

A modern, multi-story residential building with a prominent cantilevered upper section. The building features a mix of grey and white panels, large windows, and balconies. The ground floor has a glass-fronted entrance. The sky is blue with light clouds. A white text box is overlaid on the top half of the image.

*for lease*  
**YORKDALE  
CONDOS**

215 RANEE AVE · TORONTO

CBRE  
GROUND FLOOR  
FOR LEASE  
Arlin Markowitz\* 1600  
416 362 2244

**RETAIL FOR LEASE • STEPS TO THE TTC & YORKDALE MALL**

**CBRE**

## PROPERTY DETAILS

**Address:** 215 Ranee Avenue, Toronto (The Yorkdale Condos)

**Net Rent:** \$25.00 per sq. ft.

**TMI:** \$9.25 per sq. ft.

**Size:**

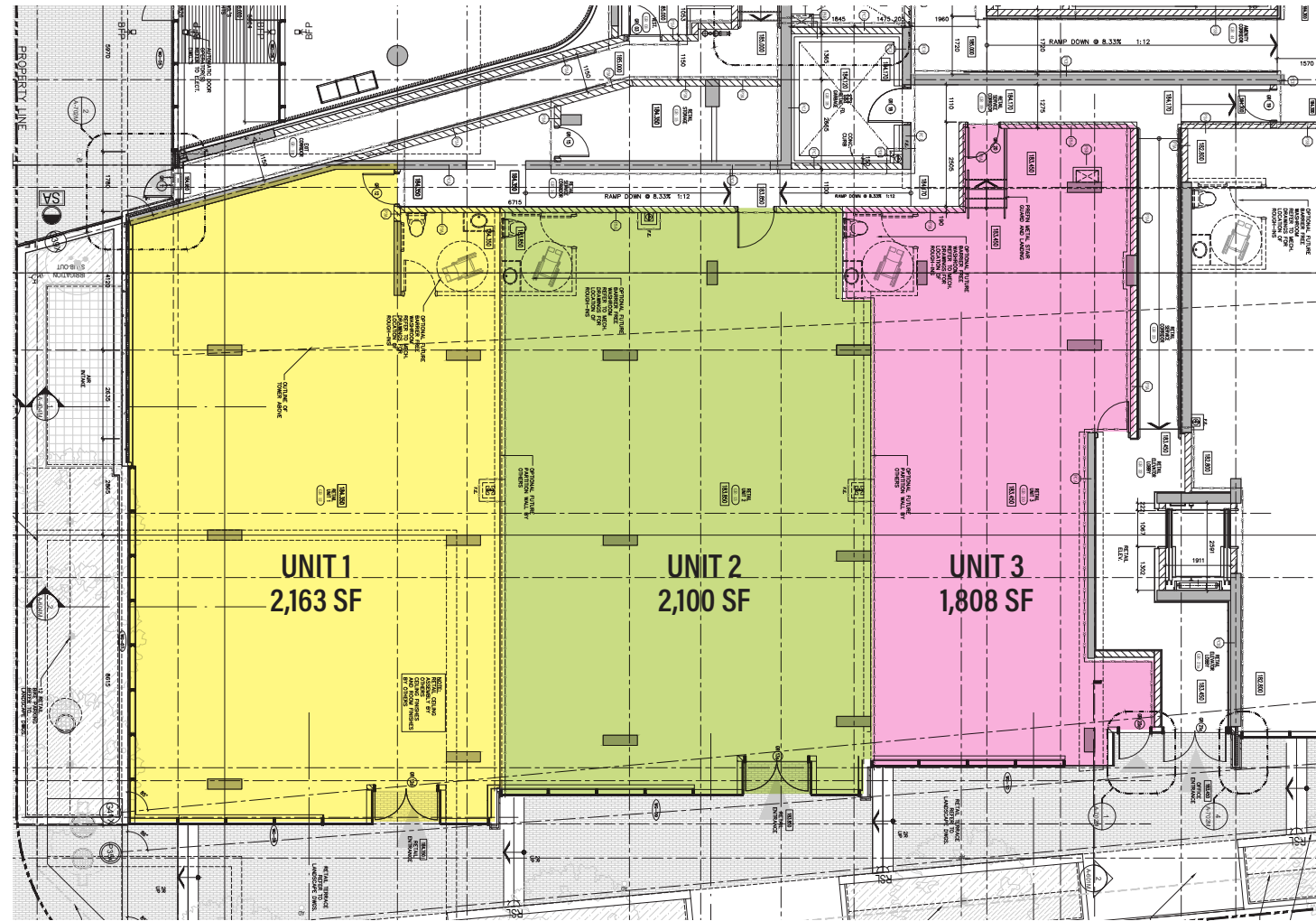
Unit 1:	2,163 sq. ft.
Unit 2:	2,100 sq. ft.
Unit 3:	1,808 sq. ft.
Total:	6,071 sq. ft.

**Available:** August 1st, 2022

- Brand new right-sized retail space on the ground level of The Yorkdale Condos Phase II (306 residential units)
- Excellent frontage onto Ranee Avenue
- Just east of Allen Road and seconds to Yorkdale subway station
- Few minutes walk to Yorkdale Mall

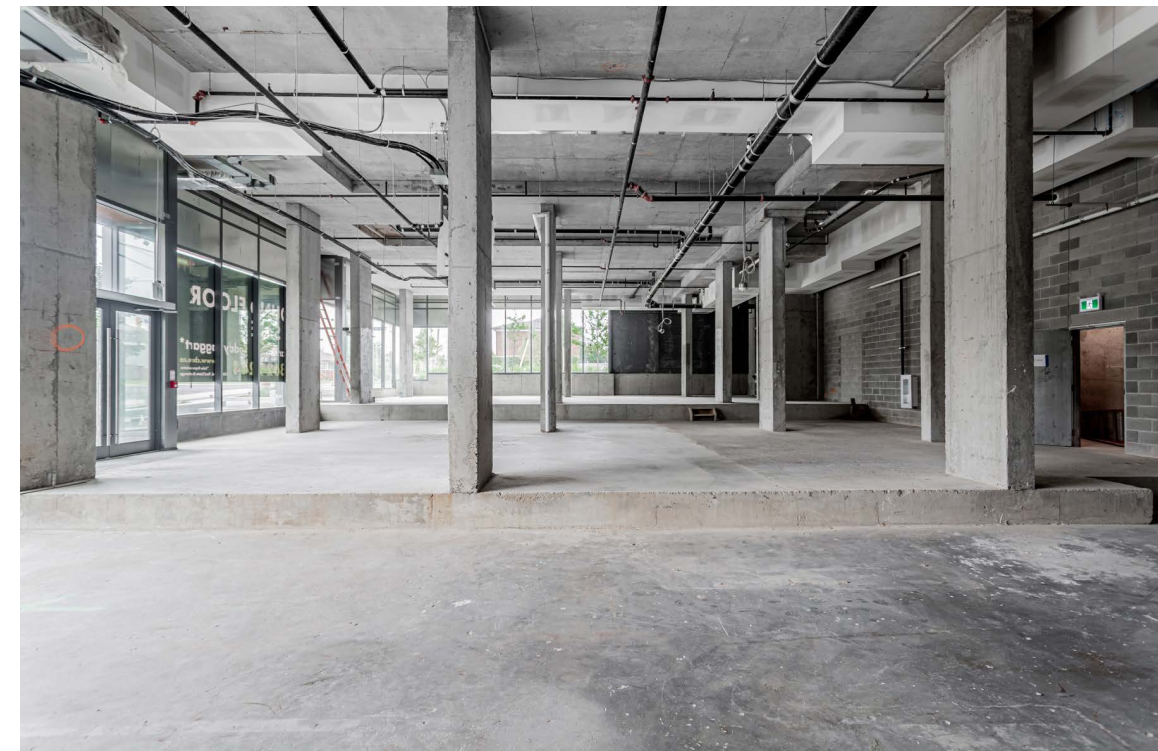


# FLOOR PLANS



VARNA DRIVE

RANEE AVENUE



**SUBJECT SITE**  
THE YORKDALE CONDOS



UNIVERSITY  
SUBWAY LINE

YORKDALE  
MALL

**AREA  
DEMOGRAPHICS**



**434,975**  
Population



**7.9%**  
Population change  
(2020-2025)



**\$158,642**  
Avg. Household Income

\*2020 Demographics 5km radius of subject property

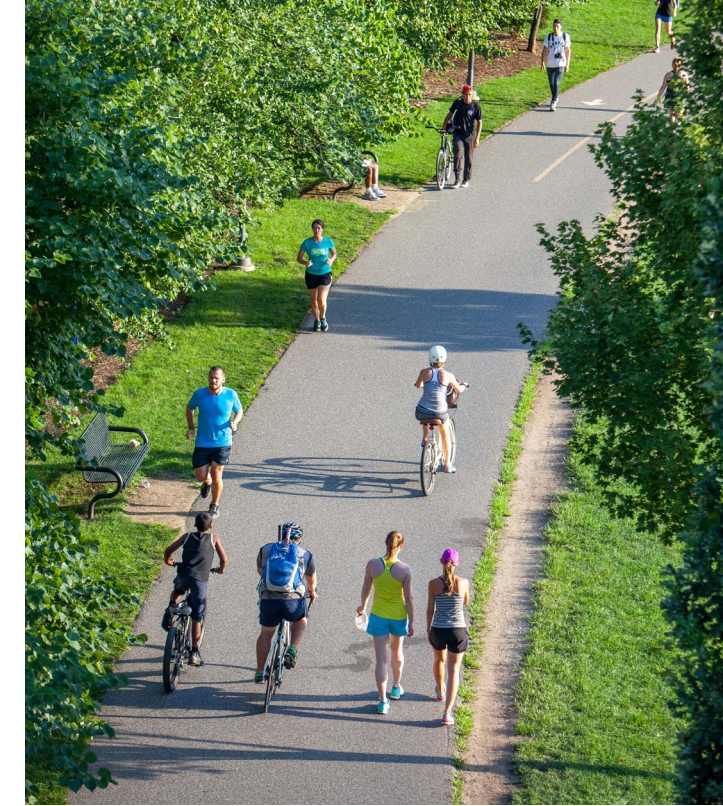
## THE LOCATION

# NEW LAWRENCE HEIGHTS

## 100-ACRE MASTER PLANNED COMMUNITY

As the new community vision takes shape, the New Lawrence Heights is undergoing a major transformation. This incredible 100-acre community vision in the heart of Toronto is situated around a **new 12-acre community park**, with an all new linear park along Allen Road under development as well. It will feature playgrounds, cycling and walking paths, and reclaimed trees. Even more community features proposed include a new community centre, school renovations and new child care facilities.

At the **epicentre** of Toronto's next great neighbourhood, this opportunity is **steps to Yorkdale and Lawrence West subway stations**, with convenient access to the world-renowned Yorkdale Shopping Centre featuring over 240 retailers and restaurants. In addition, Yorkdale Condominiums Phase 2 is in close proximity to the future LRT, GO Transit, Yorkdale and Lawrence West subway stations, the Allen Expressway and Hwy 400, Hwy 401 & 407.



## CONTACT

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