

# Coxwell Avenue

**CORNER RETAIL/OFFICE FOR LEASE** 



## Full Building Opportunity

253 Coxwell Avenue is an exceptional retail office opportunity on the southeast corner of Coxwell Avenue & Eastwood Road. The building features 3,845 SF of ground floor space, ample ceiling heights and an open floor plan. Previously occupied by RBC, the space is a well-suited for various office or retail uses.





#### **DEMOGRAPHICS**

Within 1km Radius | Statistics Canada, 2021



25,779 **Total Population** 



Growth Rate (2015-2020)



17.440 **Daytime Population** 



\$115,678

Average Household Income



### Retail Overview

**Ground Floor:** 3,845 SF

**Term:** 5-10 years

**Available:** Immediately

**Net Rent:** Please contact Listing Agents

Additional Rent: \$14.28 PSF (est. 2021)

## Highlights

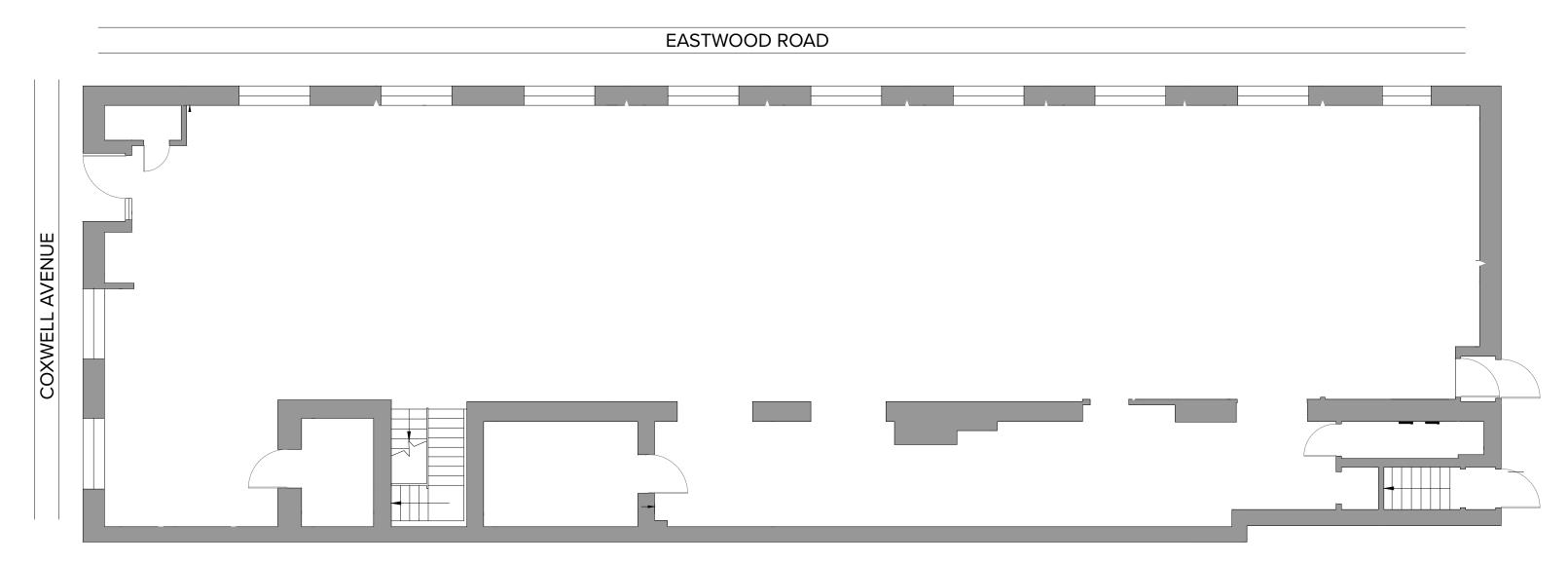
- Over 100 FT of wraparound frontage on the southeast corner of Coxwell & Eastwood
- 1,538 SF lower level and 722 SF second floor included
- Suitable for a variety of retail or office uses
- 506 Carlton streetcar and 22 Coxwell bus stops at front door and short distance to Coxwell Station
- Excellent co-tenancies, including Birdies Fried Chicken, Dollarama, Glory Hole Donuts, Godspeed Brewery, Lazy Daisy's Café, and No Frills



### Floor Plan

3,845 SF





#### Retail map De Arts Dollarama Classic Juice Co. Classic Juice Co JP Rainbow Hair Salon Shamrock -Bowl and Restobar **NOFRILLS** Rocca's No Frills N BLUE CROW GALLERY **SUBWAY** L Subway My Blissful Lotus 餐 Stop 55 Variety. Beverly's Coffee DOLLAR TREE. \* **Dollar Tree** GAINSBOROUGH RD JP Restaurant Bar & Grill The Pantry Fine Cheese BIRDIES Birdies Fried Chicken Blue Crow Gallery Furballs Pet Stuff Ula's Hair Salon RBC Royal Bank Ahmad Grocers New Town Pat's Home Family Hardware Restaurant EASTWOOD RD 💳 Gerrard Dental Clinic The Thirsty Loon Bhatti Jewellers Glory Hole Doughnuts Swag Sisters' Toy Store GAINSBOROUGH RD Butler's Appliance Service Godspeed — Brewery Gerrard Street Pharmacy Butler's **LOCUS KIDS** GLOR FOLE 2—Thirsty Loon



#### **CORNER RETAIL/OFFICE FOR LEASE**

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