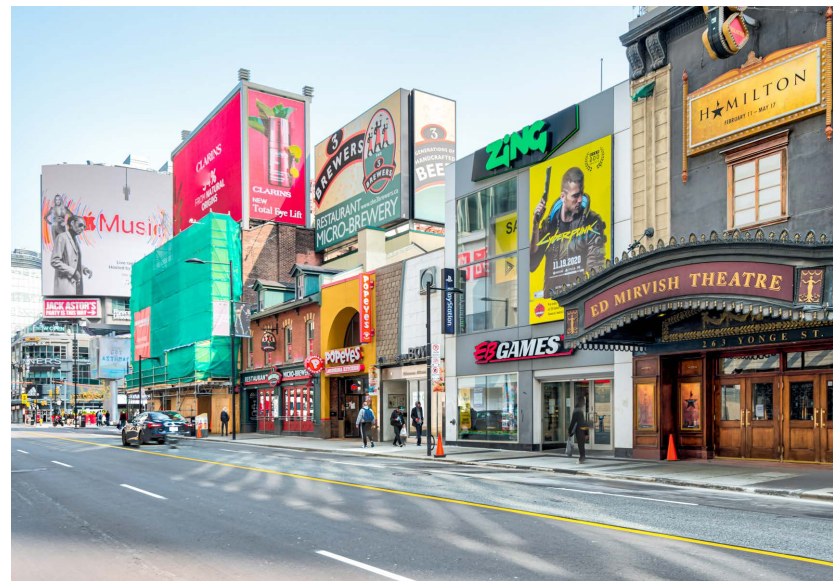
Circle K  
Firkin on Yonge  
HomeSense  
Elgin Theatre  
Salus Fresh Foods

URBAN OUTFITTERS



QUEEN STREET EAST

CIBC



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