

# 646 BLOOR STREET WEST

Prime Retail for Lease In the Heart of The Annex



**CBRE**

# 646 BLOOR STREET WEST

## Prime Retail for Lease

**Size** 1,098 sq. ft. + basement

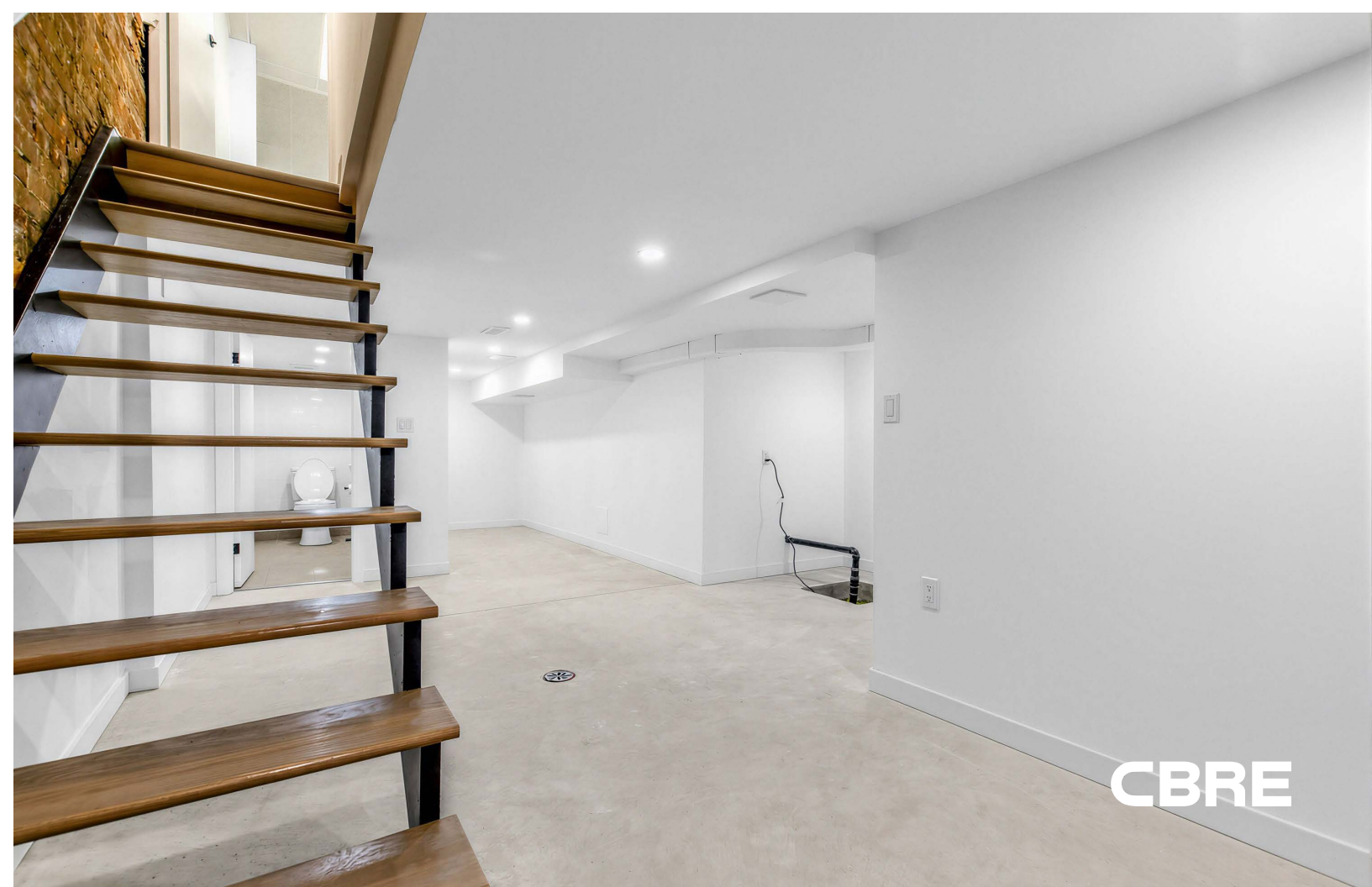
**Net Rent** \$4,250 / month

**TMI** \$2,425 / month

**Available** Immediately

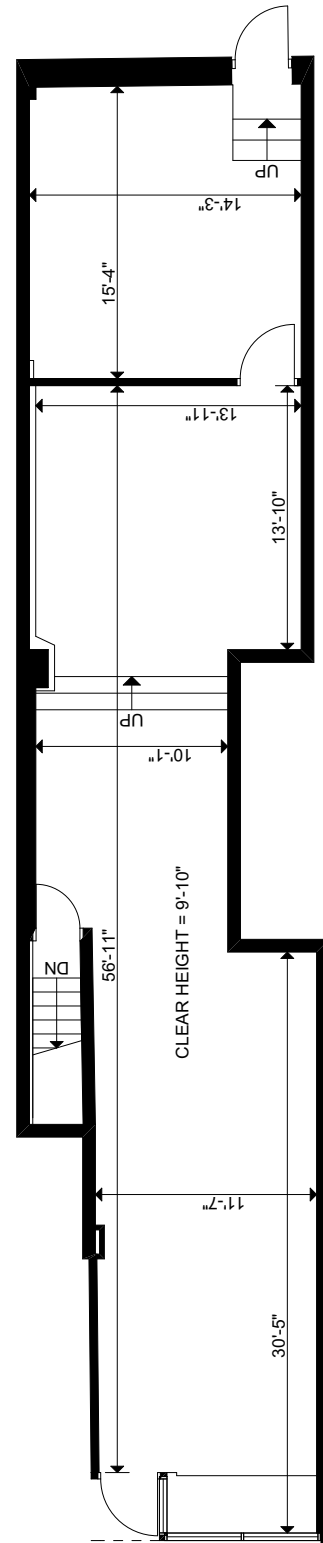
- 1,098 SF of high-visibility street-level space, plus a basement
- Situated on a vibrant stretch of Bloor Street West (between Christie and Bathurst) with exceptional pedestrian flow
- Boasts a near-perfect Walk Score of 99, located steps from Mirvish Village and Christie Pits Park
- Surrounded by an eclectic mix of dining and independent boutiques, plus major banks (BMO, TD Bank, CIBC) and LCBO
- Excellent transit access and multiple nearby Green P parking lots





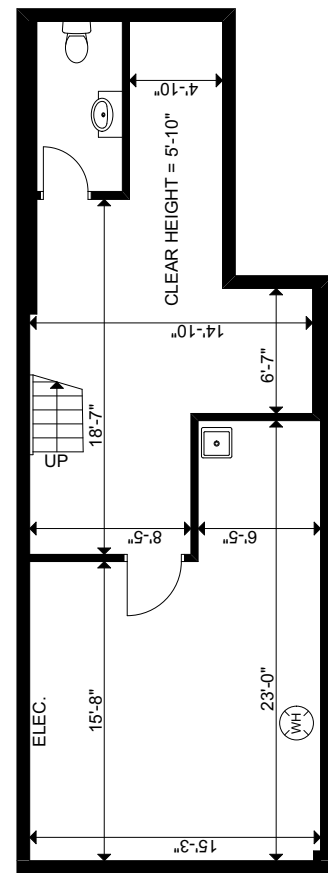
# Floor Plans

Main Floor



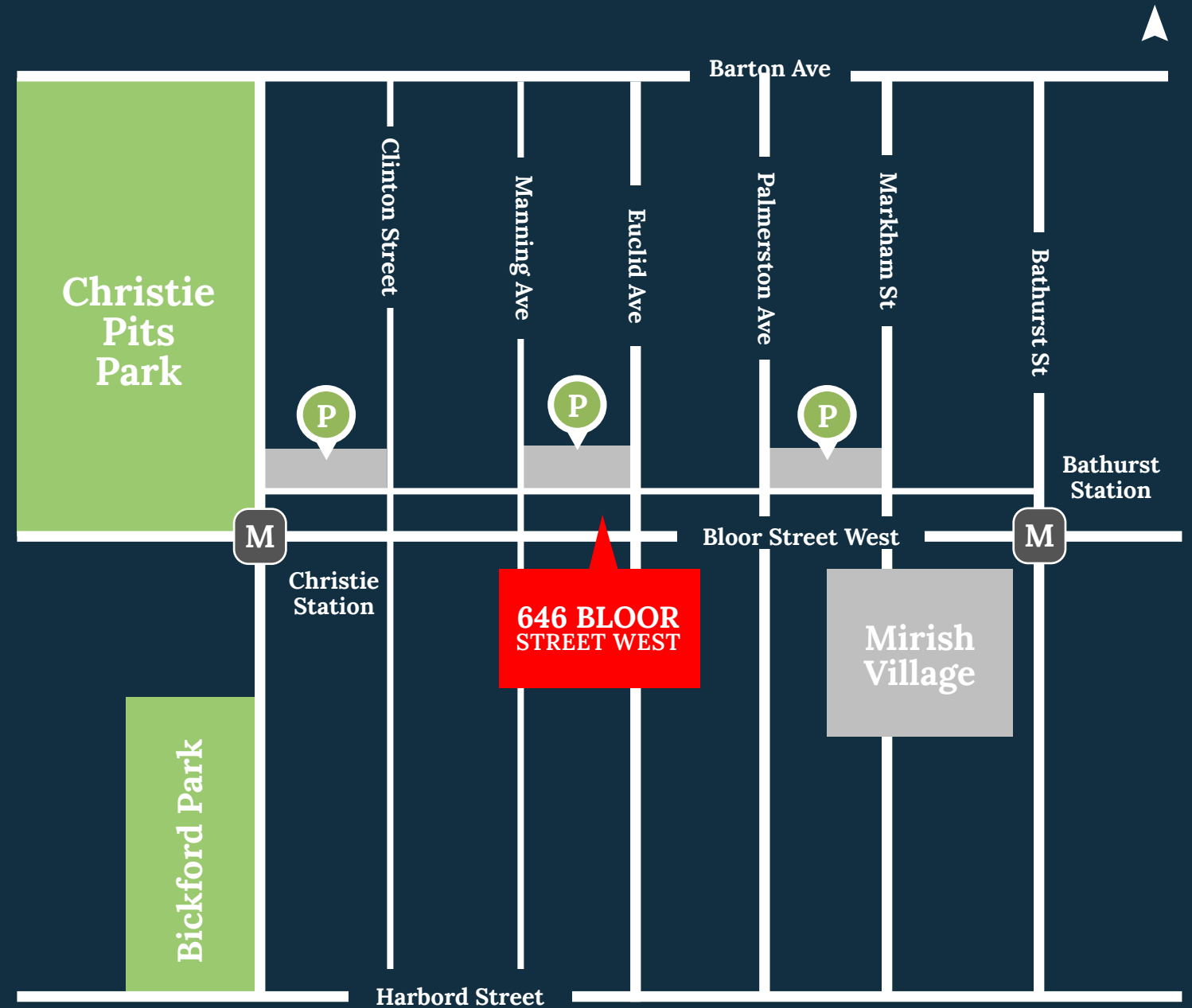
Bloor Street West

Basement



# Location Map

646 Bathurst is located in the heart of The Annex, a vibrant, historic Toronto neighborhood known for its diverse culture, tree-lined streets, and proximity to the University of Toronto. The area features a mix of Victorian and Edwardian homes, along with a bustling retail strip on Bloor Street West lined with boutique shops, cafés, and restaurants. Popular among students, young professionals, and families, The Annex offers a lively atmosphere with abundant dining, retail, and late-night entertainment options. It enjoys high foot traffic throughout the day and evening, supported by a wide range of residents and visitors. The neighborhood is also well-connected by public transit, making it easily accessible from across the city.





# Contact

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**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

**Emily Everett\***

Sales Associate  
647 943 4185  
emily.everett@cbre.com

**Daniel Jacobs**

Sales Representative  
647 741 1300  
daniel.jacobs@cbre.com

\*Sales Representative \*\*Broker

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