

1417

DANFORTH AVENUE

CORNER RETAIL FOR LEASE ON DANFORTH AVENUE


1417 DANFORTH AVENUE, TORONTO



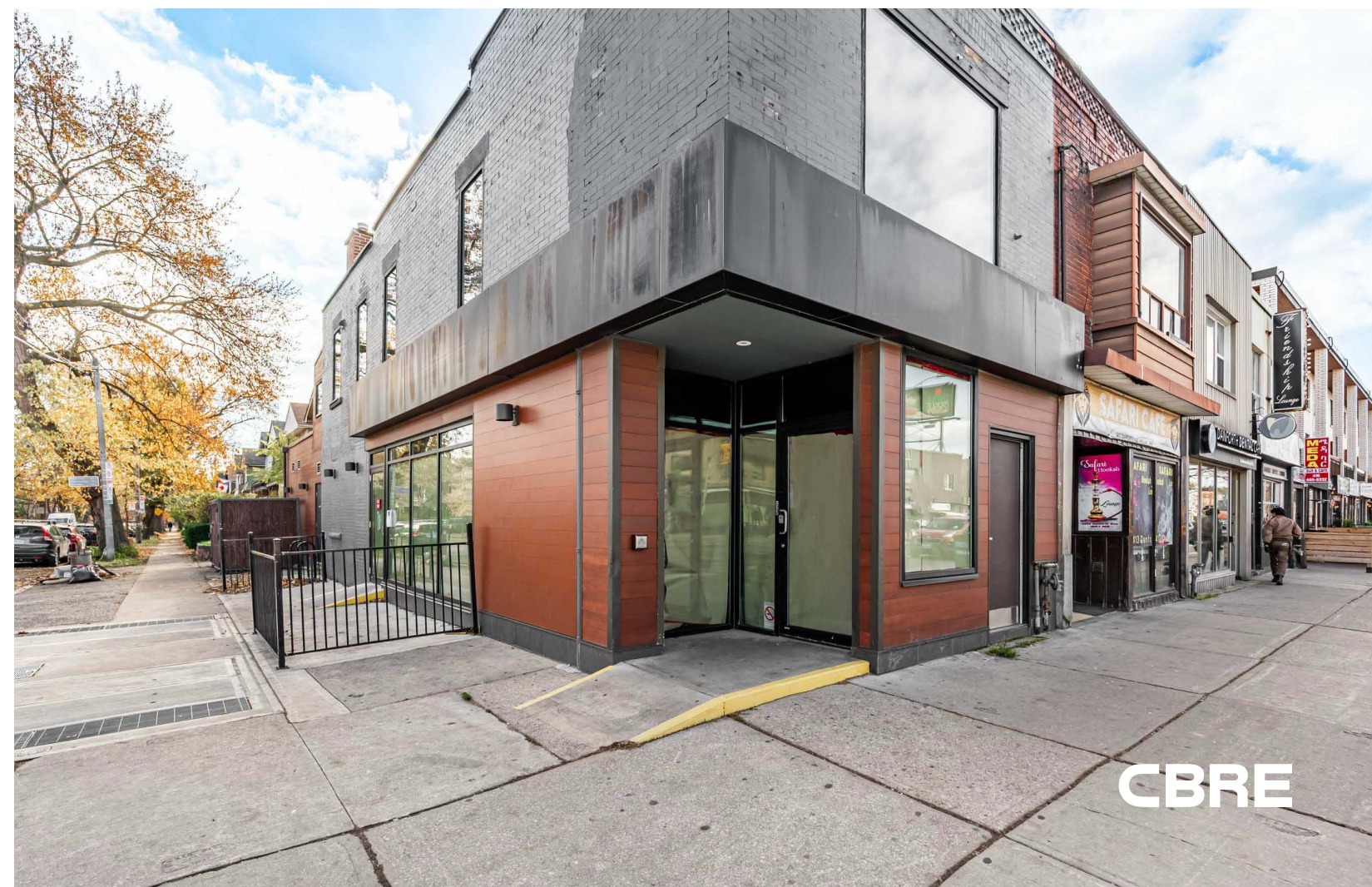
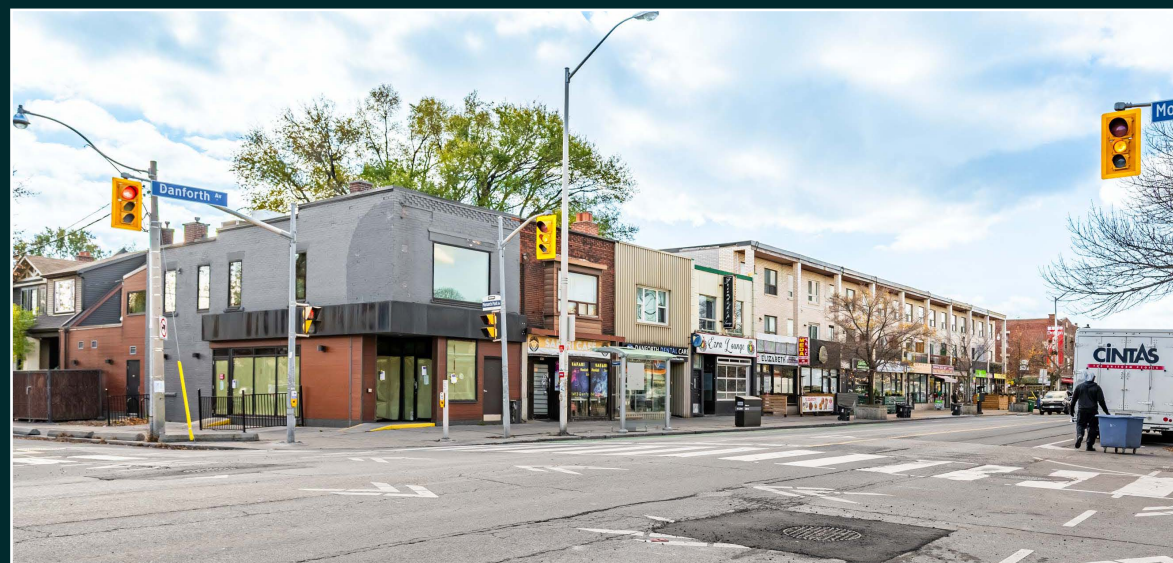
CBRE

1417

DANFORTH AVENUE CORNER RETAIL FOR LEASE

Size:	Basement:	887 sq. ft.		<i>Ground & Second may be leased together or separately</i>
	Ground Floor:	1,252 sq. ft.		
	Second Floor:	965 sq. ft.		
Net Rent:	\$6,500 / month (year 1)			
TMI:	\$1,700 / month (2026 est.)			
Available:	Immediately			

- High-profile corner location at Danforth Avenue and Monarch Park Avenue
- Ground floor features a 191 sq. ft. patio
- Steps to both Coxwell and Greenwood subway stations
- Neighbouring many popular bars and restaurants including The Wood Owl, Red Rocket Coffee, The Wren, Patisserie La Cigogne, Borrel and Taverne Tamblyn



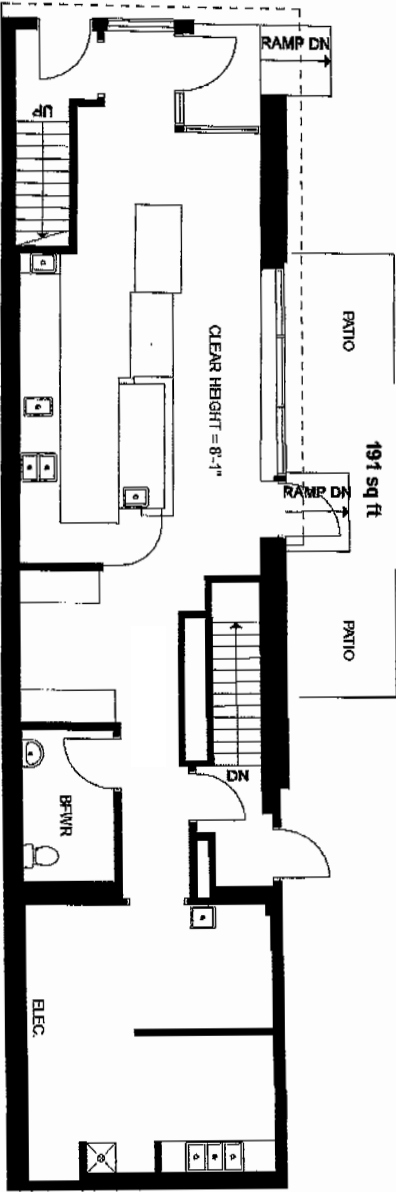
FLOOR PLANS

GROUND
1,252 SF

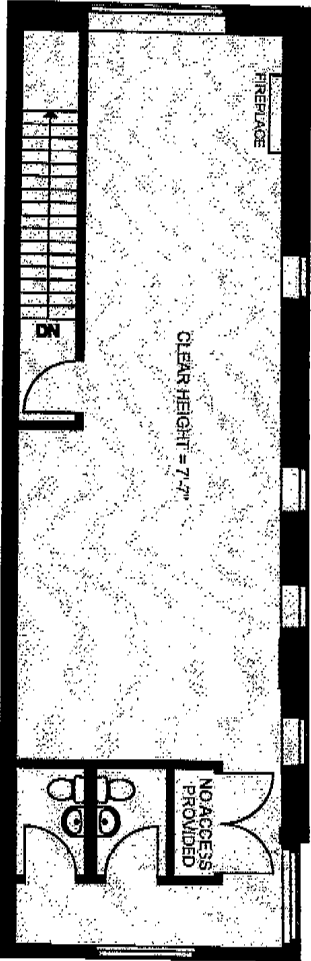
SECOND
965 SF

BASEMENT
887 SF

Danforth Avenue



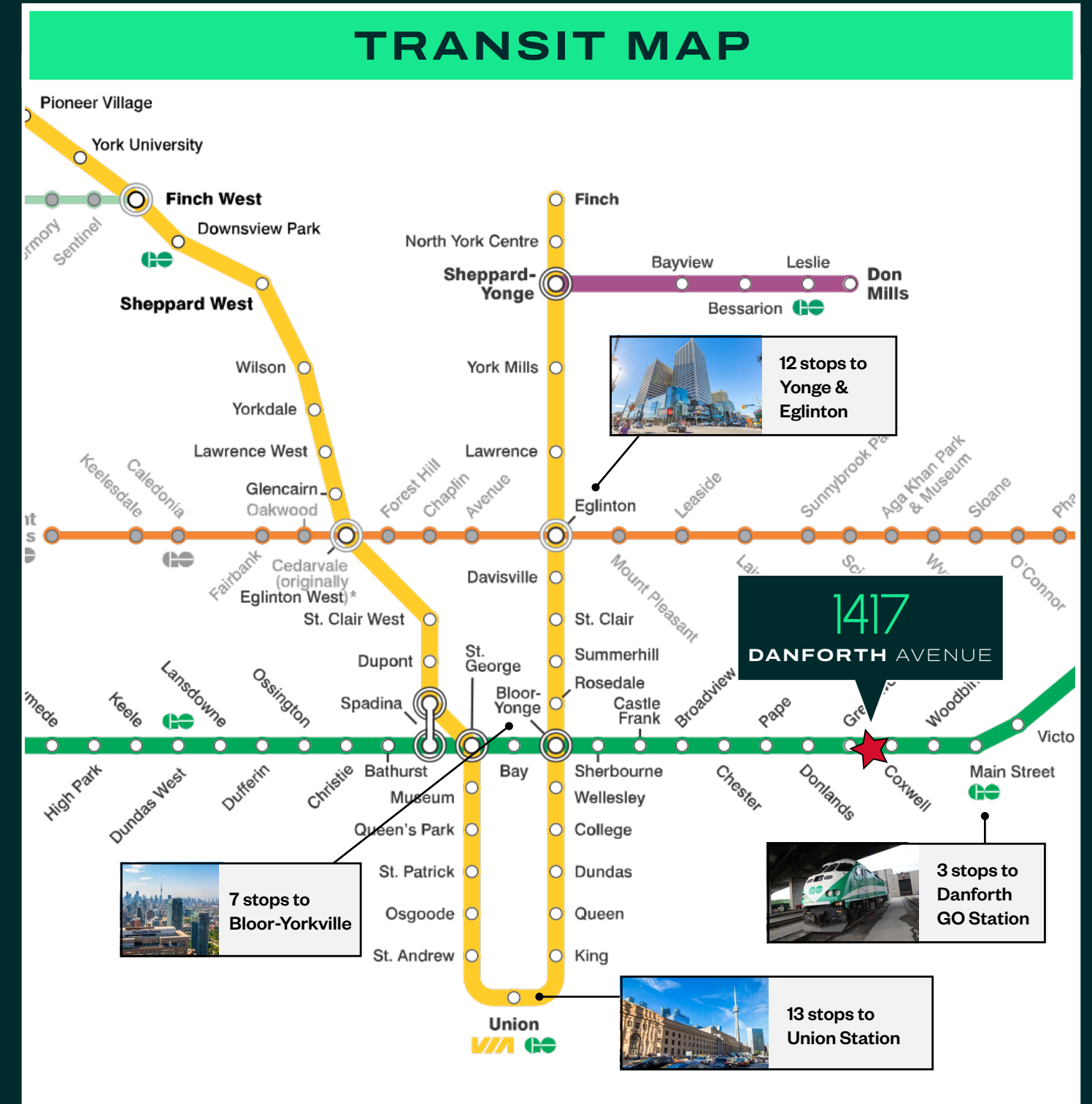
Monarch Park Ave



THE LOCATION GREEKTOWN

GreekTown Toronto is the largest Greek neighbourhood in North America. It is a lively area in east Toronto located along Danforth Avenue between Broadview Avenue and Main Street. It is known for its Greek and international mix of restaurants, cafes and bars, as well as its variety of shops and specialty boutiques. It is an in-demand neighbourhood for families given its proximity to downtown, access to public transportation as well as the many parks and schools in the area.

The area sees an influx of visitors in the summer months when residents from all over the city flock to enjoy the one-of-a-kind retail and restaurants. Toronto's most anticipated annual street festivals, Taste of the Danforth, takes place for three days every August, and attracts over 1.5 million people to the area.



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