

hullmark

# FORTY FOUR OSSINGTON AVENUE



PRIME RETAIL FOR LEASE ON OSSINGTON AVENUE

**CBRE**



# Urban Retail for Lease

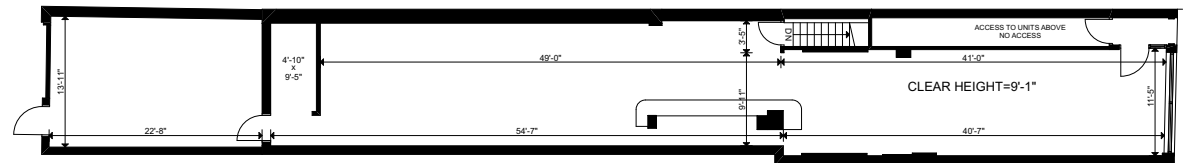
44 Ossington Avenue

## Offering

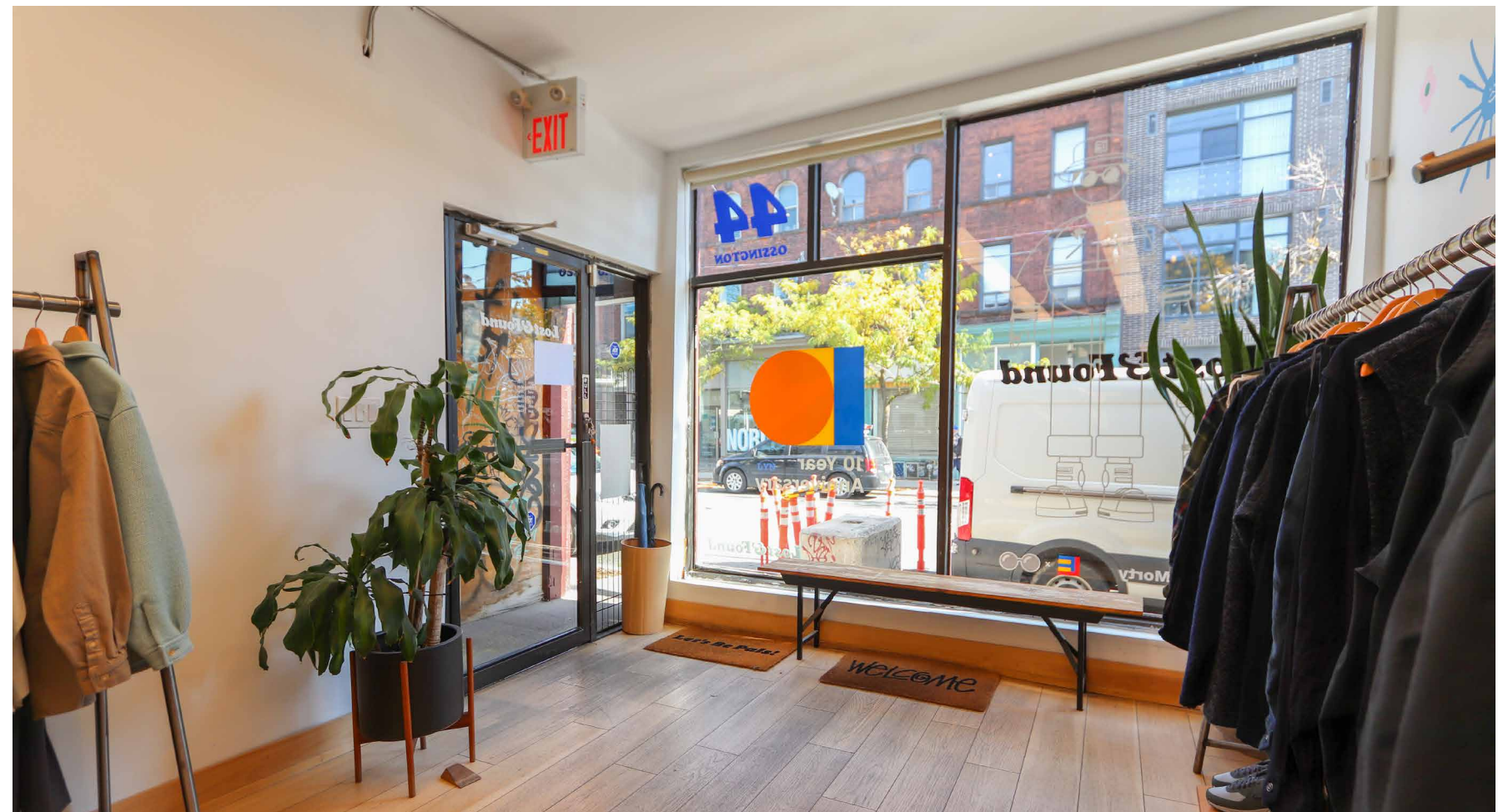
- Net Rent:** Please contact listing agents
- Additional Rent:** \$14.09 per sq. ft. (2022 est.)
- Size:** Ground: 1,789 sq. ft.  
Lower: 918 sq. ft.
- Available:** April 1st, 2023

## Highlights

- Located on the best stretch of Ossington Avenue, recently named one of the coolest streets in the world by TimeOut Magazine
- Existing tenant is doubling in size and moving down the street
- Steps from Queen Street West and the 501 Queen streetcar stop
- Ossington Avenue is a well curated fashion node with recent additions including Mejuri, ECCO and Tilley, joining Reigning Champ, Ollie Quinn, STYLEGARAGE and Tiger of Sweden
- Some of Toronto's most popular restaurants are found on the Ossington Strip including Azhar, Union, La Banane, Foxley, Mamakas Taverna, ODDSEOUL, Dear Grain, Mandy's Salads and Superpoint



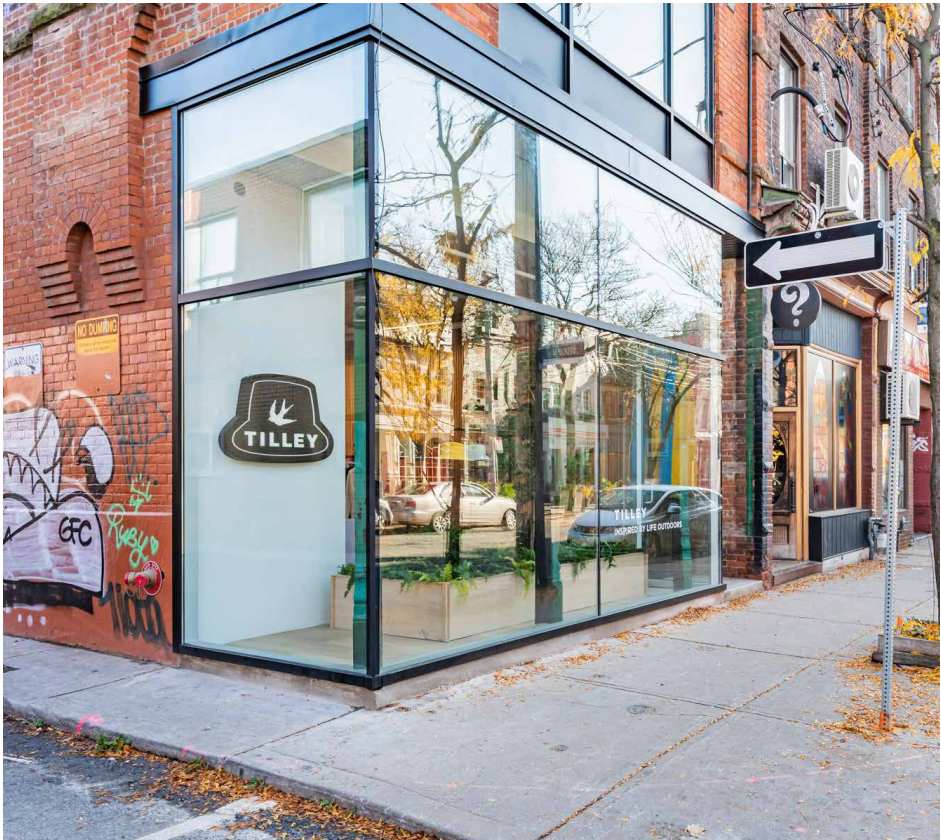
OSSINGTON AVE



[Click here for neighbourhood video](#)



# Ossington Avenue - Toronto's Coolest Street





Grape  
Grasshopper Records  
West Neighbourhood House

TD Bank  
La Boulangerie  
The Lakeview  
Dumpling Dumpling  
Opera Bobs Public House  
BMO

Communists The Haifa Room  
The 222 Bar  
Papeleria Portugal  
The Painted Lady  
La Porte  
Manita

Dundas Street West  
CIBC  
La Banane  
Salt Wine Bar  
Pizzeria Libretto  
LoversLand  
Foxley  
Falcon Kitchens

Rolyat Street  
Lola Salon  
Telegramme  
Superpoint  
Monkey Sushi

High-End Residential Townhomes  
Favourites Thai  
Trinity Bellwoods Park

Foxley Street  
Bar Shozan  
I deal Coffee

Clocks and Colours  
Yoga Space

Ossington Avenue  
Crafted by Te Aro  
Delysees  
Permission

Reposado Bar  
Town Moto  
Cote de Boeuf  
Bellwood's Brewery

Argyle Street  
Golden Turtle  
Papi Chulos  
Pilot Coffee  
The Latest Scoop  
Fresh City Farms  
Bang Bang Icecream  
Boehmer  
House of Horvath  
I Miss You Vintage

Baby Huey  
Burton  
Azhar  
Soos  
La Cubana  
Oddseoul

Humbert St  
Mamak's Taverna  
Style Garage  
Union Restaurant  
Mejuri  
Tiger of Sweden  
Melanie Auld  
Mandy's Salads  
Formula Fig  
Dear Grain  
ECCO

Tilley  
Pho Tien Thanh  
Ollie Quinn  
Reigning Champ

44 Ossington Avenue  
Area + 001  
Lost and Found  
Parlour Salon

Public Parking  
Sweaty Betty's Bar  
Jimmy's Coffee  
Size?

Queen Street West

# Here Here Magazine



Here Here, a neighbourhood magazine published in 2019 by Hullmark in collaboration with Public Address. They interviewed and documented the people, buildings and businesses that define the Ossington community.





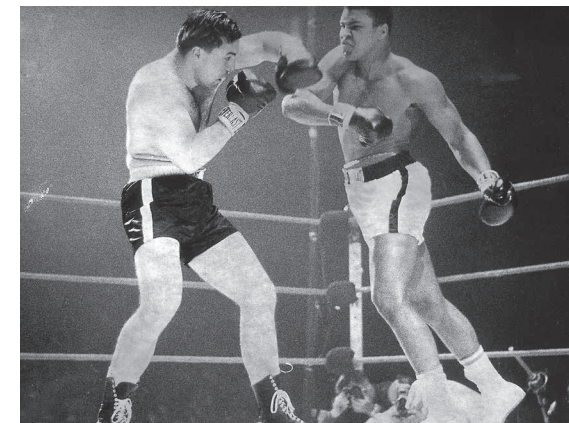
1  
**Doubleknaut Design**  
134 Ossington



3  
**Golden Turtle Restaurant**  
125 Ossington



2  
**La Cubana**  
92 Ossington



4  
**Muhammad Ali vs George Chuvalo**  
109 Ossington

In March 1966, Muhammad Ali trained at 109 Ossington to fight Toronto-born George Chuvalo for the World Boxing Council heavyweight championship at Maple Leaf Gardens.

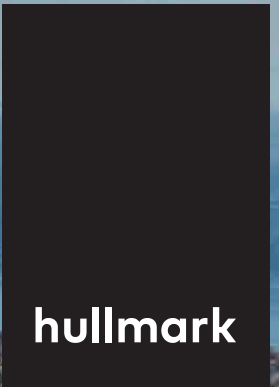


5  
**Pilot Coffee Roasters**  
117 Ossington



6  
**Reigning Champ**  
41 Ossington





NEIGHBOURHOOD VIDEO

**FINANCIAL CORE**  
🚆 23 MIN 🚶 38 MIN

**DOWNTOWN WEST OFFICE/ ENTERTAINMENT DISTRICT**  
🚆 15 MIN 🚶 23 MIN

**LIBERTY VILLAGE**  
🚆 12 MIN 🚶 16 MIN

505 Dundas Streetcar

**TRINITY BELLWOODS PARK**  
🚶 6 MIN

**267,644**  
Population

**5.1%**  
Population Change (2022-2025)

**44**  
**OSSINGTON AVENUE**

**WEST QUEEN WEST**  
🚶 1 MIN

**35**  
Median Age

63 Ossington Bus

501 Queen Streetcar

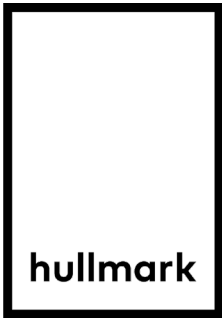
**\$123,971**  
Average Household Income



# 44 Ossington Avenue Interior Images







# Contact

**Arlin Markowitz\***  
Executive Vice President  
Urban Retail Team  
t: 416.815.2374  
arlin.markowitz@cbre.com

**Alex Edmison\***  
Senior Vice President  
Urban Retail Team  
t: 416.874.7266  
alex.edmison@cbre.com

**Jackson Turner\*\***  
Senior Vice President  
Urban Retail Team  
t: 416.815.2394  
jackson.turner@cbre.com

**Teddy Taggart\***  
Associate Vice President  
Urban Retail Team  
t: 416.847.3254  
teddy.taggart@cbre.com

**Emily Everett**  
Sales Representative  
t: 647.943.4185  
emily.everett@cbre.com

\*Sales Representative    \*\*Broker

# CBRE

CBRE Limited  
145 King Street West, Suite 1100  
Toronto, ON MH 1J8

t: 416.362.2244  
www.cbre.ca

