

GILLEN



**131 Avenue Road
For Lease**





Welcome to 131 Avenue Road

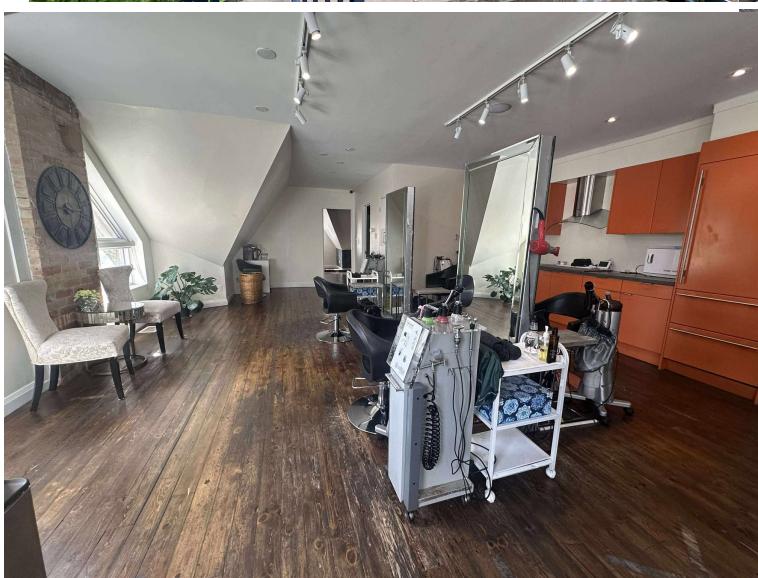
A truly rare opportunity to acquire a fully built-out commercial salon in the heart of Toronto's fashionable Yorkville/ Ave'n Dav neighborhood! Features include professional styling chairs, hair wash station, private washroom , laundry facilities plus a generous reception area and ample storage. This 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

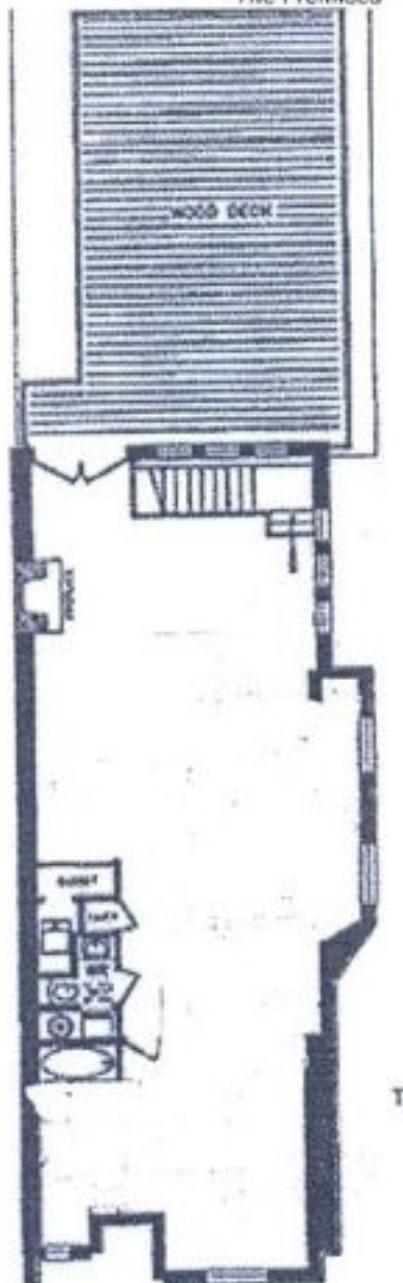
Parking: \$300.00 monthly

Lease term: 3-5 years



SCHEDULE "A"

"The Premises"



THIRD LEVEL

PLANIT
805 271-7910
xx - 00

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