

RETAIL PROPERTY

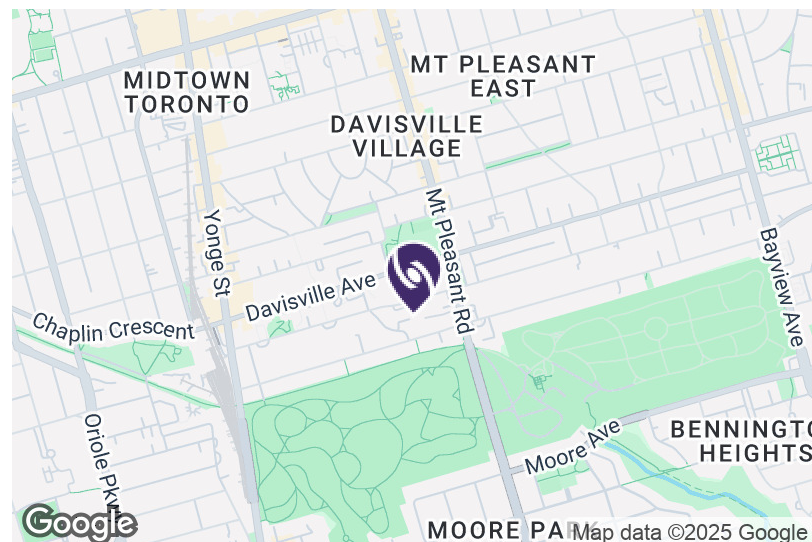
FOR LEASE

235 Balliol Street, Toronto, ON, M4S 1C7



Brand new retail unit comprising of 1,596 square feet located at the base of a new mixed-use development between Yonge Street and Mount Pleasant Road in Midtown Toronto.

- The space offers excellent street exposure with large windows and strong visibility to local vehicle and pedestrian traffic.
- Delivered in shell condition, the unit provides an open layout ready for tenant improvements and is well suited for a variety of retail, service, medical, or food-related uses.
- Surrounded by more than 2,000 residential units within walking distance, the property benefits from a built-in customer base and consistent local foot traffic.
- An exceptional opportunity to establish a retail presence in a rapidly growing residential neighbourhood.



ARYEH ROSENZWEIG

Sales Representative
O: +1(416)636.8898 EXT. 251
C: +1(416)521.5488
arosenzweig@thebehargroup.com

VANESSA TSE

Sales Representative, Commercial Properties
O: +1(416)636.8898 EXT. 294
C: +1(416)220.1000
vanessat@thebehargroup.com



The Behar Group Realty Inc., Brokerage



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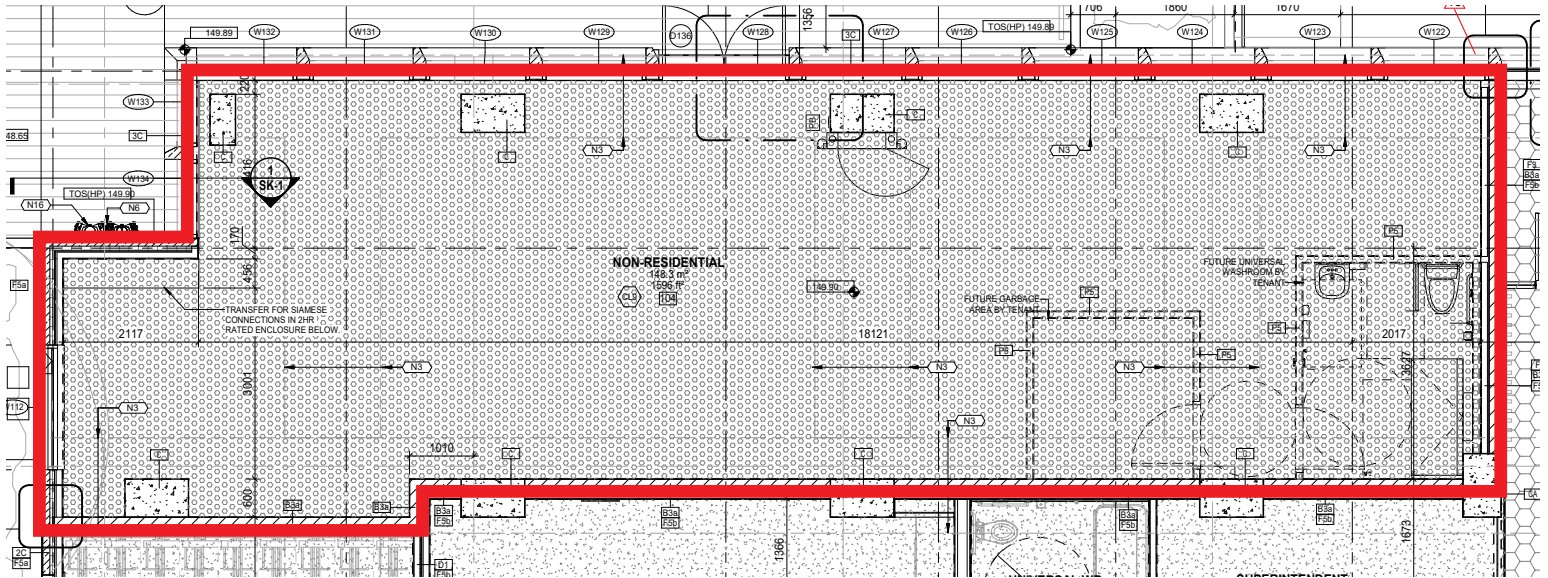
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FLOOR PLAN



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THE BEHAR GROUP™

BROKERAGE & COMMERCIAL REAL ESTATE SERVICES

LANDLORD
SERVICES

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SERVICES

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SERVICES

Head Office (Mailing Address)

1170 Sheppard Avenue West, Suite 24,
Toronto, ON, M3K 2A3
Tel: 416.636.8898 | Fax: 416.636.8890

Downtown Office

30 Duncan Street, Suite 201
Toronto, ON, M5V 2A3

Vancouver Office

1090 Homer Street, Unit 310
Vancouver, BC V6B 2W9
Tel: 604.616.0013

Calgary Office

639 5th Ave SW, Suite 2500
Calgary, AB T2P 0M9

The Behar Group Realty Inc., Brokerage
www.TheBeharGroup.com

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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This property is a Listing of The Behar Group Realty Inc. ("TBG") and the Designated Representative(s) named on these materials. The Landlord/Seller is our client to whom the Designated Representative(s) owes Fiduciary Duties.

Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

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