

# 1177-1199 Yonge Street

*The Ports*



*A Sophisticated Retail Opportunity in the heart of Beautiful Summerhill*



**GILLEN**

# Yonge Street

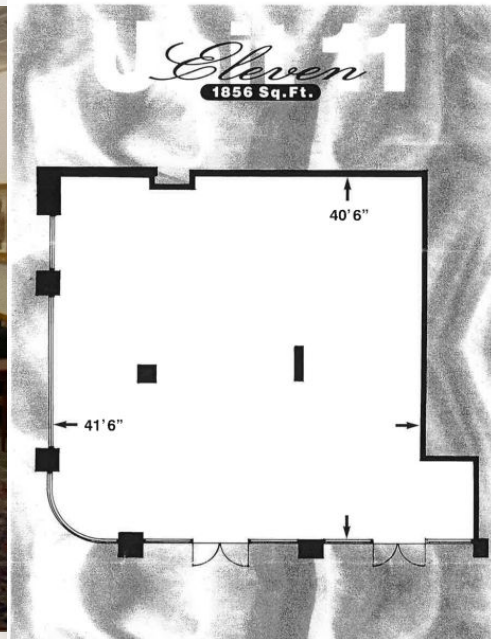
*Welcome to The Ports!*

A mixed use commercial/ residential condominium located at the South - East corner of Yonge Street and Summerhill Avenue, one block north of the Summerhill Subway Station. With its upscale shops, fine restaurants, open green spaces, and close proximity to the downtown business and entertainment districts, Summerhill is one of the most desirable neighborhoods in Toronto.



# Yonge Street

Suite 111



## 1199-Suite 111

A stunning "Art Deco" corner unit featuring floor to ceiling wraparound windows offering both a superb retail profile and an abundance of natural light;

Total area: 1856 sq ft

TMI: \$28.92 p.s.f

Listed Sales price: **\$1,950,000.00**

**Asking Lease rate: \$35 net p.s.f.**

Occupancy: 6 Months from deal going firm

Estimated starting rate: \$9,886.29 +hst

Kevin P. Gillen, FRI Broker of Record

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