

RETAIL FOR LEASE • STEPS TO THE TTC & YORKDALE MALL

**CBRE** 

### **PROPERTY DETAILS**

Address: 215 Ranee Avenue, Toronto (The Yorkdale Condos)

Net Rent: \$25.00 per sq. ft.

**TMI:** \$9.25 per sq. ft.

Unit 1: 2,163 sq. ft.

Size: Unit 2: 2,100 sq. ft. Unit 3 1,808 sq. ft.

Total: 6,071 sq. ft.

Available: Immediately

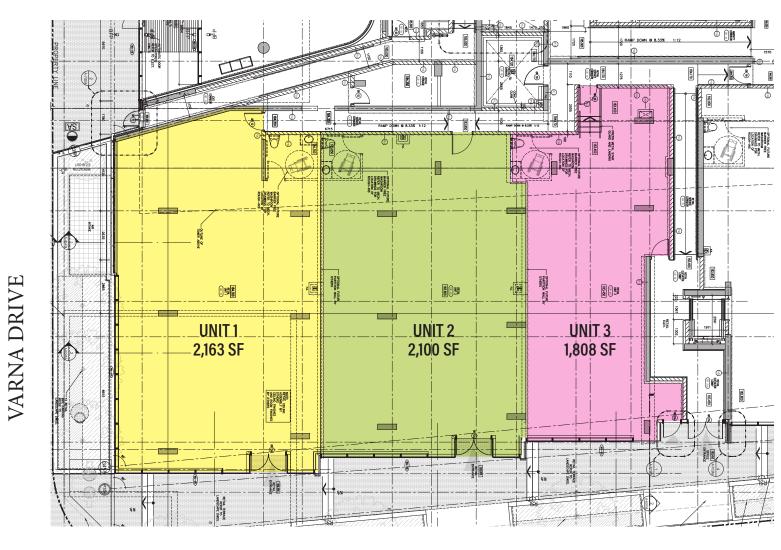
- Brand new right-sized retail space on the ground level of The Yorkdale Condos Phase II (306 residential units)
- Excellent frontage onto Ranee Avenue
- Just east of Allen Road and seconds to Yorkdale subway station
- Few minutes walk to Yorkdale Mall



THE YORKDALE CONDOS

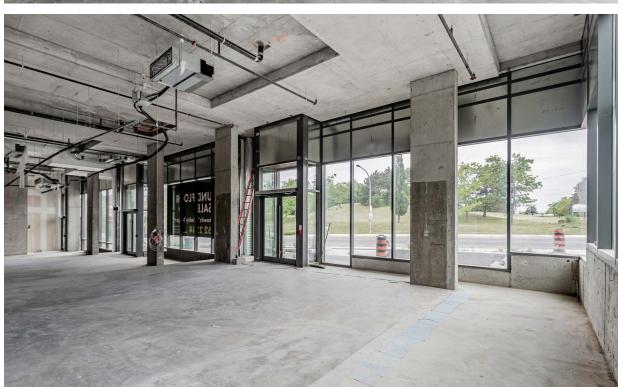
RETAIL FOR LEASE

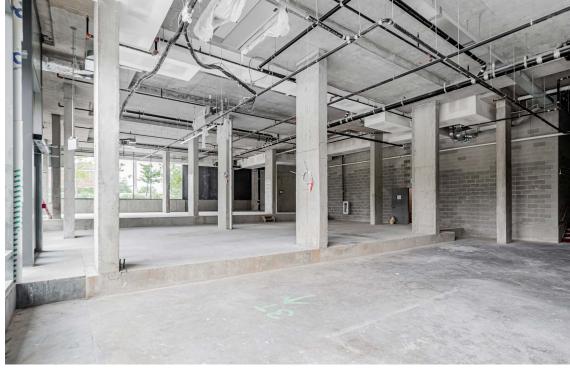
### **FLOOR PLANS**



RANEE AVENUE









THE YORKDALE CONDOS

RETAIL FOR LEASE



# AREA DEMOGRAPHICS



**434,975**Population



7.9%

Population change (2020-2025)



**\$158,642**Avg. Household Income

\*2020 Demographics 5km radius of subject property

# THE LOCATION NEW LAWRENCE HEIGHTS

## 100-ACRE MASTER PLANNED COMMUNITY

As the new community vision takes shape, the New Lawrence Heights is undergoing a major transformation. This incredible 100-acre community vision in the heart of Toronto is situated around a new 12-acre community park, with an all new linear park along Allen Road under development as well. It will feaure playgrounds, cycling and walking paths, and reclaimed trees. Even more community features proposed include a new community centre, school renovations and new child care facilities.

At the epicentre of Toronto's next great neighbourhood, this opportunity is steps to Yorkdale and Lawrence West subway stations, with convenient access to the world-renowned Yorkdale Shopping Centre featuring over 240 retailers and restaurants. In addition, Yorkdale Condominiums Phase 2 is in close proximity to the future LRT, GO Transit, Yorkdale and Lawrence West subway stations, the Allen Expressway and Hwy 400, Hwy 401 & 407.







### **CONTACT**

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