4750 YONGE STREET, TORONTO

For Lease | Units 106, 107, 111 | Ground floor retail for lease at Yonge & Sheppard
Anchored by LCBO and Food Basics



VALUE INSIGHT REALTY
REAL ESTATE ADVISORY GROUP

4750 Yonge Street, Units 106, 107, 111 Toronto

PROPERTY **HIGHLIGHTS**

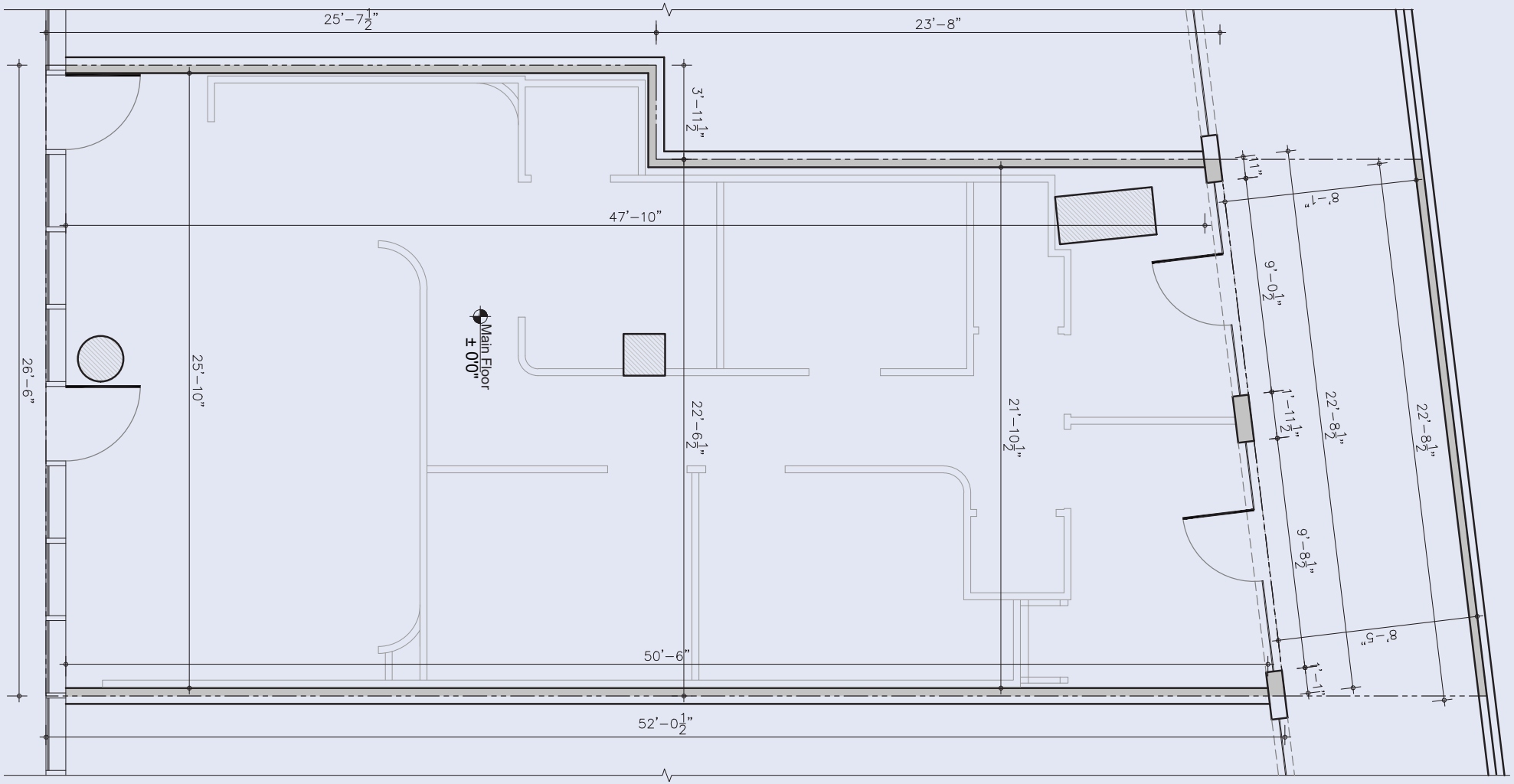
- Located in a retail complex anchored by LCBO and Food Basics, attracting regular daily customer traffic
- Ground-floor space at Yonge & Sheppard with convenient access to surrounding amenities
- Steps from Sheppard-Yonge Station, connecting TTC Lines 1 and 4
- Surrounded by a dense mix of residential towers and office buildings
- Underground parking available for customers and staff
- Suitable for a range of retail and service uses, subject to zoning and permitted uses

PROPERTY **DETAILS**

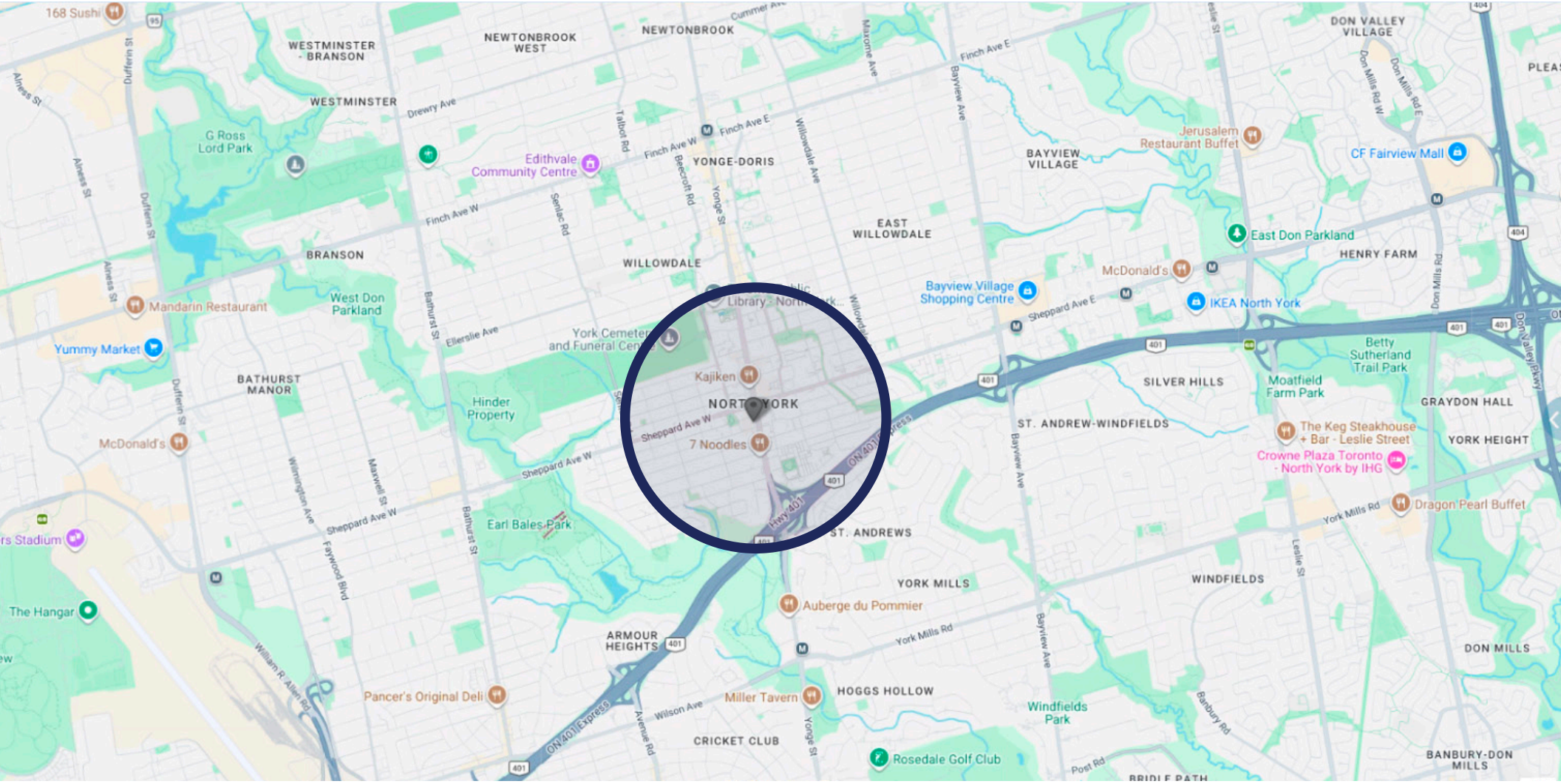
Type:	**For Lease**
Unit:	**106, 107 & 111, Ground floor; Combined Single Unit**
Size:	**1,743 sq.ft.**
Gross rent:	**$120/sq.ft.**
TMI:	**N/A** **Utilities, HVAC and garbage charged separately**
Zoning:	**Retail**
Availability:	**Immediate**



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AREA DEMOGRAPHICS

Within 3 km radius of property

POPULATION
39,496

AVERAGE INCOME
$123,389*

* Annually per household

MEDIAN AGE
36.8

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