

# GILLEN



## 131 Avenue Road For Lease







## Welcome to 131 Avenue Road

A truly rare opportunity to acquire a fully built-out commercial salon in the heart of Toronto's fashionable Yorkville/ Ave'n Dav neighborhood! Features include professional styling chairs, hair wash station, private washroom, laundry facilities plus a generous reception area and ample storage. This sun-filled 1200 sq. ft. loft space boasts large operating windows and a walkout to a private rooftop terrace!. Located steps from parking, Yorkville Village, the Bay Subway Station, world class hotels and fine dining! Available December 1st!  
**NOTE: CR zoning permits a variety of other commercial/residential uses.**

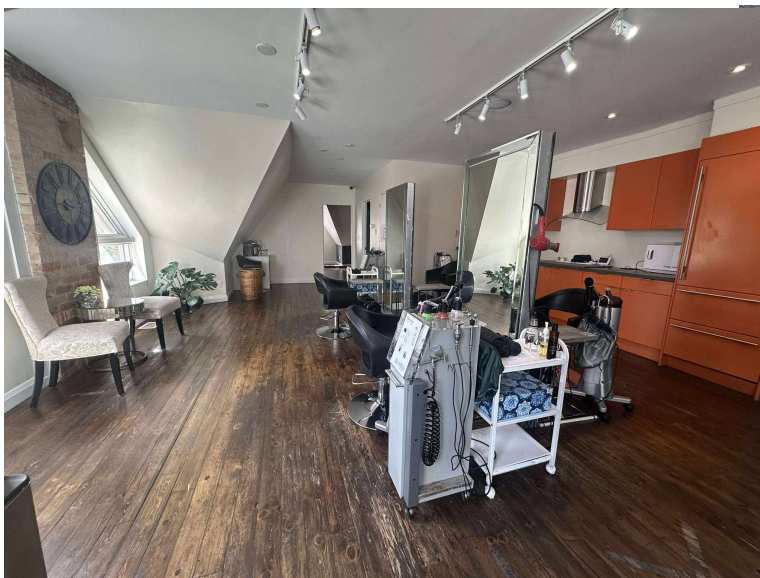
**Total Area: 1200 sq ft**

**Asking rate: \$3200.00 per month Gross +Utilities**

**Parking: \$300.00 monthly**

**Lease term: 3-5 years**

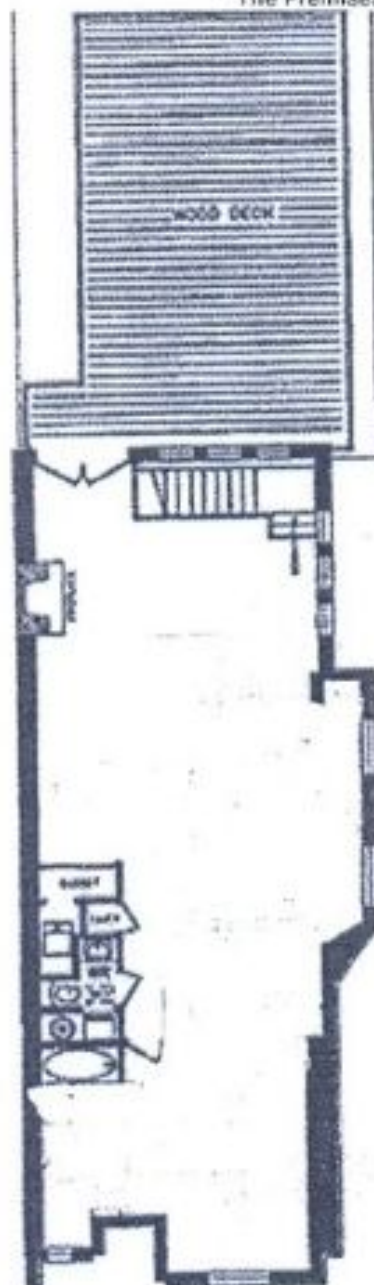






SCHEDULE "A"

"The Premises"



THIRD LEVEL

PLANIT  
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