

FOR LEASE
491 Eglinton Avenue West
Toronto, Ontario



Prime Retail on Eglinton Way

Location:	On Southeast corner of Eglinton Avenue West and Tarlton Road
Asking Rate:	\$35.00 per square foot NET
Size:	3,114 square feet
TMI:	\$12.00 per square foot
Basement:	1,145 square feet
Parking:	One Spot in rear
Possession:	Immediate
Lease Term:	5 Years + 5 Year Option

Features:

- **On Prime Eglinton Way, one of Toronto's premier street front retail neighborhoods servicing Forest Hill, Allenby and Chaplin Estates featuring upscale restaurants, boutiques, banks (RBC, TD, B of M and Scotiabank) gourmet food stores, and a wide variety of other upscale retail**
- **Highly visible corner storefront in the Forest Hill Medical and Professional Building; a 5 storey, 40,000 square foot multi-tenanted Professional - Office - Retail Building**
- **1,145 square foot Basement having dedicated staircase from Main floor to public washrooms, staff washroom, storage and office**
- **One car free parking in rear. Green P parking across the street**
- **TTC at doorstep**
- **This is a former restaurant site, the previous tenant having occupied the premises for the past 12 years. Hood and fire suppression system in place, along with walk-in refrigerator, marble counter tops and bar, terrazzo floors and full opening doors to front patio fronting on Eglinton Avenue**
- **This is an incredible opportunity to open your business in a busy and affluent neighborhood**

FOR FURTHER INFORMATION PLEASE CONTACT:

HERMAN WOOD

Vice President, Commercial Services

KALLES COMMERCIAL

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