



FLEX USE BUILDING AT 401 & BLACK CREEK

- Located in Mt Dennis area of Toronto
- New renovation
- Environmentally designed
- Free surface parking
- Underground parking
- 13' Ft ceiling heights
- Three common loading docks
- One ramp dock
- Storm water harvesting
- Geothermal HVAC throughout
- High efficiency plumbing fixtures
- High efficiency lighting and controls
- Geothermal heated parking lots
- Parking for bicycles and electric cars
- Fibre-optic connectivity
- Utilities included

501 ALLIANCE AVENUE FOR LEASE

CHRIS WALASEK
Broker
647-407-8728
chris@gitalis.com



501 Alliance Ave.

Square Footage	Suite	Available	Net / Additional	Ceiling Height	Notes
22,264	300	Immediate	\$20.00 / \$6.00 / all include utilities	13' Ft	
2,059	301	Immediate	\$20.00 / \$6.00 / all include utilities	13' Ft	
6,558	303	Immediate	\$20.00 / \$6.00 / all include utilities	13' Ft	**Divisible**
24,025	309	Immediate	\$20.00 / \$6.00 / all include utilities	13' Ft	
13,464	400	Immediate	\$20.00 / \$6.00 / all include utilities	13' Ft	
2,077	405	Immediate	\$20.00 / \$6.00 / all include utilities	13' Ft	

SCHOOLS

With excellent assigned and local public schools near this home, your kids will get a great education in the neighbourhood.



Cordella Junior Public School

Designated Catchment School
Grades PK to 8
175 Cordella Ave

York Memorial Collegiate Institute

Designated Catchment School
Grades 9 to 12
1700 Keele Street

ÉÉ Charles-Sauriol

Designated Catchment School
Grades PK to 6
55 Pelham Ave

Toronto Owest

Designated Catchment School
Grades 7 to 12
330 Lansdowne Ave

Other Local Schools

Western Technical-Commercial School

Grades 9 to 12
125 Evelyn Crescent

Karen Kain School of the Arts

Grades 6 to 8
60 Berl Ave

PARKS & REC.

This home is located in park heaven, with 4 parks and 5 recreation facilities within a 20 minute walk from this address

Black Creek Site West

805 Jane St



< 1 min

Dalrymple Park

59 Dalrymple Dr



4 mins

Black Creek Site East

389 Alliance Ave



2 mins

FACILITIES WITHIN A 20 MINUTE WALK

2 Playgrounds
1 Ball Diamond

2 Trails



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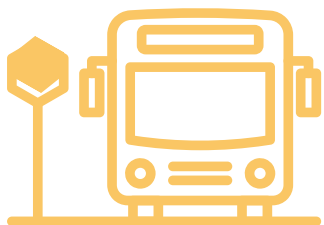
647-407-8728

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TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away and the nearest rail transit stop is a 39 minute walk away.



Nearest Rail Transit Stop

Runnymede Station



Nearest Street Level Transit Stop

Alliance Ave At Rockcliffe Blvd East Side



< 1 min

SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a fire station, a police station, and a hospital within 5.16km.



St Joseph's Health Centre

30 The Queensway



Police Station

200 Trethewey Dr



Fire Station

6 Lambton Ave

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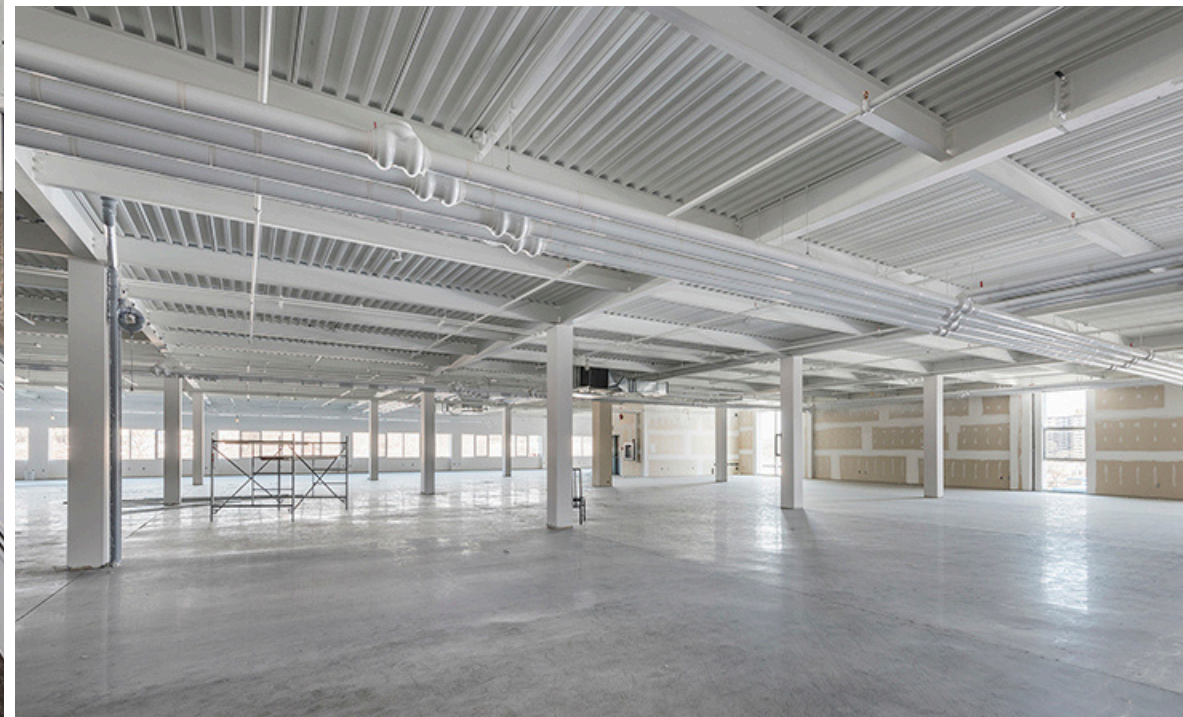


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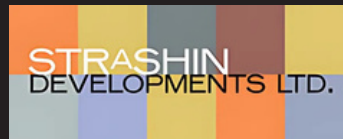


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BUS STOPS



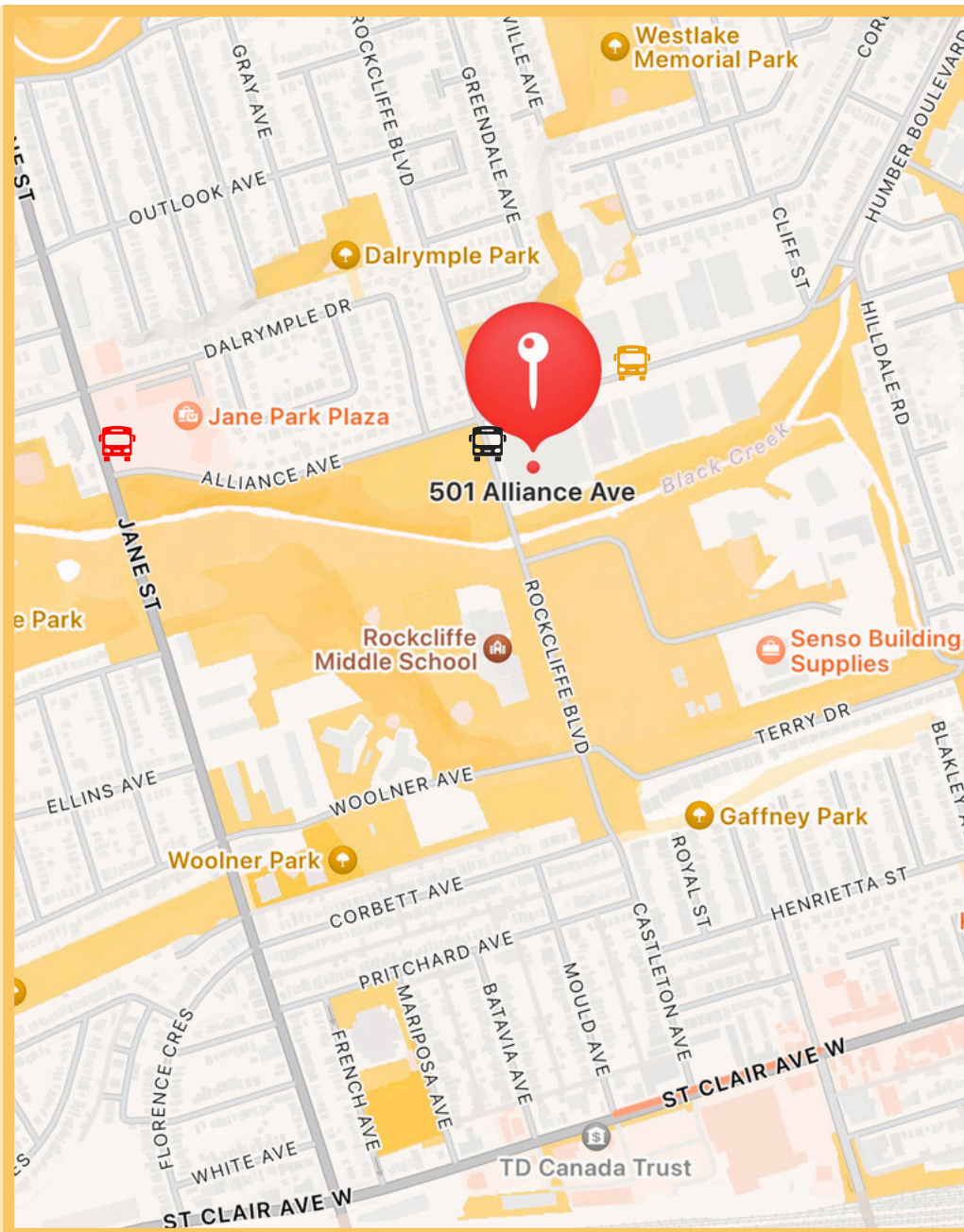
Rockcliffe Blvd at Alliance Ave



Alliance Ave at Rockcliffe Blvd



Jane St at Alliance Ave





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