

294-296

College St., Toronto

PRIME
RETAIL

@ COLLEGE
& SPADINA

FOR LEASE



VALUE INSIGHT

REALTY

REAL ESTATE ADVISORY GROUP

valueinsightrealty.com

294-296 College Street Toronto



PROPERTY HIGHLIGHTS

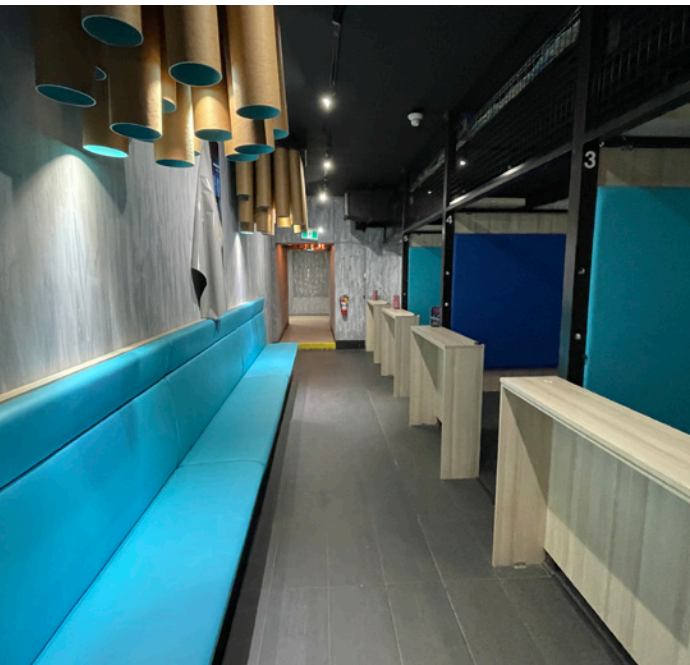
- Located in the heart of College and Spadina
- Conveniently located on the TTC streetcar line right across from T&T Supermarket
- Next door to Home Hardware and nearby U of T
- Great exposure onto College St. and strong signage opportunity
- Suggested uses includes financial, medical, health and beauty, grocery, or any other general retail and service uses

PROPERTY DETAILS

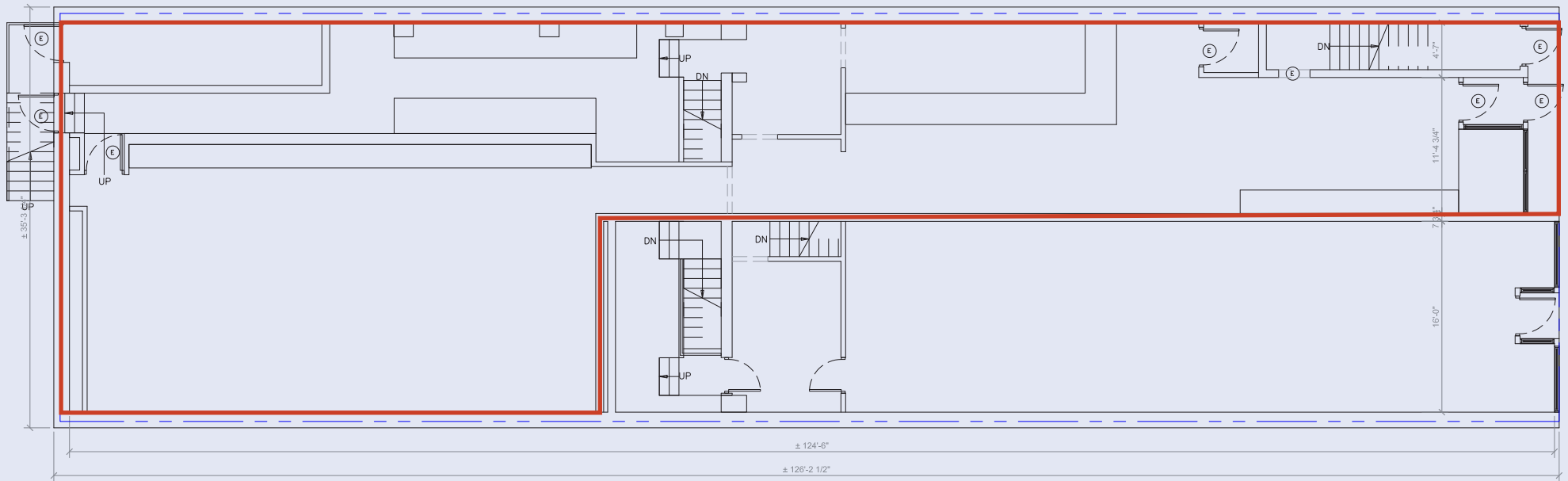
| | |
|---------------|-------------------------------------|
| Type: | For lease |
| Size: | 4,300 sq.ft. |
| Divisible: | 1,600-2,800 sq.ft. |
| Rent: | Please contact listing agent |
| TMI: | \$17/sq.ft. |
| Availability: | Spring 2024 |



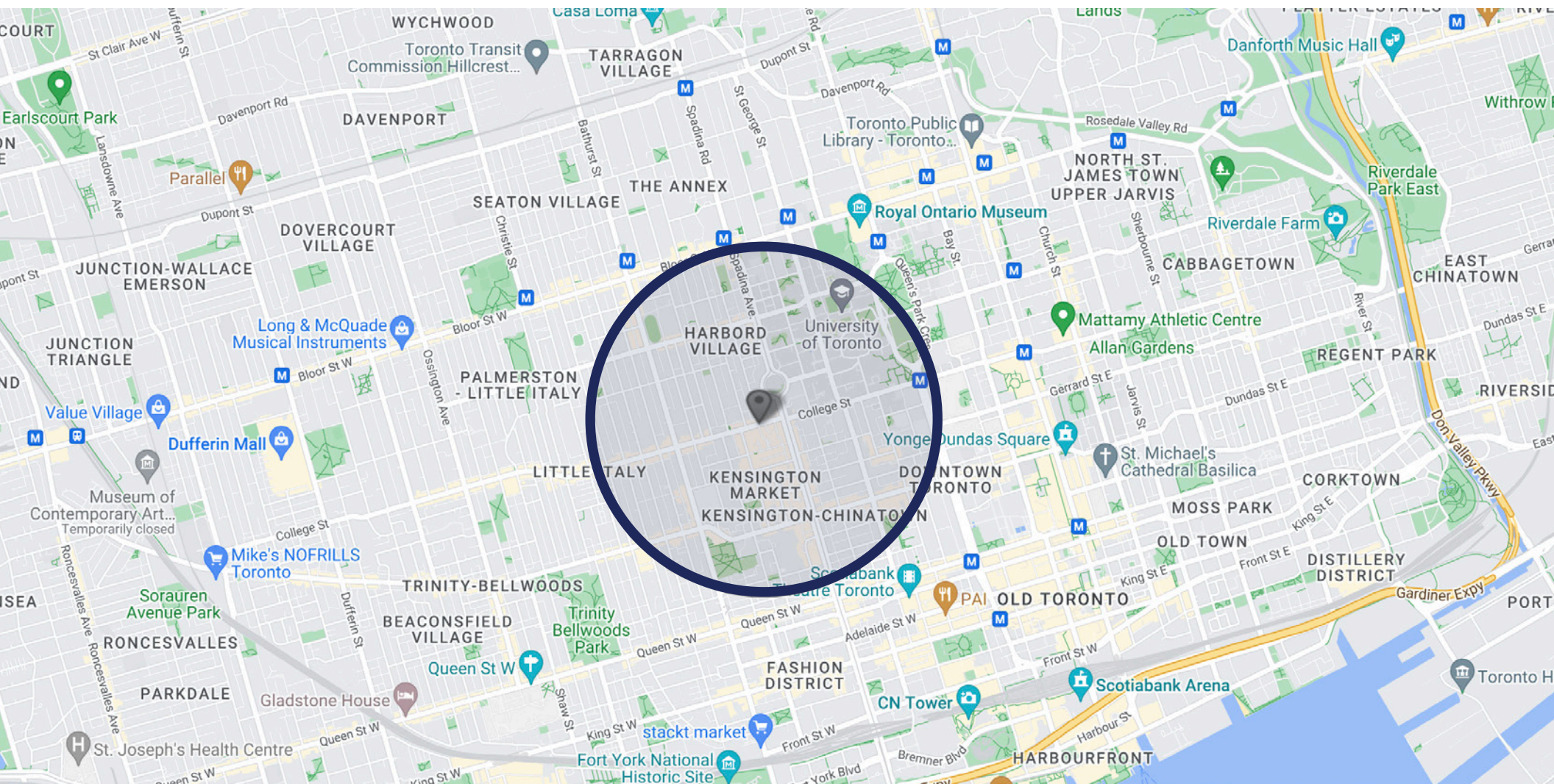
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AREA DEMOGRAPHICS

Within 1 km radius of property



POPULATION
30,494



AVERAGE INCOME
\$112,061*

* Annually per household



MEDIAN AGE
35.5

LANDLORD & DEVELOPER | SERVICES:

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LCBO

Bathurst St

College St

Spadina Ave

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