

FULLY FIXTURED RESTAURANT SPACE FOR LEASE

Details

Size: 2,859 sq. ft.

Rent: \$35.00 per sq. ft.

TMI: \$22.40 per sq. ft.

Available: Immediate

Comments: • Prime corner location on Eglinton Avenue West

One parking space included

• Landlord in possession of liquor license (73 capacity indoor)

• Fully fixtured restaurant space

Strong pedestrian and vehicular traffic

• Strong co-tenancies













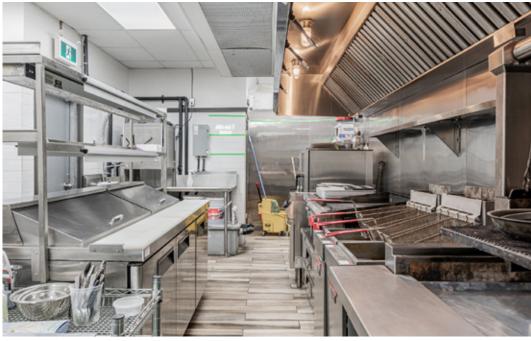
EGLINTON AVE WEST



CBRE

FULLY FIXTURED KITCHEN









Eglinton West Streetscape Momentum Dental Wellness Fresh Harvest Fine Foods CHAPLIN STATION Oxygen Yoga + Fitness Sleep Country Canada AVENUE STATION Phillips Bakery & Cafe Forest Hill Nail & Spa Shoppers Drug Mart The Healthy Butcher The Eglinton Grand Oliver Jewelry Magic Oven Oriole Pkwy Second Cup Scotiabank Eglinton Park **7Numbers** Mark Lash Starbucks Art Barn Honey Residential **Eglinton Avenue West Eglinton Avenue West** Residential Petro Canada 🛅 The Burger Shack 🗶 Pizza Hut 🗶 Eglinton Veterinary + Subway **LCBO** Natural Skin Care BMO ReDevine Clinic CIBC Kushi Forest Hill Dental Lola's Skin Care **Global Pet Food** La Compania Tim Hortons Lily Nails & Spa Kozeta Salon Spa Russell Hill Chiropractic The Mad Bean Pharmasave Victory Menswear 453 Eglinton Avenue W The French Collection Miele Appliance **Avenue Road** Oriole Pkwy

Future Eglinton Crosstown Light Rail Transit (LRT)

453 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 Dennsi, Caledonia and Kennedy).





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