



one seventy five
Avenue

CORNER RETAIL FOR LEASE AT AVENUE AND DAVENPORT · 175 AVENUE ROAD



CBRE

one seventy five Avenue

CORNER RETAIL FOR LEASE
AT AVENUE RD AND DAVENPORT RD

Address: 175 Avenue Road, Toronto

Size: Ground: 2,750 sq. ft.
Mezzanine: 800 sq. ft.
Lower: 2,750 sq. ft.
Total: 6,300 sq. ft.

Net Rent: Please contact listing agents

TMI: \$13.81 per sq. ft. (2022)

Available: 60 days' notice

- High profile corner location at Avenue Road and Davenport Road
- High pedestrian and vehicular traffic
- Dedicated parking for up to 10 vehicles
- Prestigious location where the Annex meets Yorkville

Floor Plans available upon request





SURFACE PARKING FOR UP TO 10 VEHICLES



DAVENPORT ROAD FRONTAGE

AVENUE ROAD FRONTAGE



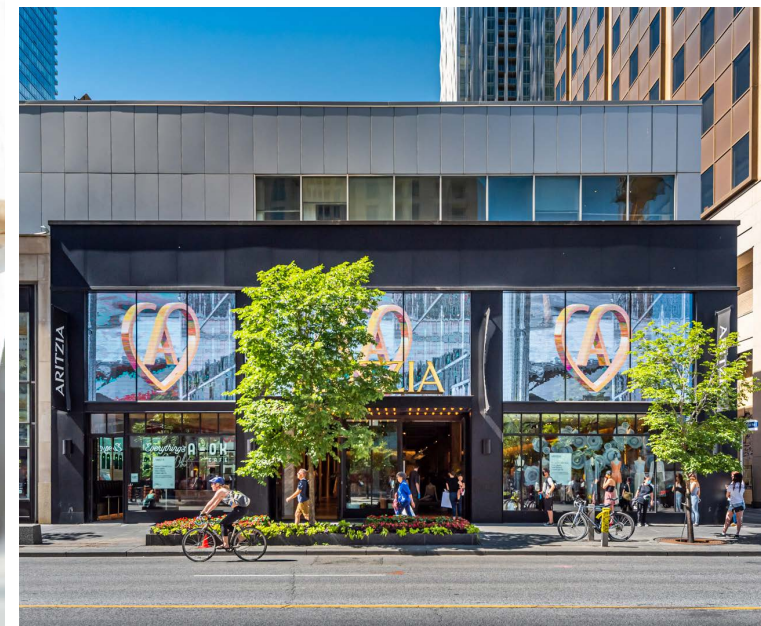
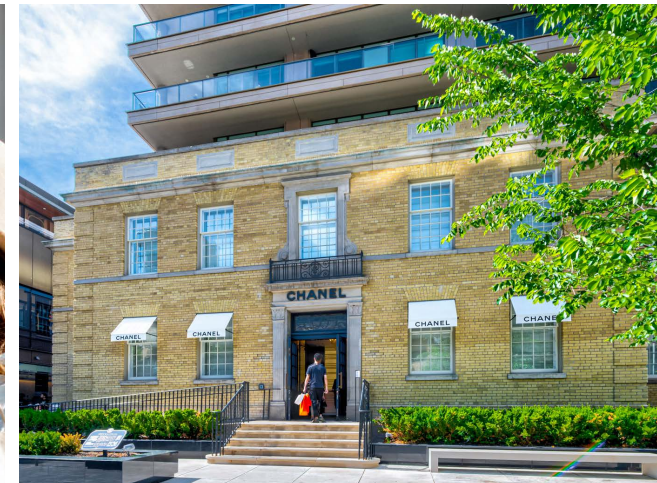
WHERE THE ANNEX MEETS YORKVILLE

175 Avenue Road is centrally located on the north east corner of Avenue Road and Davenport Road, nestled between two popular and distinct neighbourhoods– The Annex & Yorkville.

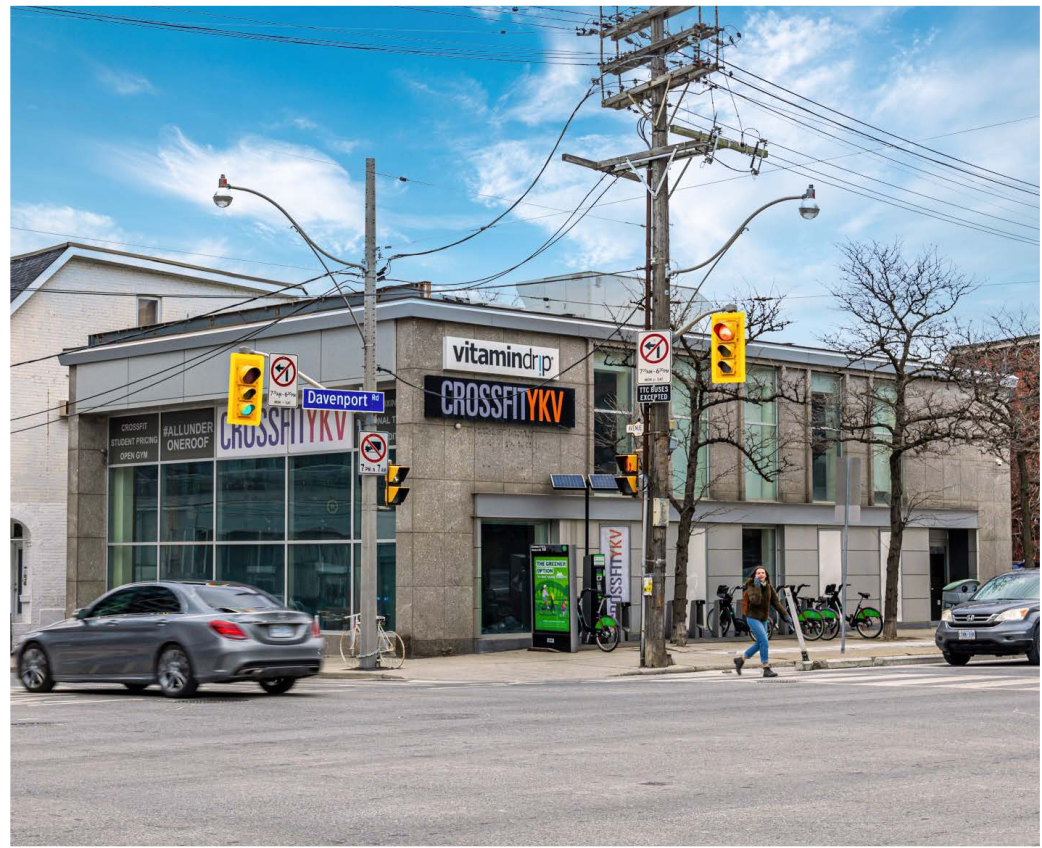
Yorkville offers the most exclusive shopping in Toronto, with luxury shops such as Louboutin, Chanel, Bruno Cucinelli and Jimmy Choo lining the streets. It is also home to luxury hotels, specialty food stores and Toronto's hottest gym facilities including Soul Cycle, Catalyst Health and Equinox.

The Annex offers a wealth of independent businesses, restaurants, bars and charming boutiques. It's proximity to the University of Toronto and abundance of restaurants and bars make it a popular neighbourhood for students.

175 Avenue Road is located within walking distance to Dupont Station and Bay Station, offering convenient access to both the University and Bloor subway lines.



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