

1546 Avenue Road

Prime Retail for Lease at Avenue Road and Lawrence Avenue West



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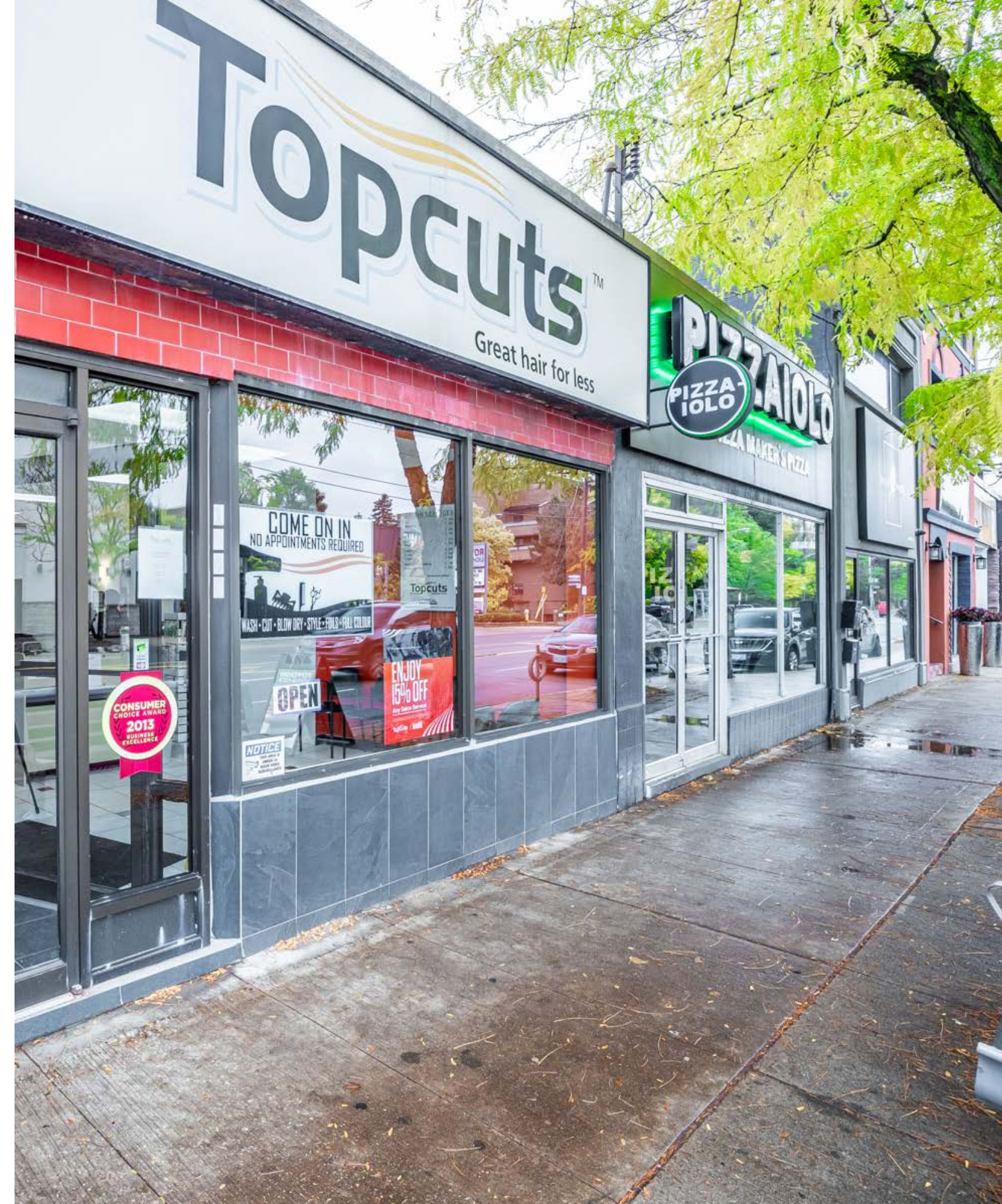
Size: 1,291 Sq. Ft.

Asking Rent: \$5,000/month

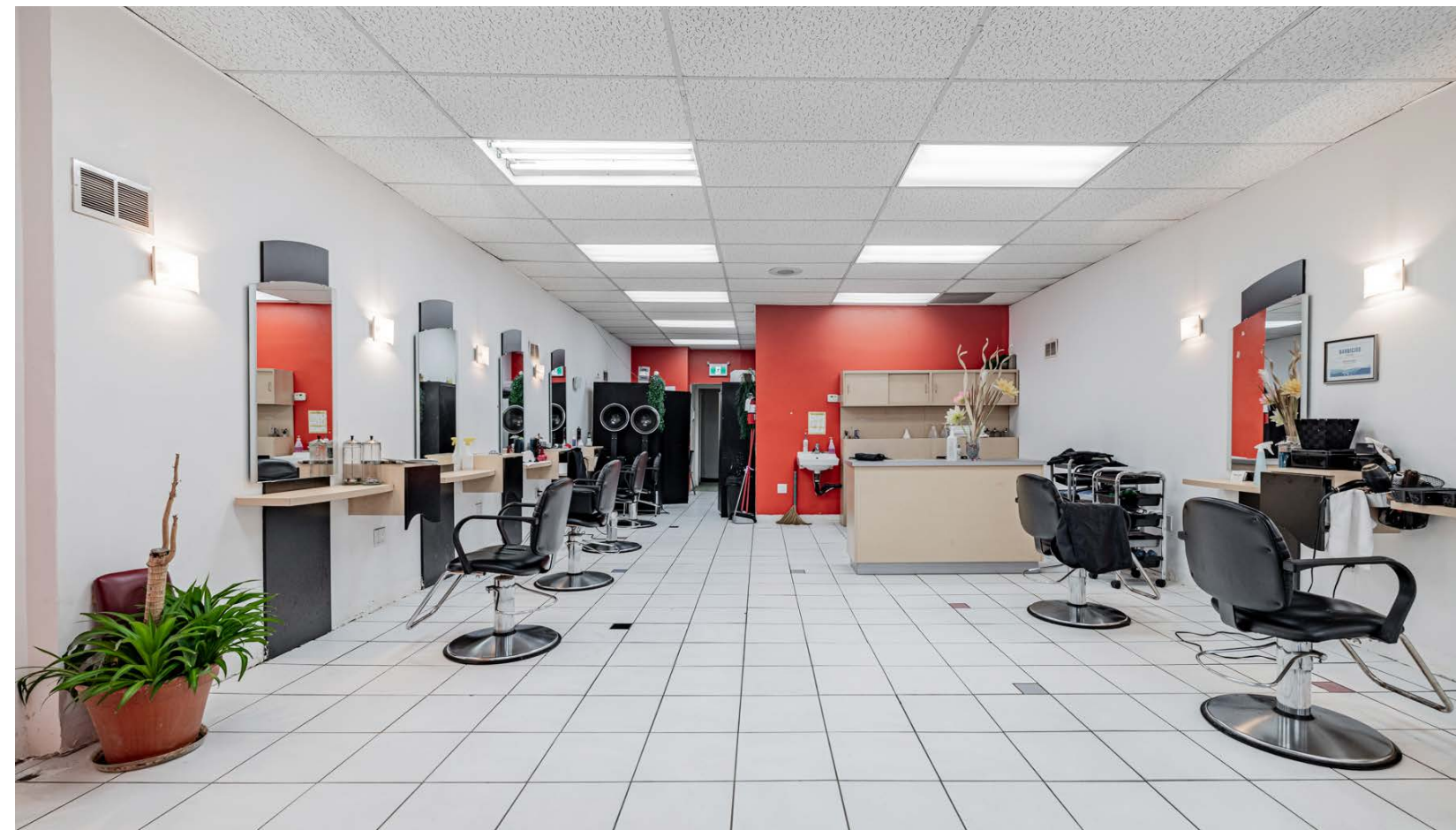
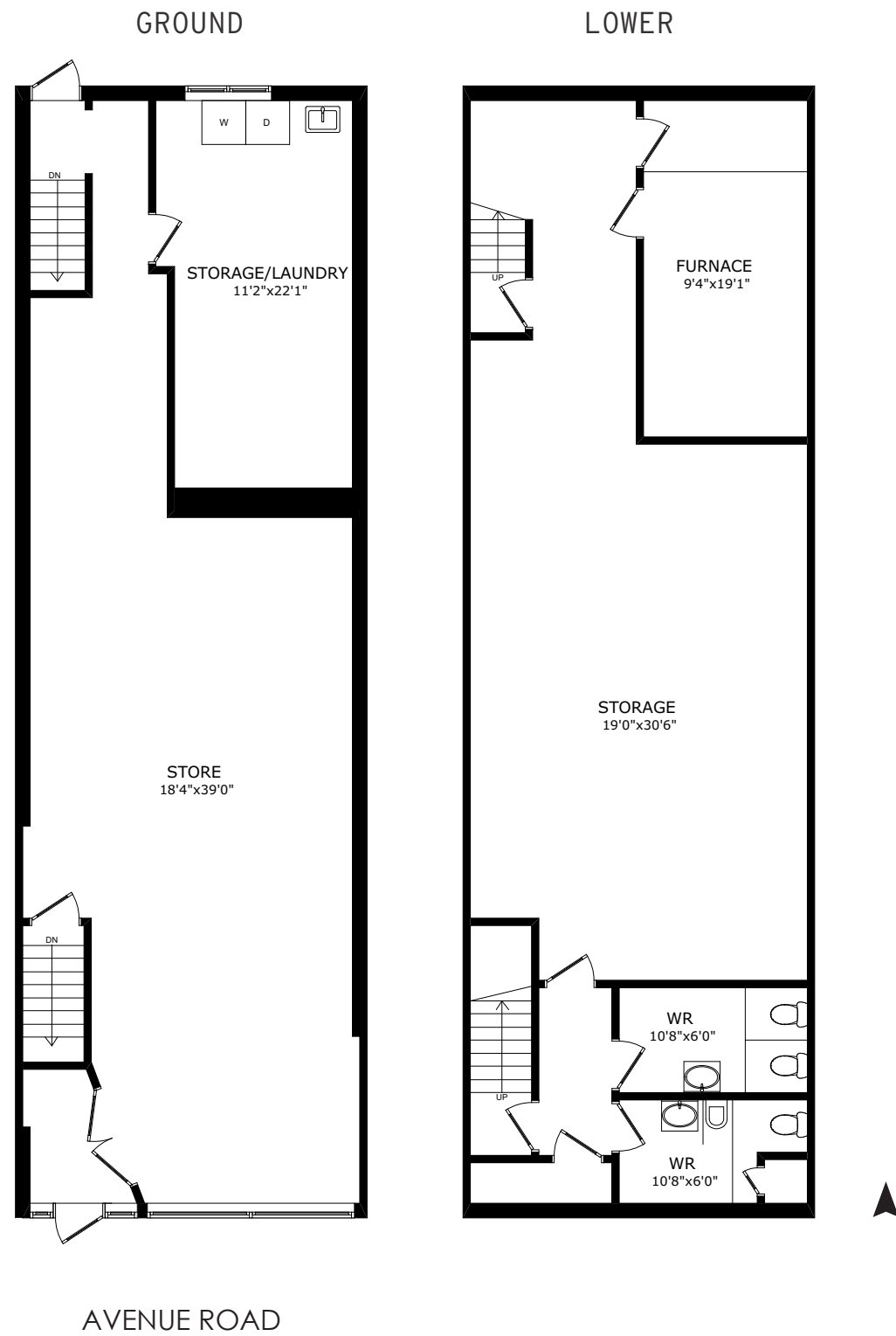
TMI: \$2,326/month

Available: February 2024

- Prime street-front retail located steps from Avenue Road and Lawrence Avenue West
- Located directly across the street from the Pusateri's flagship store
- Amazing full building signage opportunity
- 2 surface parking stalls at rear of building
- Additional basement storage included
- Suited for a wide range of uses

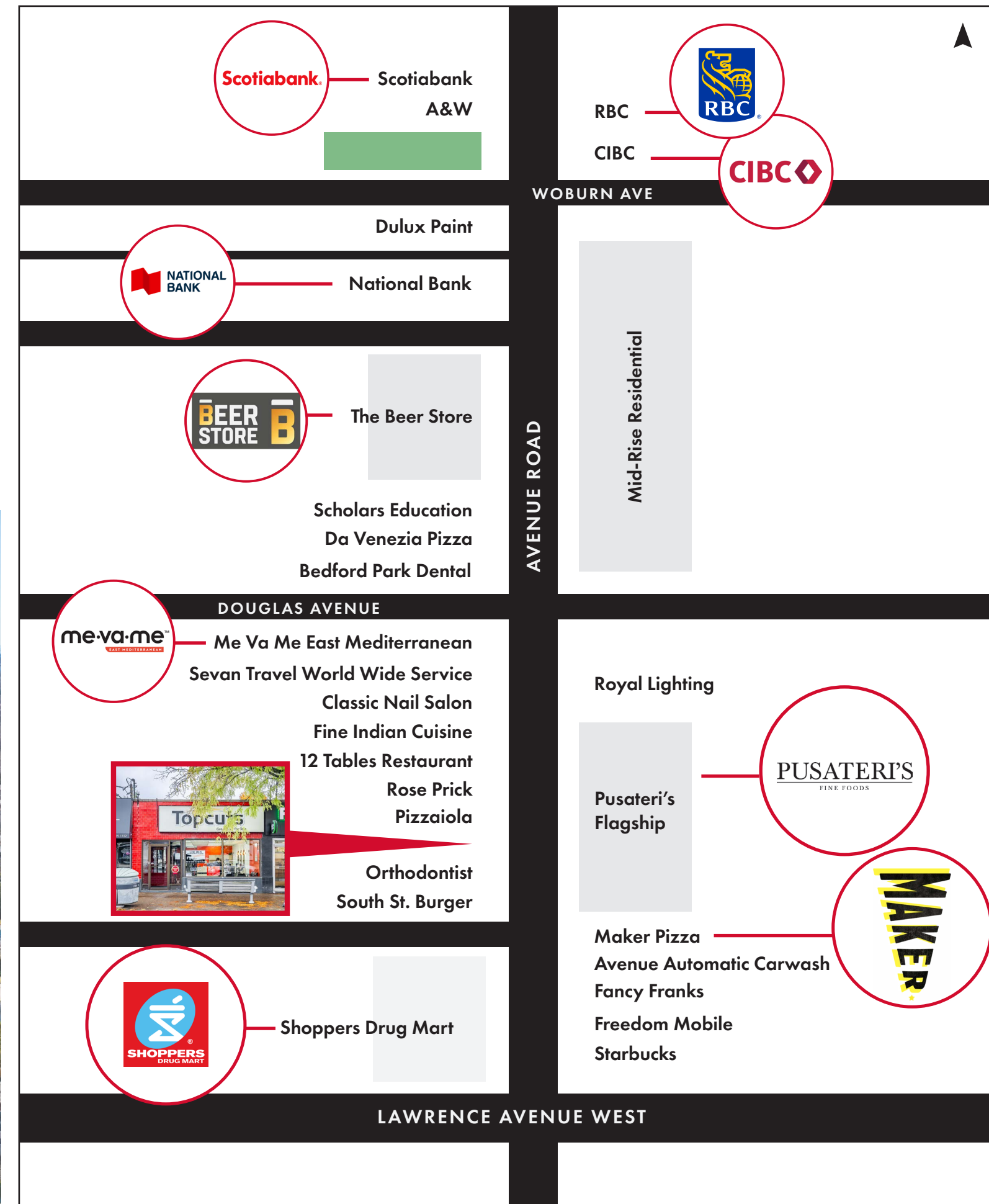


FLOOR PLAN



THE LOCATION

1546 Avenue Road is located at Avenue Road and Lawrence Avenue West, a highly affluent Toronto neighbourhood. It is a quick 20 minute drive to the downtown core, and has easy access to the 401 highway. This stretch of Avenue Road is home to many restaurants, upscale food stores, retailers and everyday necessities which cater to the neighbourhood residents. The 15,000 sq. ft. Pusateri's flagship directly across the street from the site, is a huge traffic driver with people coming from all over the city to shop their array of gourmet food offerings.





Contact

ARLIN MARKOWITZ*
Executive Vice President
416 815 2374
arlin.markowitz@cbre.com

ALEX EDMISON*
Senior Vice President
416 874 7266
alex.edmison@cbre.com

JACKSON TURNER**
Senior Vice President
416 815 2394
jackson.turner@cbre.com

TEDDY TAGGART*
Vice President
416 847 3254
teddy.taggart@cbre.com

EMILY EVERETT
Sales Representative
647 943 4185
emily.everett@cbre.com

*Sales Representative **Broker

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