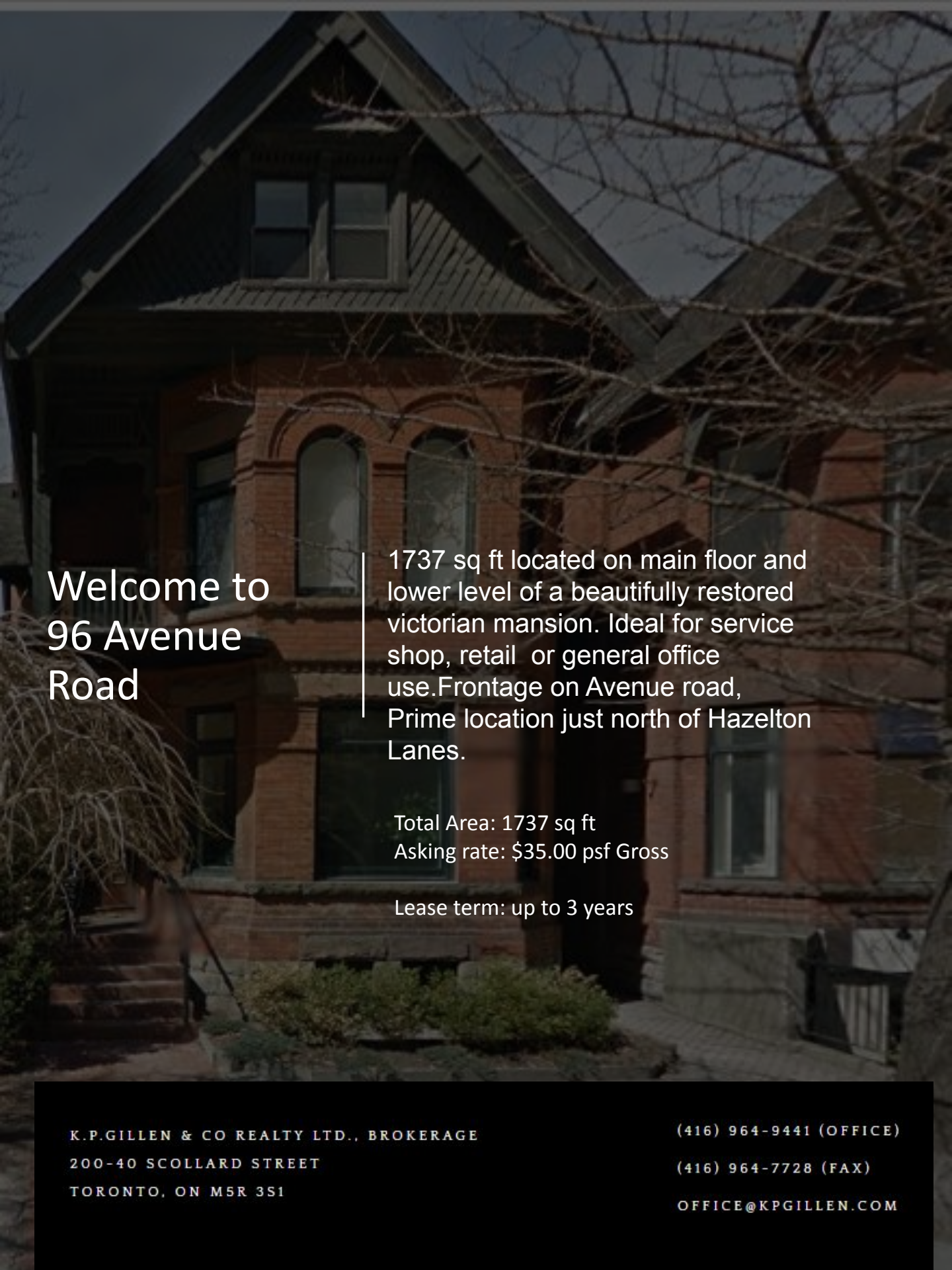


**96 Avenue Road
Main Floor+Basement**

GILLEN



Welcome to 96 Avenue Road

1737 sq ft located on main floor and lower level of a beautifully restored victorian mansion. Ideal for service shop, retail or general office use. Frontage on Avenue road, Prime location just north of Hazelton Lanes.

Total Area: 1737 sq ft
Asking rate: \$35.00 psf Gross

Lease term: up to 3 years

K.P.GILLEN & CO REALTY LTD., BROKERAGE
200-40 SCOLLARD STREET
TORONTO, ON M5R 3S1

(416) 964-9441 (OFFICE)
(416) 964-7728 (FAX)
OFFICE@KPGILLEN.COM



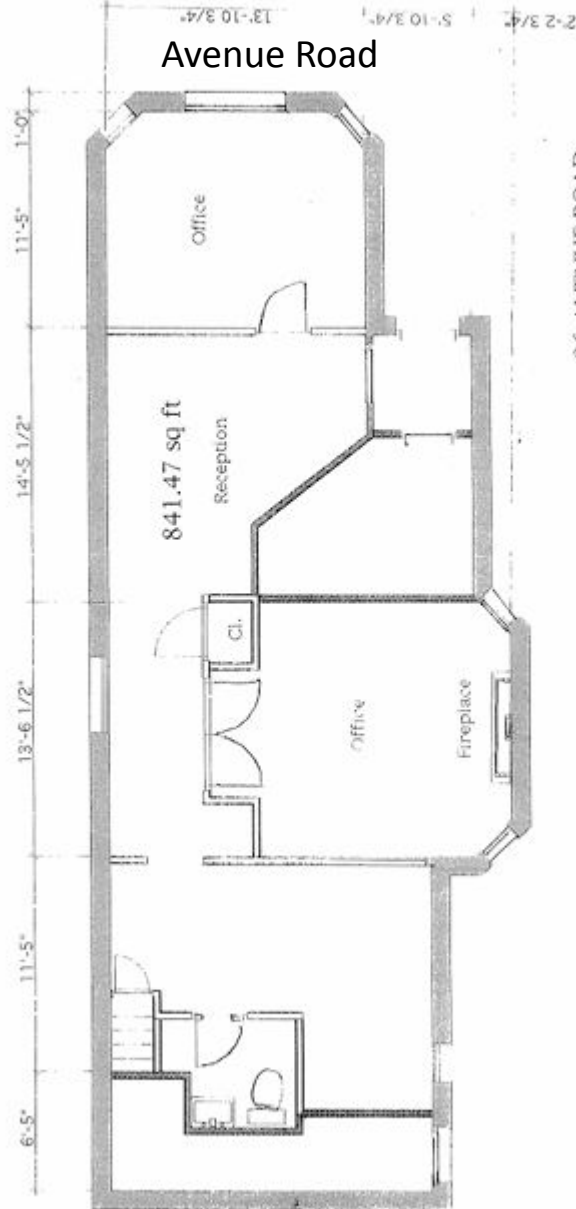
GALLERY





Avenue Road

SCHEDULE A



96 AVENUE ROAD
MAIN FLOOR

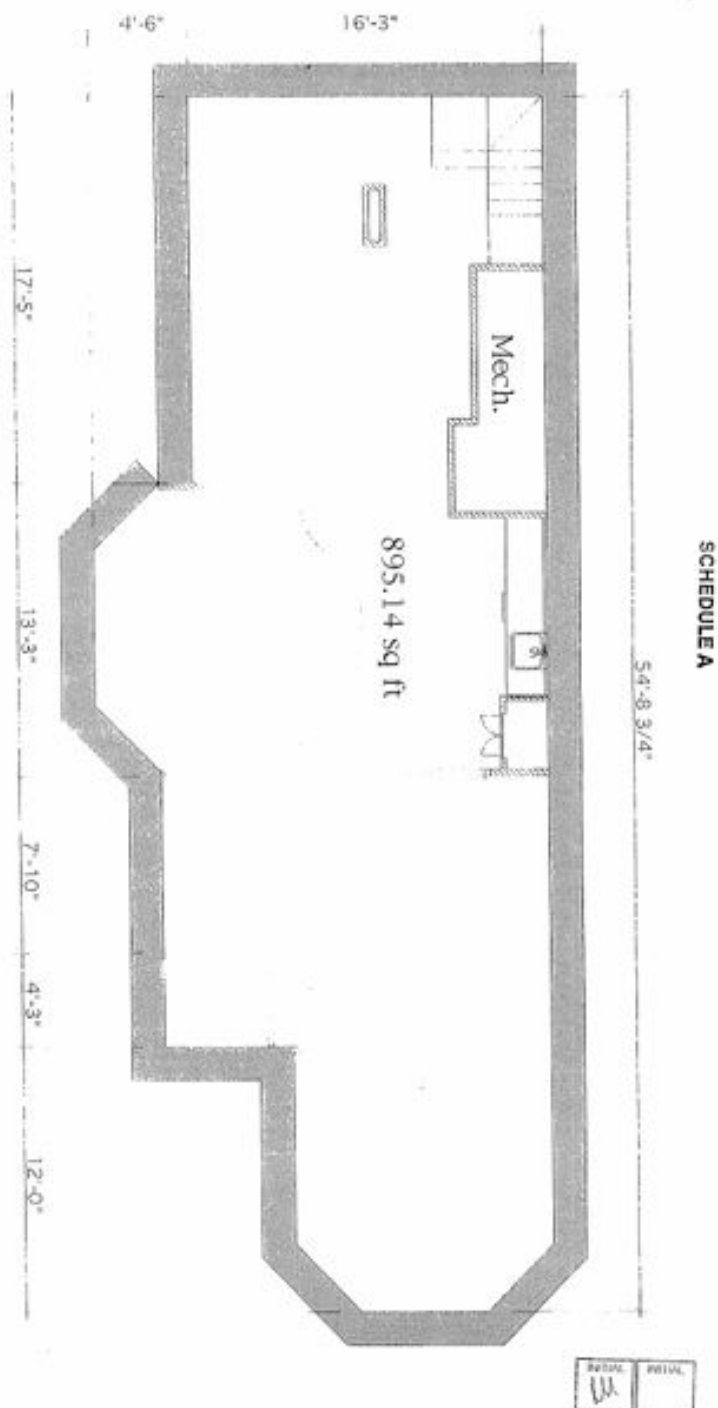
K. P. GILLIN & CO. REALTY LTD., BROKER/AGE
300-40 SPOLLARD STREET
TORONTO, ON M5R 3S1

(416) 964-9441 (OFFICE)

(416) 964-7738 (FAX)

kevin@kpgillen.com

96 Avenue Road, Toronto
Basement Level



K.P.GILLEN & CO REALTY LTD., BROKERAGE
200-40 SCOLLARD STREET
TORONTO, ON M5R 3S1

(416) 964-9441 (OFFICE)
(416) 964-7728 (FAX)
OFFICE@KPGILLEN.COM