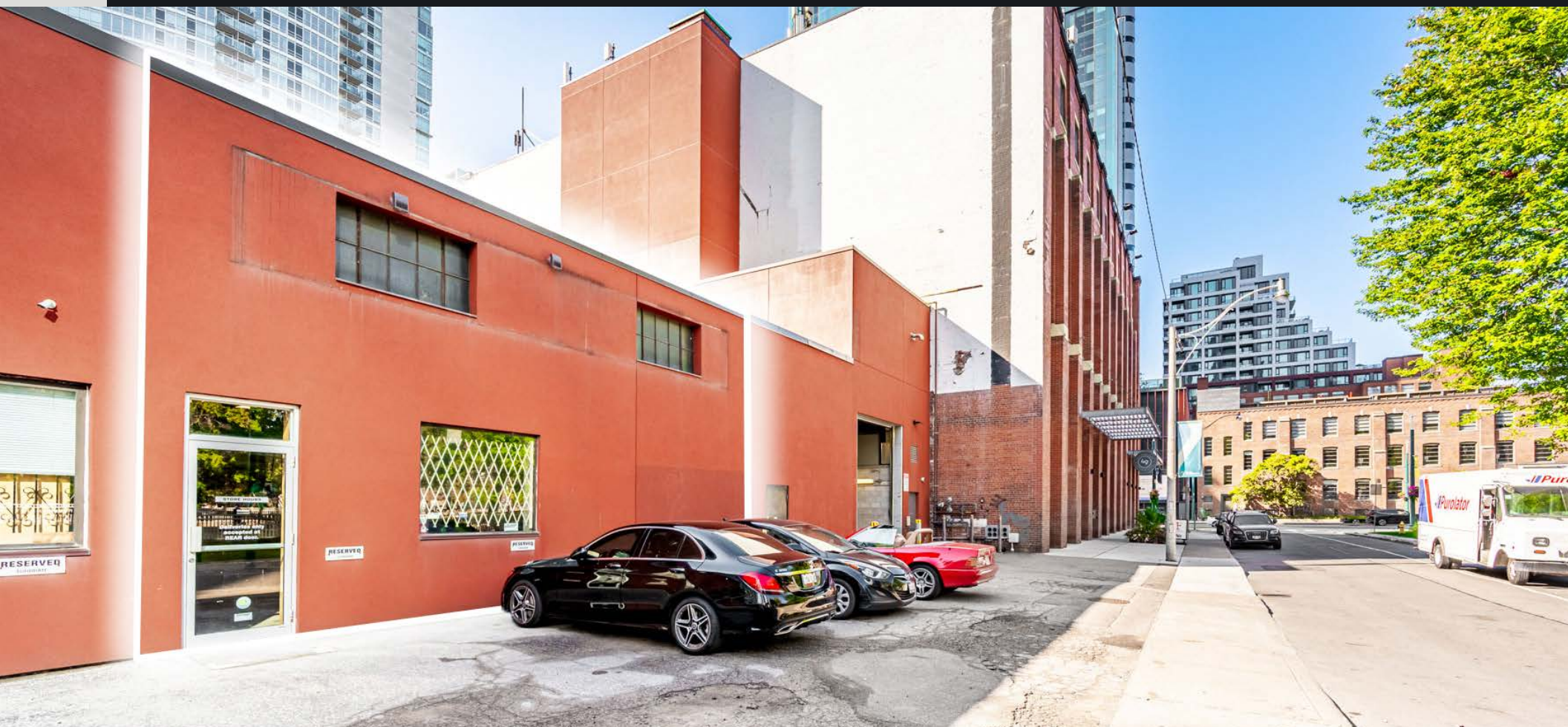


3,760 SF
FOR LEASE

49 SPADINA

TORONTO / ONTARIO



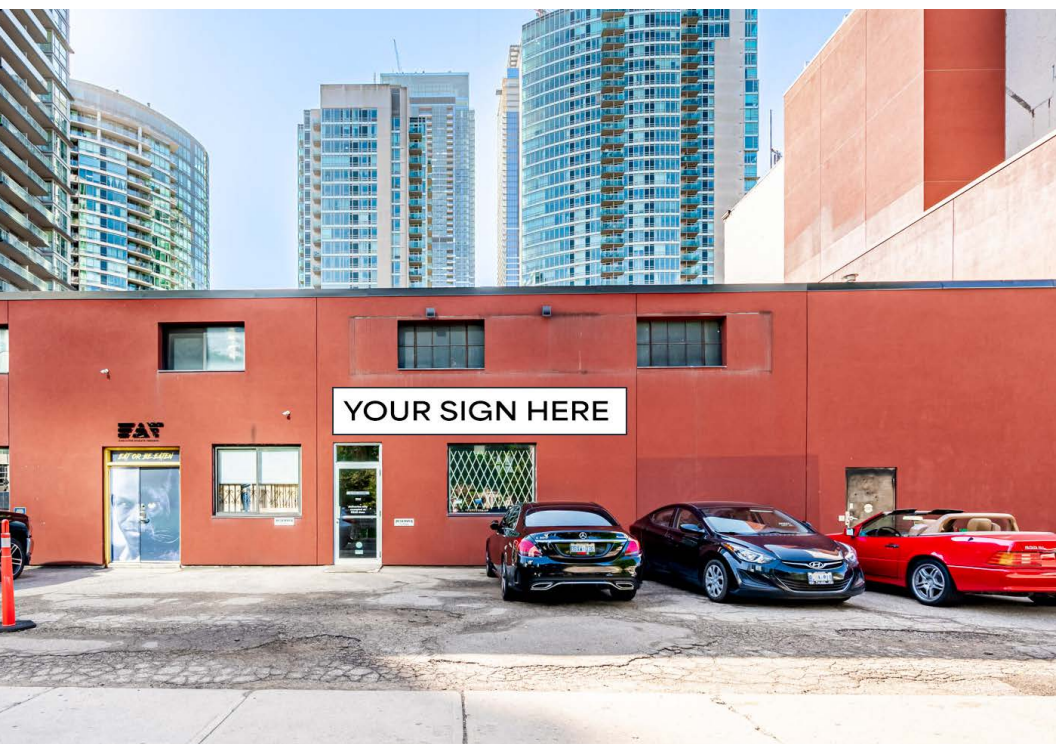
CBRE **WOLFECORP**

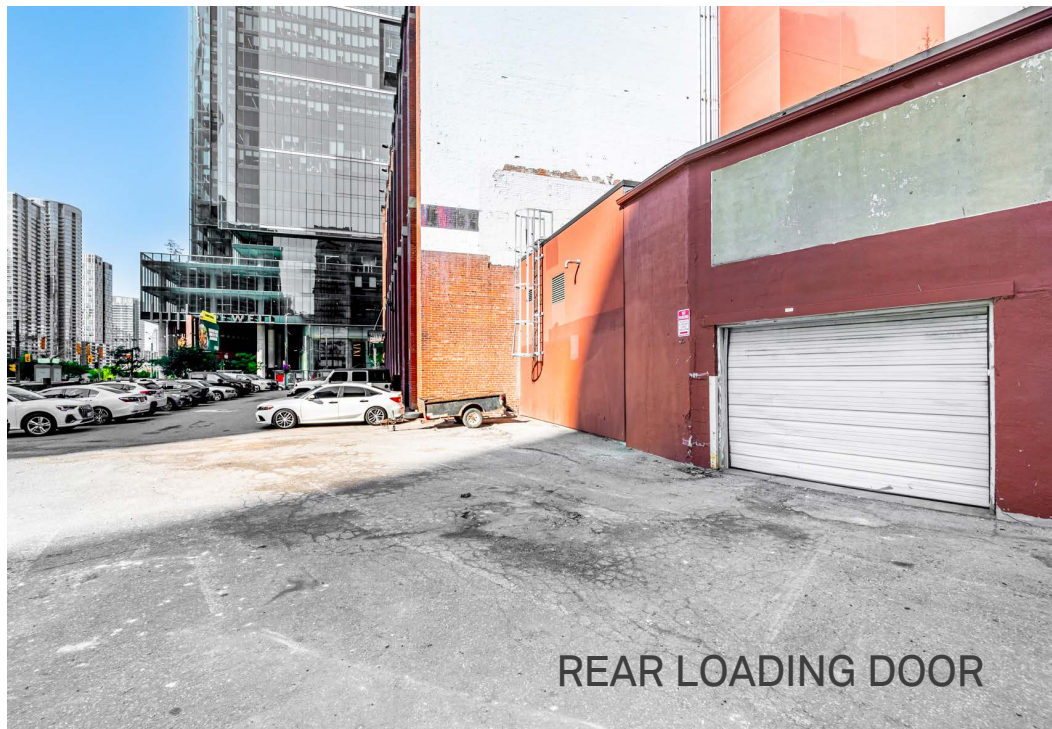
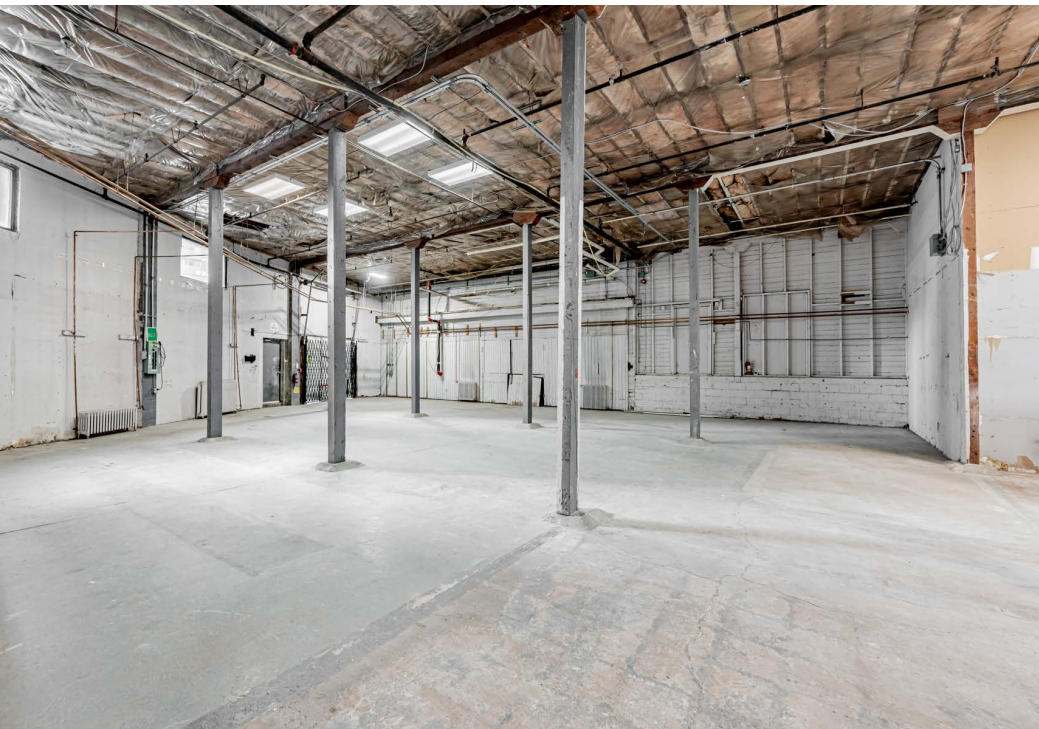
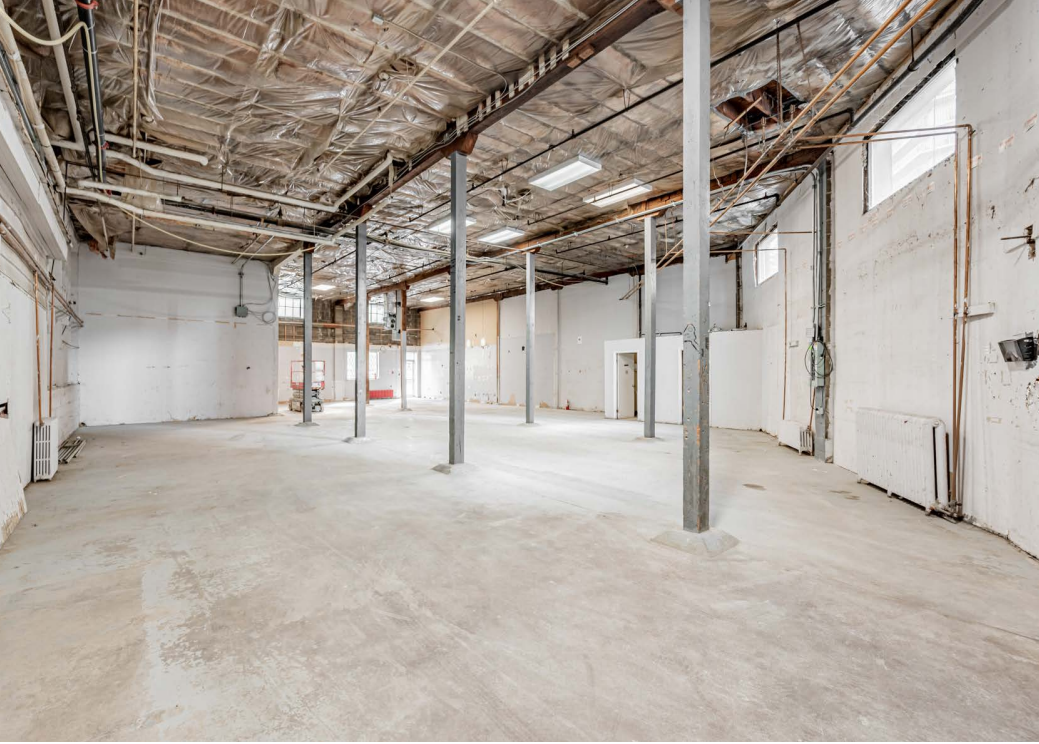


PROPERTY DETAILS

Size: 3,760 sq. ft.
Asking Rent: \$13,500 semi-gross per month
Available: Immediately

- Ground level commercial space in the heart of Downtown West
- Dedicated street front entrance, steps to the corner of Spadina Avenue and Wellington Street
- Fully accessible unit with dedicated rear loading door
- Soaring ceiling heights and ample natural light throughout the space
- Adjacent to the LCBO and Superette, and across the street from The Well
- Surface parking or patio opportunity located in front of the unit
- Suitable for a variety of uses



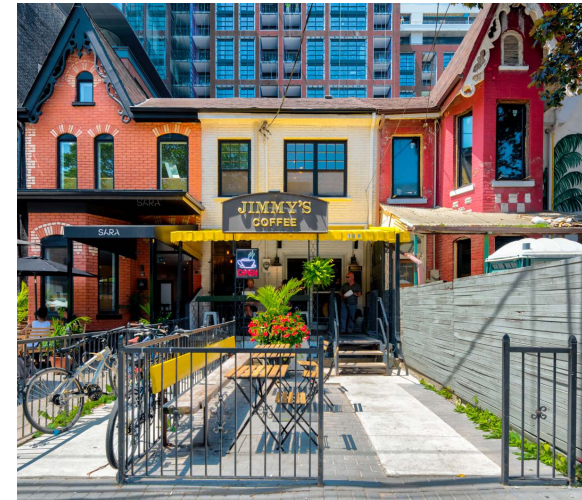


REAR LOADING DOOR

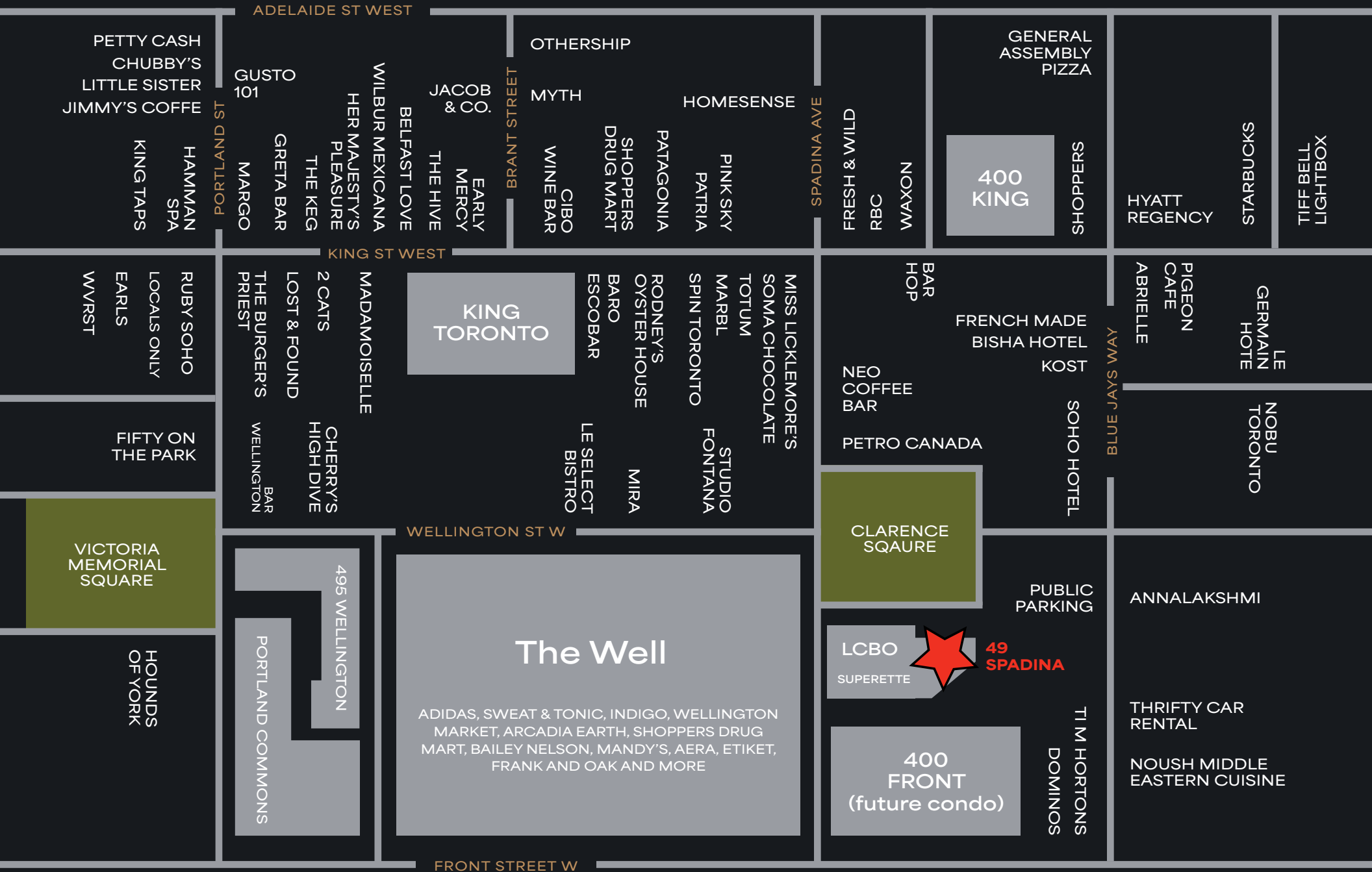
LOCATION OVERVIEW

49 Spadina Avenue is located in the heart of Downtown West in the King West neighbourhood, Toronto's most dynamic retail environment known for the city's largest concentration of restaurants, theatres and nightlife. It has seen an increase in the intensification of retail uses, leveraging one of the largest residential development cycles in Canadian history.

The property is well-served by public transit, with direct access to the Spadina streetcar line and steps to the King streetcar line. Additionally, St. Andrew Station and Union Station are both within walking distance to 49 Spadina Avenue.



PROPERTY LOCATION



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