



*for lease*  
**473 EGLINTON**  
AVENUE WEST



**CBRE**

CBRE Limited, Real Estate Brokerage | 145 King Street West | Suite 1100 | Toronto, ON M5H 1J8 | 416 362 2244 | [www.cbre.ca](http://www.cbre.ca)



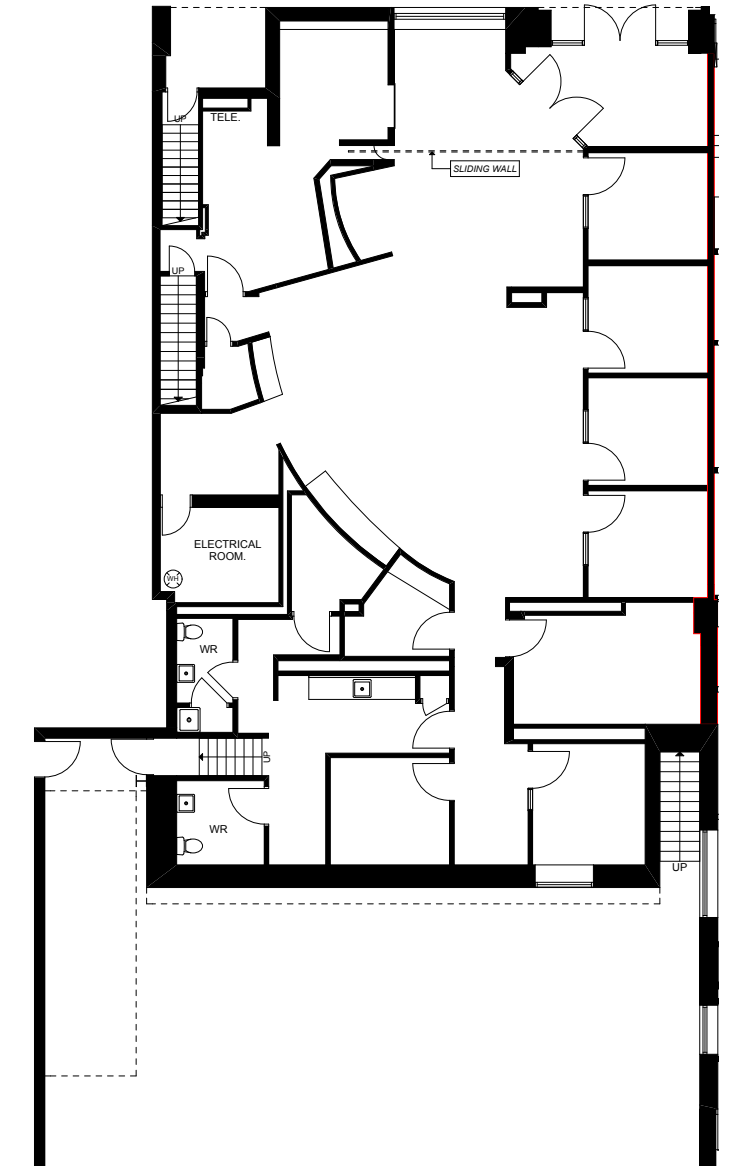
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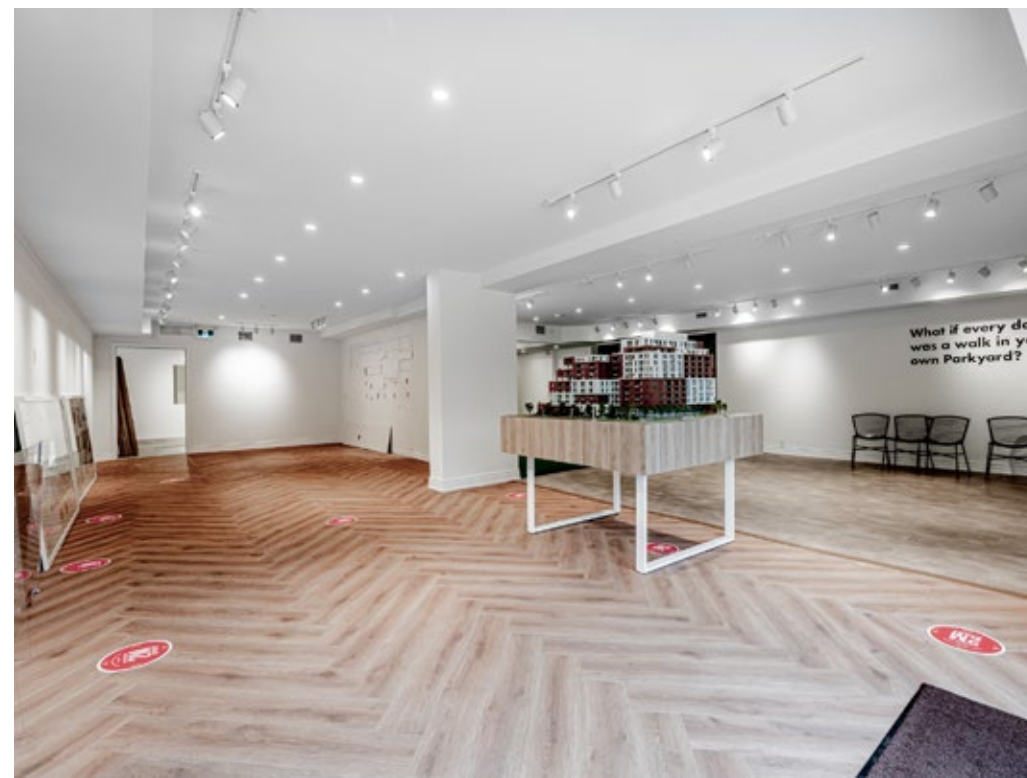
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**Size:** 3,242 sq. ft.  
**Net Rent:** \$25.00 per sq. ft.  
**TMI:** \$22.00 per sq. ft.  
**Available:** Immediately

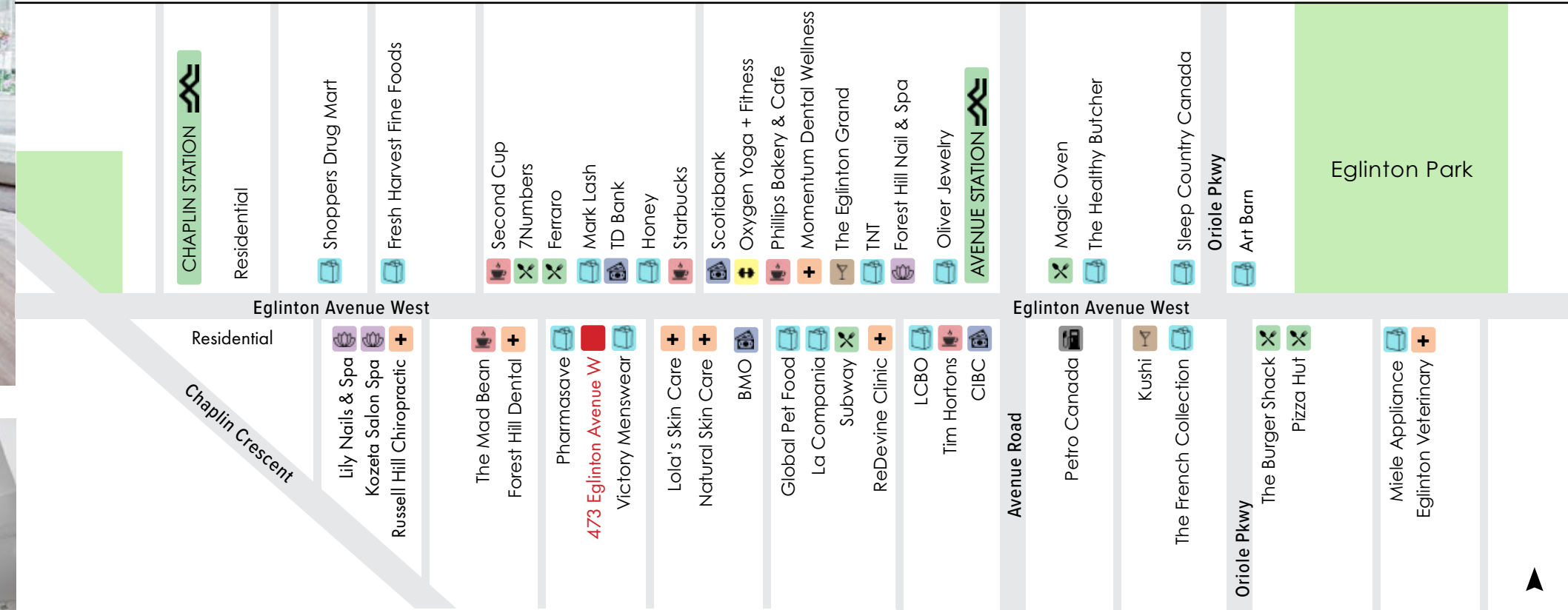
- Excellent frontage and presence onto Eglinton Avenue West
- Currently a presentation centre and suitable for a variety of retail uses
- Strong pedestrian and vehicular traffic
- Within walking distance to two future Crosstown Light Rail Transit Stations

Eglinton Ave W





# Eglinton West Streetscape



 Future Eglinton Crosstown Light Rail Transit (LRT)

473 Eglinton Avenue West is ideally located within walking distance to two future Crosstown Light Rail Transit (LRT) stations. The LRT, expected to be completed in September of 2022, is a new rapid transit system with 25 stops running east-west along Eglinton. The system will link to 54 TTC bus routes, three TTC subway stations (Kennedy, Eglinton and Cedarvale) and 3 G0 stations (Mount Denisi, Caledonia and Kennedy).

## Advisory Team

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\*\*Broker

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