

REDUCED
PRICE

127 Spadina Ave Toronto

FOR LEASE
—
UPSCALE
ENTERTAINMENT
DISTRICT
RETAIL



VALUE INSIGHT
— REALTY —
REAL ESTATE ADVISORY GROUP

valueinsightrealty.com

127 Spadina Avenue Toronto

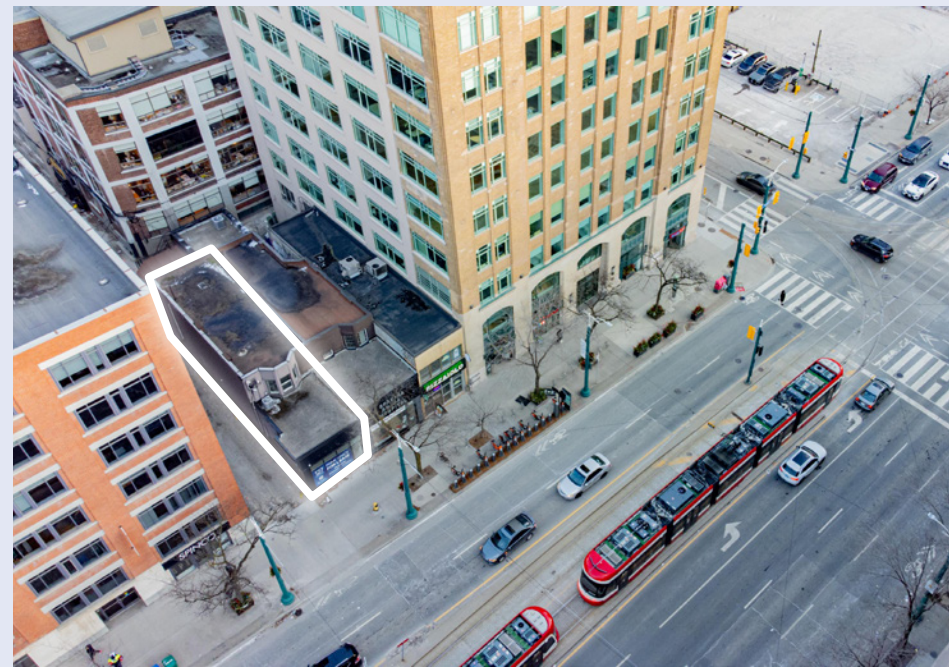


PROPERTY HIGHLIGHTS

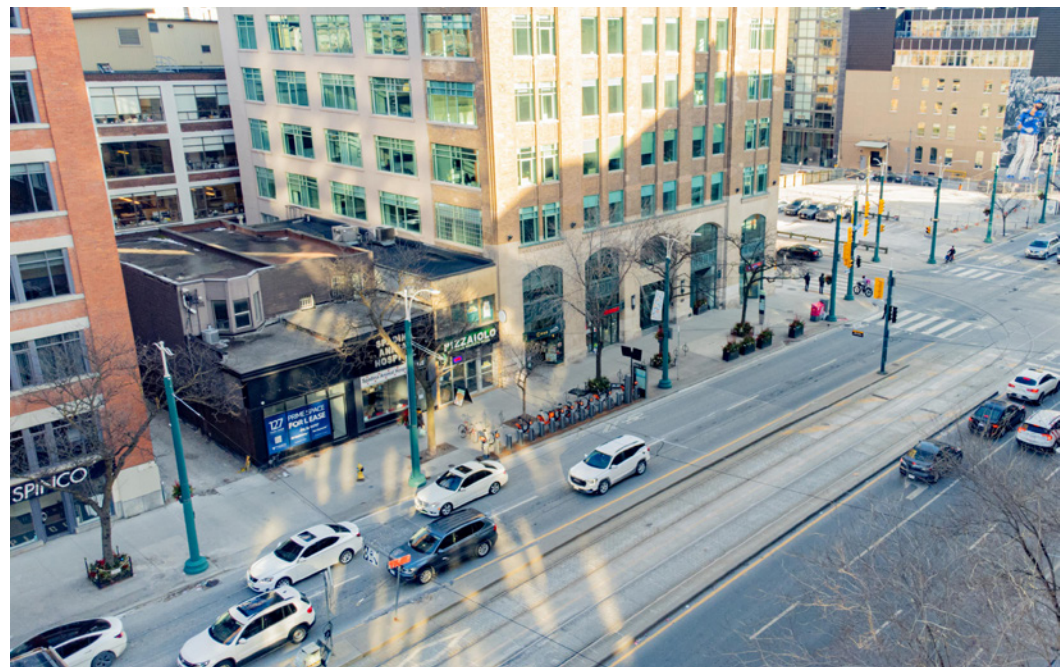
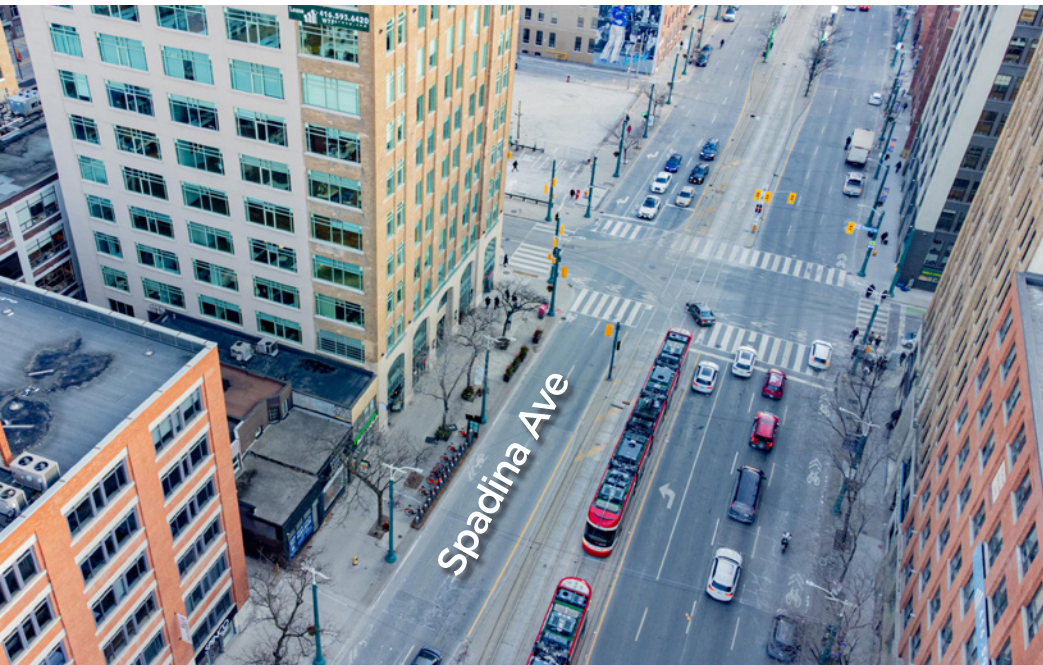
- Central Entertainment District location with prime exposure onto Spadina Avenue
- TTC streetcar directly outside door
- Walking distance to the WELL, Theatre District, Rogers Centre, Queen Street West and Kensington Market
- Fully renovated retail space over 2 levels
- Restrooms built out for public and staff use
- Suggested uses: Dental, Optical, Health and Beauty, Grocery or Restaurant

PROPERTY DETAILS

Type:	For lease
Size:	1,600 sq.ft. (ground floor) 900 sq.ft. (second floor, not divisible)
Net rent:	\$7,300/month
TMI:	\$3,994.43/Monthh
Availability:	Immediate



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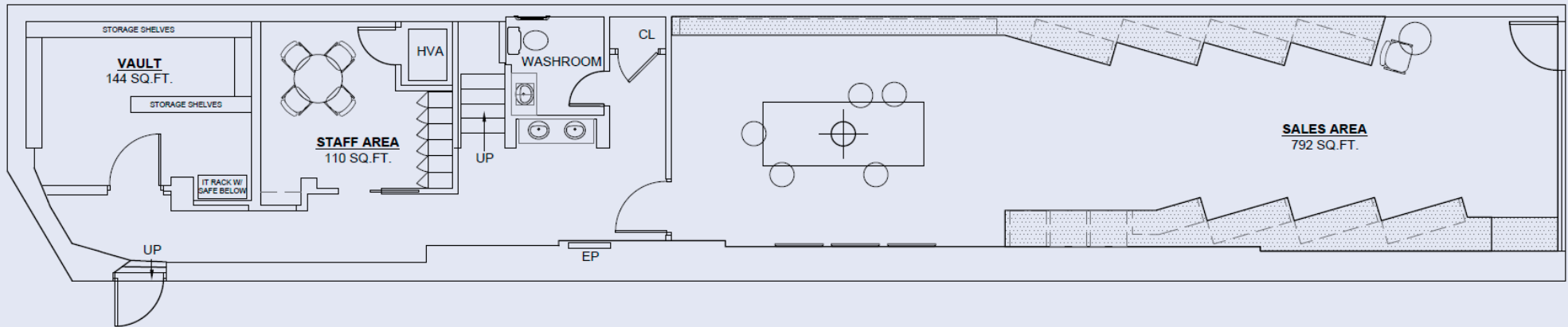
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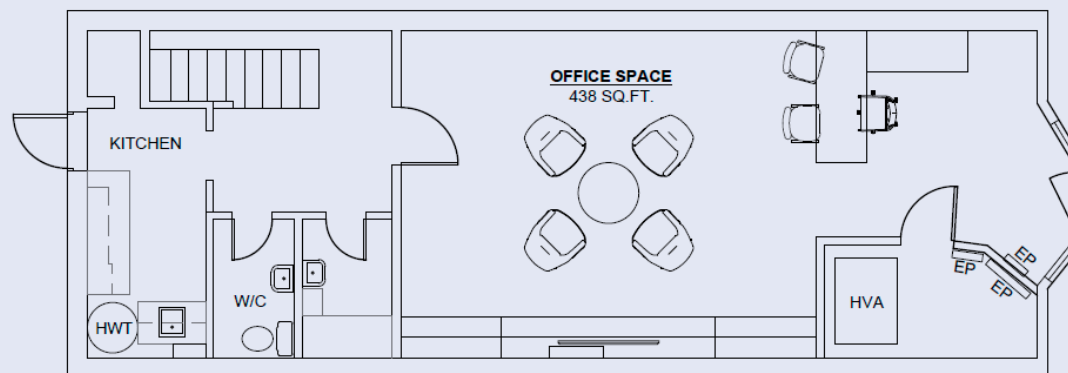
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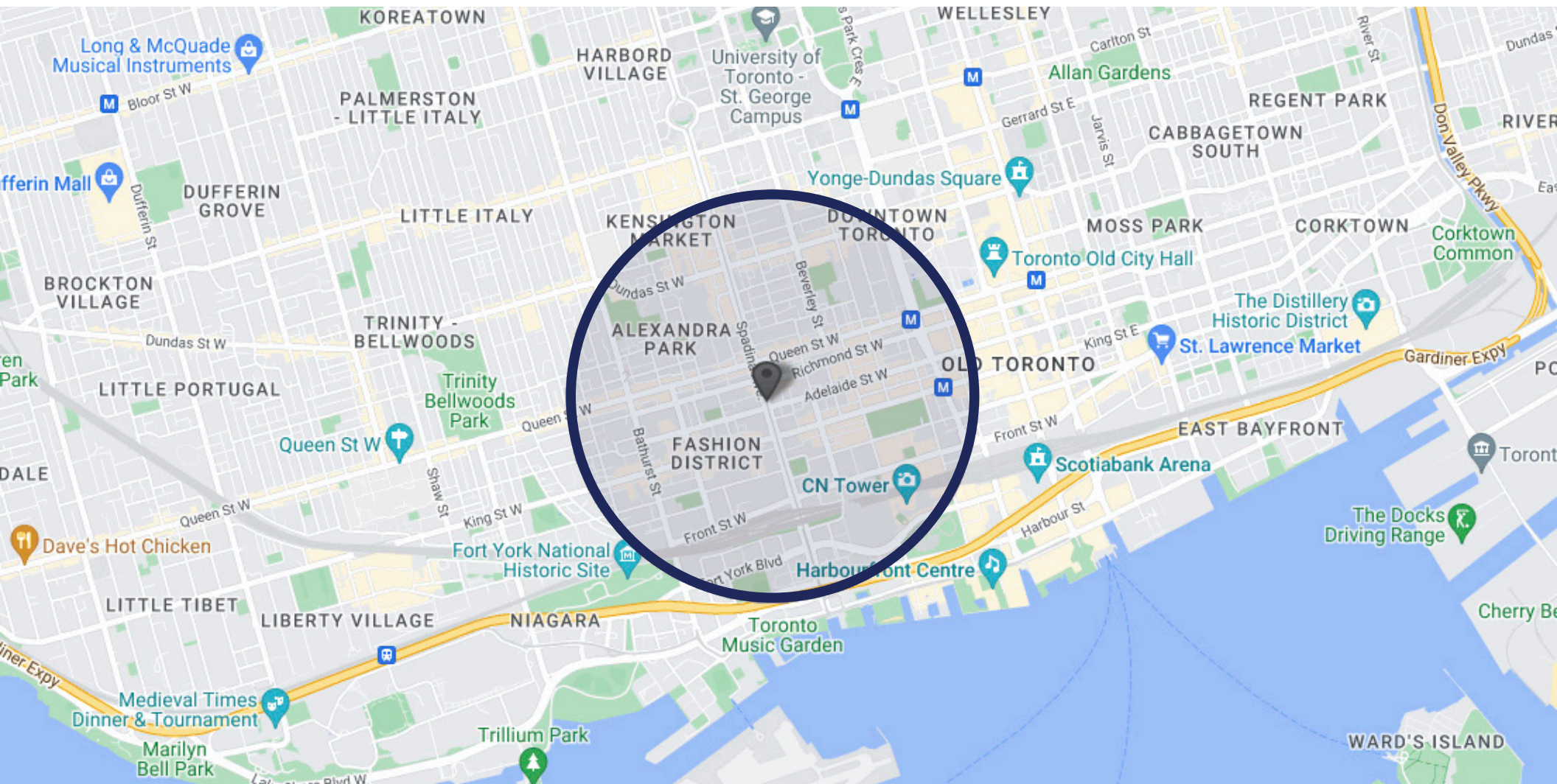


FLOOR 1



FLOOR 2

127 Spadina Avenue Toronto



AREA DEMOGRAPHICS

Within 1 km radius of property



POPULATION
66,975



AVERAGE INCOME
\$129,170*

* Annually per household



MEDIAN AGE
32.8



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