

199 Avenue Road, Unit 2A, Toronto

PRIME MEDICAL OFFICE ON AVENUE ROAD



VALUE INSIGHT
REALTY

REAL ESTATE ADVISORY GROUP

valueinsightrealty.com

199 Avenue Road, Unit 2A Toronto



PROPERTY HIGHLIGHTS

- Fully fixtured medical office with multiple private offices and private washrooms
- Highly coveted area of Avenue Rd and Davenport Rd
- On-site parking available
- Premium building professionally maintained and managed

PROPERTY DETAILS

Type: **For lease**

Size: **1,727 sq.ft.**

Rent: **\$56/sq.ft.**

TMI: **\$28.40/sq.ft.**

On the third floor of the premises at 199 Avenue Road, qualified tenants may access the surgical centre. Specifically, IHM Surgical Centre is a level 3 Out of Hospital Premise that is licensed to perform aesthetic and plastic surgery, as well as, orthopaedic sports medicine arthroscopic procedures. This space would be a great fit for an operative plastic or ENT surgeon with an interest in aesthetic surgery, as well as, an orthopaedic surgeon with the potential to build a high volume out of province arthroscopy practice. For more information about IHM Surgical Centre, please visit:

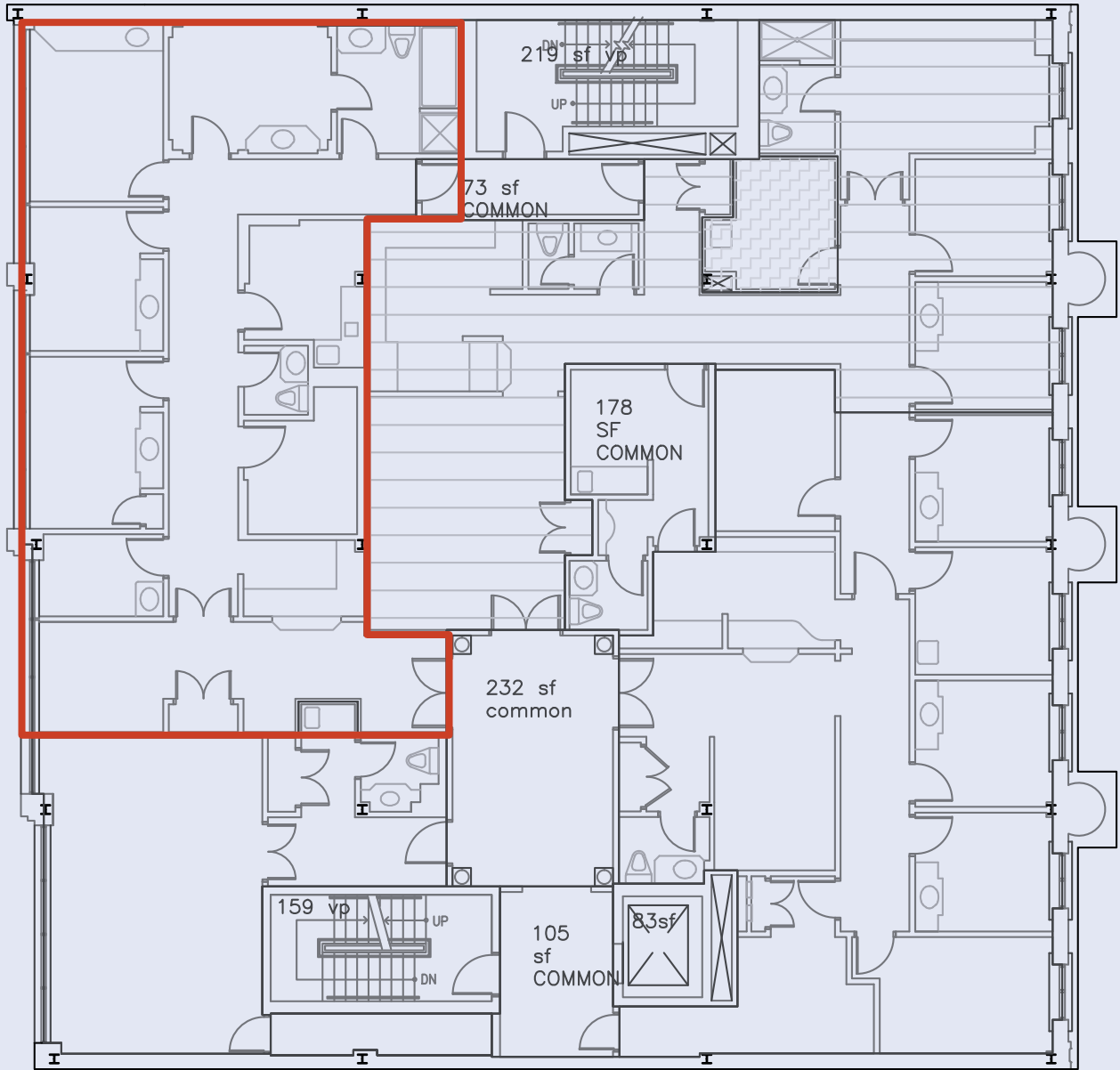
<https://ihmsurgicalcentre.ca>



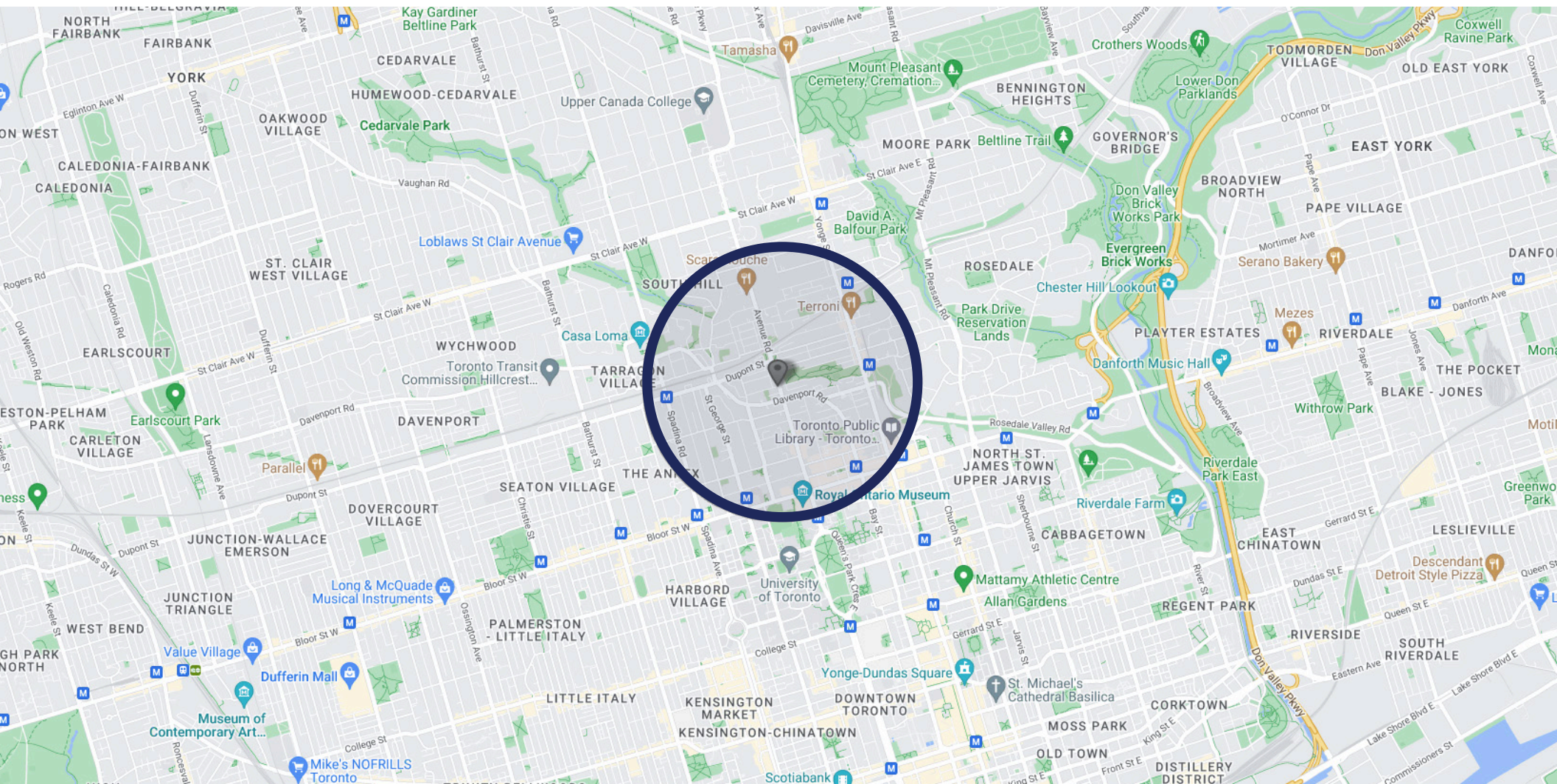
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AREA DEMOGRAPHICS

Within 1 km radius of property



POPULATION
32,366



AVERAGE INCOME
\$239,544

* Annually per household



MEDIAN AGE
43.8

LANDLORD SERVICES:

CAITLYN PRICE*

Director | Advisory & Transaction Services

416.276.8279

caitlyn.price@valueinsightrealty.com

