

*Retail for Lease*

# 496 Yonge Street

Toronto, ON



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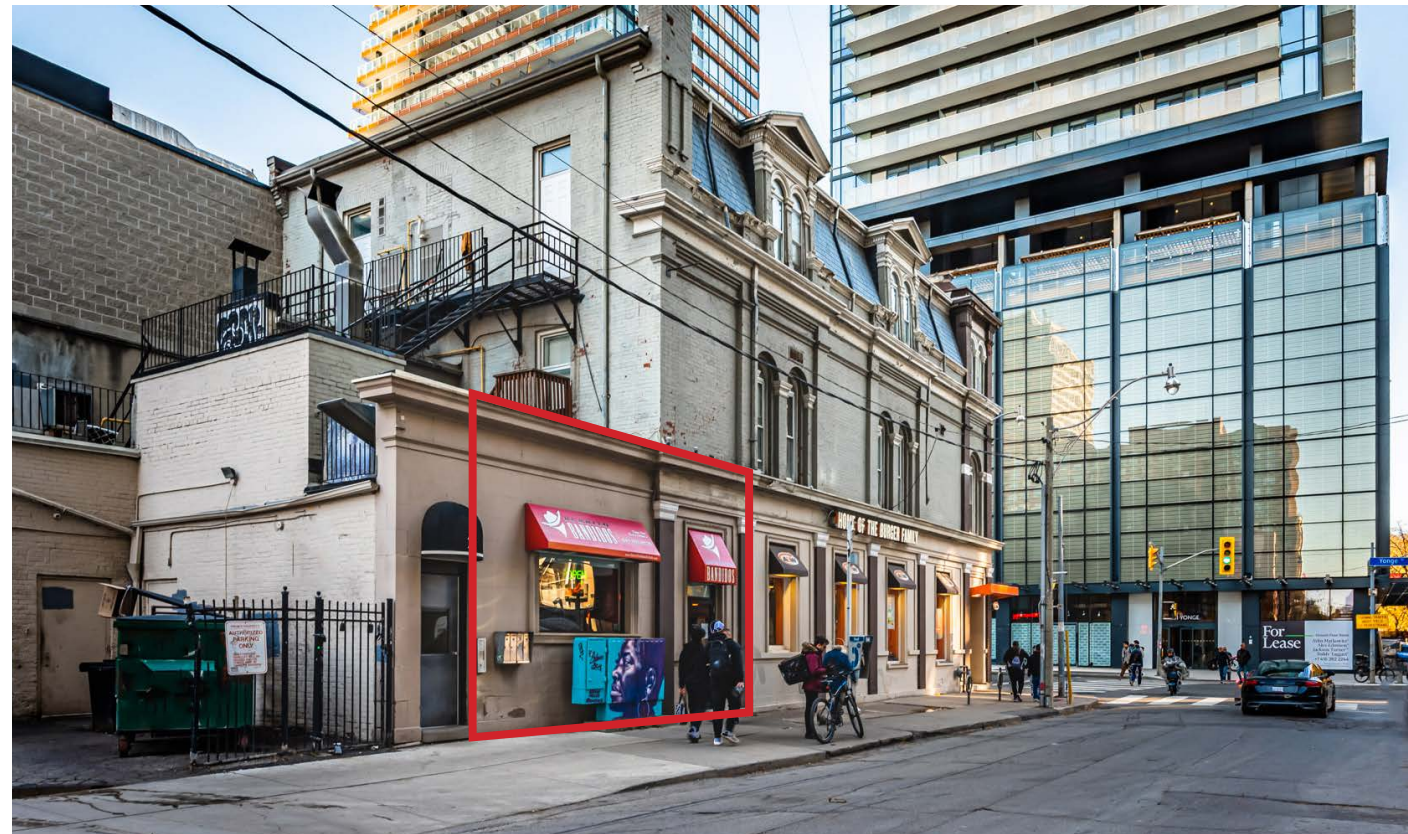
Size: ~~Unit 1: 1,308 sq. ft. LEASED!~~  
Unit 2: 845 sq. ft.  
~~Unit 3: 557 sq. ft. LEASED!~~

Net Rent: Please contact listing agents

TMI: \$41.25 per sq. ft.

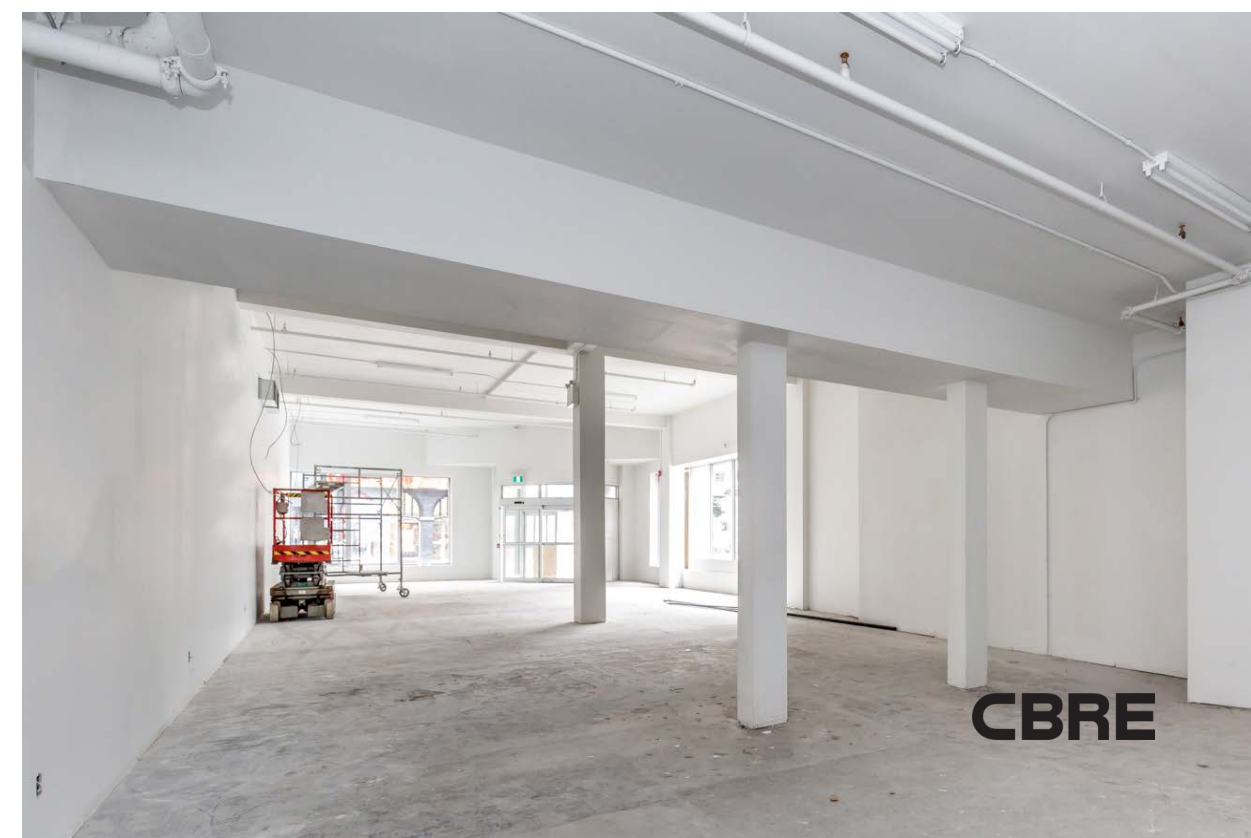
Available: May 1st, 2024

- Fully fixtured street-level retail
- Incredible corner location at Yonge and Grosvenor
- Steps to both Wellesley and College subway stations



# Renovation Currently Underway

*Example from a previous renovation*



# Downtown Yonge

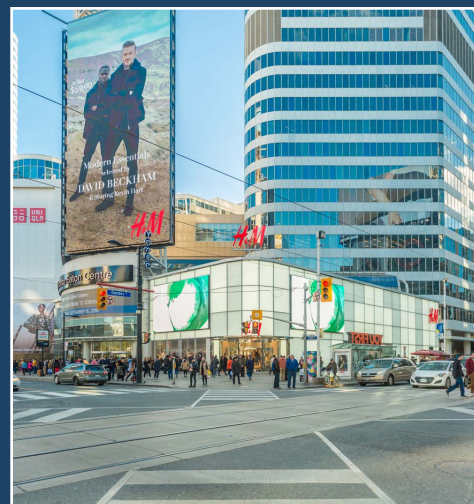
## Location Overview

Downtown Yonge is the heart of Toronto's tourist, retail and entertainment scene. It is located along the Line 1 of the TTC subway system and runs north/south from Queen Street to Bloor Street. This area is Toronto's most accessible, serviced by 5 subway stations and numerous bus and street-car lines.

Two of the city's most popular tourist destinations are found along Yonge Street; Yonge-Dundas Square and The Toronto Eaton Centre. Yonge-Dundas Square is often compared to Times Square, drawing nearly 60 million visitors each year. The intersection is home to a large out-

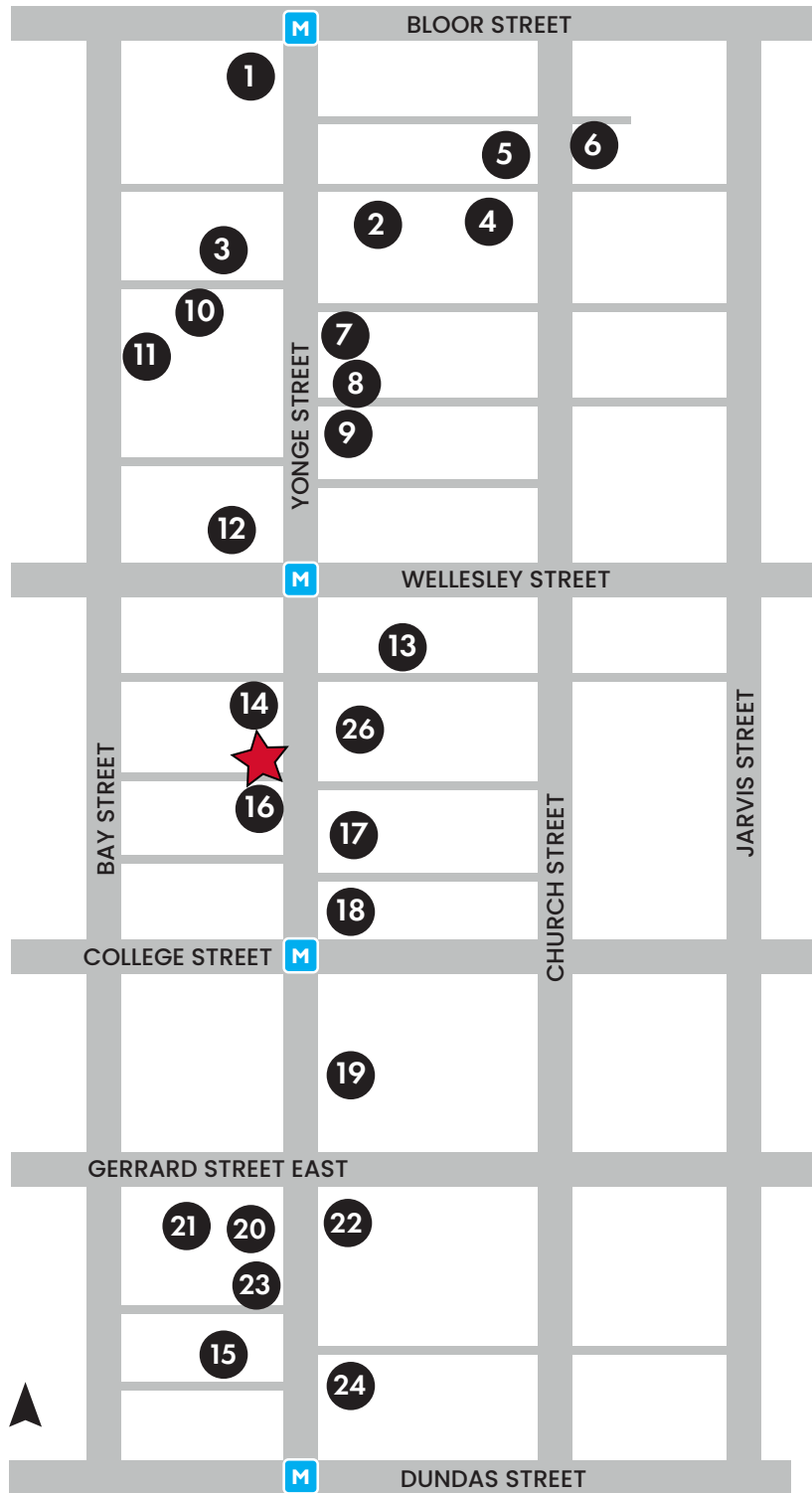
door public square, a 24 multiplex theatre and the Eaton Centre, North America's busiest mall. Toronto Metropolitan University (formerly Ryerson University) is also located here, and is home to nearly 50,000 students and 1,200 faculty members.

Downtown Yonge is experiencing exponential growth, with the development of a number of high-rise condominiums. There are currently 26 condominiums under construction/proposed along the Yonge Street corridor between Dundas Street and Bloor Street, bringing an additional 17,219 residential units to the area.

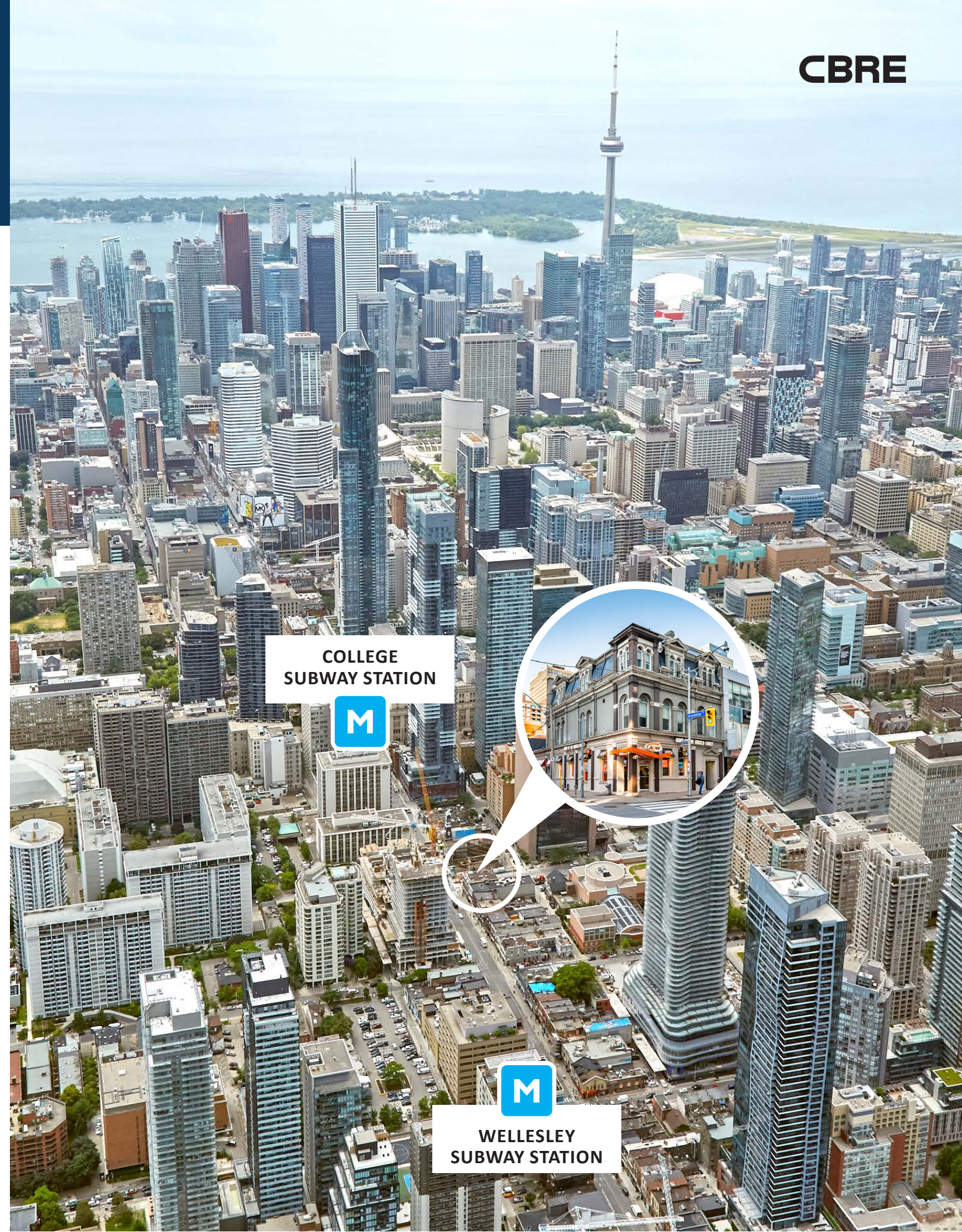


# Area Developments

Over 17,000 new units



	Address/ Name	# of Units	Status
1	The One	505	Construction
2	15 Charles	549	Pre-Construction
3	10 St. Mary	465	Pre-Construction
4	55 Charles	665	Construction
5	The Charles	428	Construction
6	625 Church	656	Pre-Construction
7	619 Yonge	606	Pre-Construction
8	The Ivy	232	Construction
9	The Gloucester	528	Construction
10	25 St. Mary	1143	Pre-Construction
11	1075 Bay	540	Pre-Construction
12	8 Wellesley	600	Construction
13	20 Maitland	502	Pre-Construction
14	510 Yonge	500	Pre-Construction
15	Panda	555	Construction
16	IMMIX Condos	451	Construction
17	475 Yonge	1611	Pre-Construction
18	2 Carlton	990	Pre-Construction
19	415 Yonge	471	Pre-Construction
20	372 Yonge	415	Pre-Construction
21	Chelsea Green	2109	Pre-Construction
22	Concord Sky	1106	Construction
23	8 Elm	819	Pre-Construction
24	335 Yonge	165	Pre-Construction
25	Panda	555	Construction
26	Teahouse	608	Construction
<b>TOTAL</b>		<b>17,219</b>	





## For More Information, Please Contact:

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