

491 LAWRENCE AVE W, TORONTO

For Lease | Fully-Fixtured Optical Retail & Medical Office



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

491 Lawrence Avenue West Toronto



PROPERTY HIGHLIGHTS

- Fully fixtured optical retail and medical office – move-in ready
- Unit LL4 - 207 SF retail opportunity ideal for coffee, grab-and-go food, specialty retail, or service uses
- Prime location within the Medilife Medical Centre
- Located at the high-traffic intersection of Bathurst Street & Lawrence Avenue West
- Surrounded by an established medical and professional tenant mix
- Co-tenants include LifeLabs, pharmacy, X-ray clinic, family physicians, hearing clinic, psychotherapy, and other healthcare professionals
- Ideal for optical, medical, healthcare, wellness, professional office, or specialty clinic users
- Professionally managed, wheelchair-accessible building
- Ample on-site parking for tenants and visitors
- Convenient access to TTC and major arterial roads
- Excellent visibility within a busy medical centre
- Attractive lease rates and tenant incentives available



POTENTIAL OF SHARED SPACE



491 Lawrence Avenue West Toronto



PROPERTY DETAILS – **ONLY TWO UNITS REMAINING!**

Floor	FOURTH
Unit number	400
Size	2,427 sq.ft.
Rent	\$23/sq.ft. (net)
TMI (2026)	\$16.75/sq.ft. (hydro & ensuite janitorial services included)

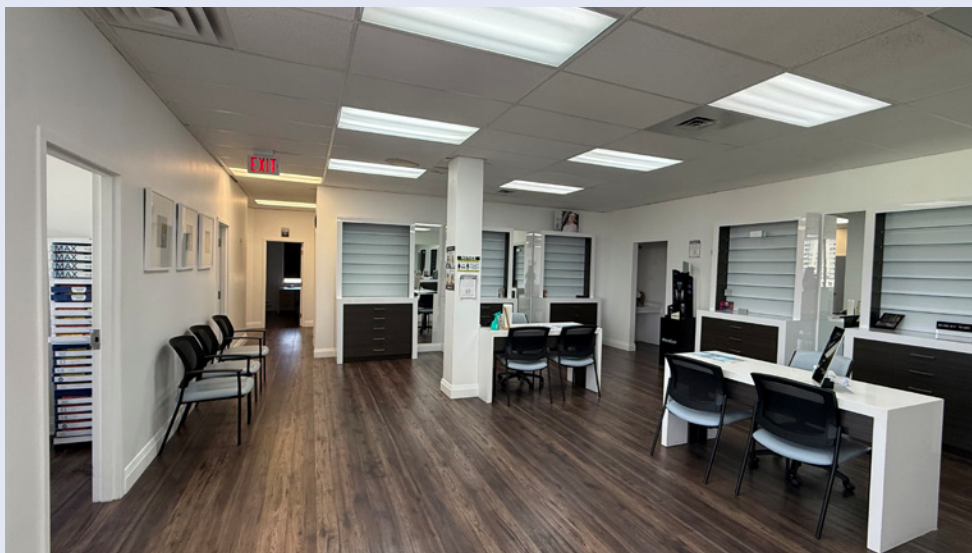
LOWER
LL4 (Coffee Shop Operator)
207 sq.ft.
\$650/month (gross)
\$0



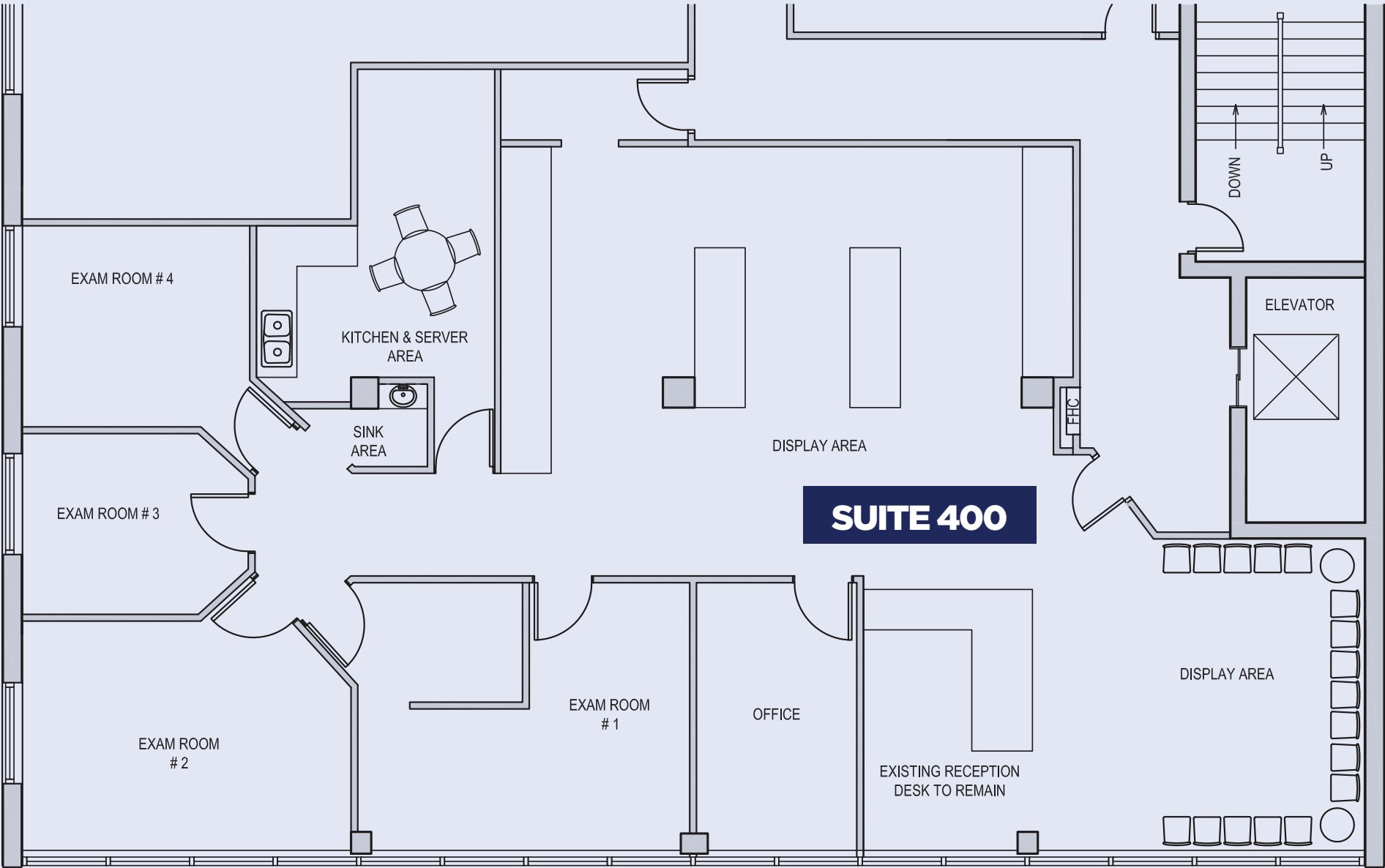
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UNIT 400



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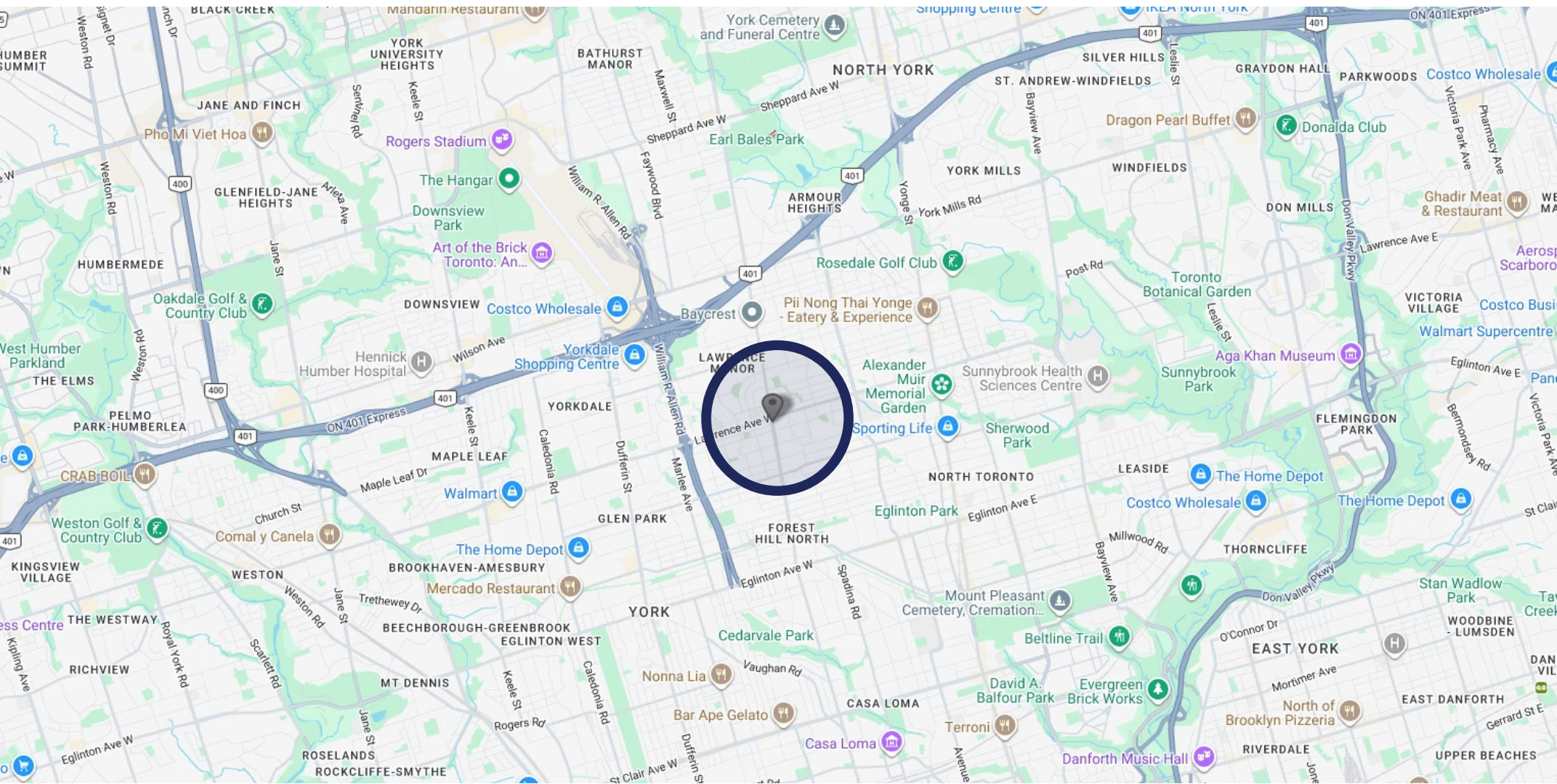
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UNIT LL4 - COFFEE SHOP OPERATOR



491 Lawrence Avenue West Toronto



AREA DEMOGRAPHICS

Within 1 km radius of property



POPULATION
20,309



AVERAGE INCOME
\$254,814*

* Annually per household



MEDIAN AGE
37.3

OWNER & PORTFOLIO ADVISORY SERVICES

CAITLYN PRICE**

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SUBWAY



BMO

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