



253 *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.



3,845
TOTAL SF



+/- 100 FT
WRAPAROUND
CORNER
EXPOSURE

DEMOGRAPHICS

Within 1km Radius | Statistics Canada, 2021



25,779
Total Population



5%
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



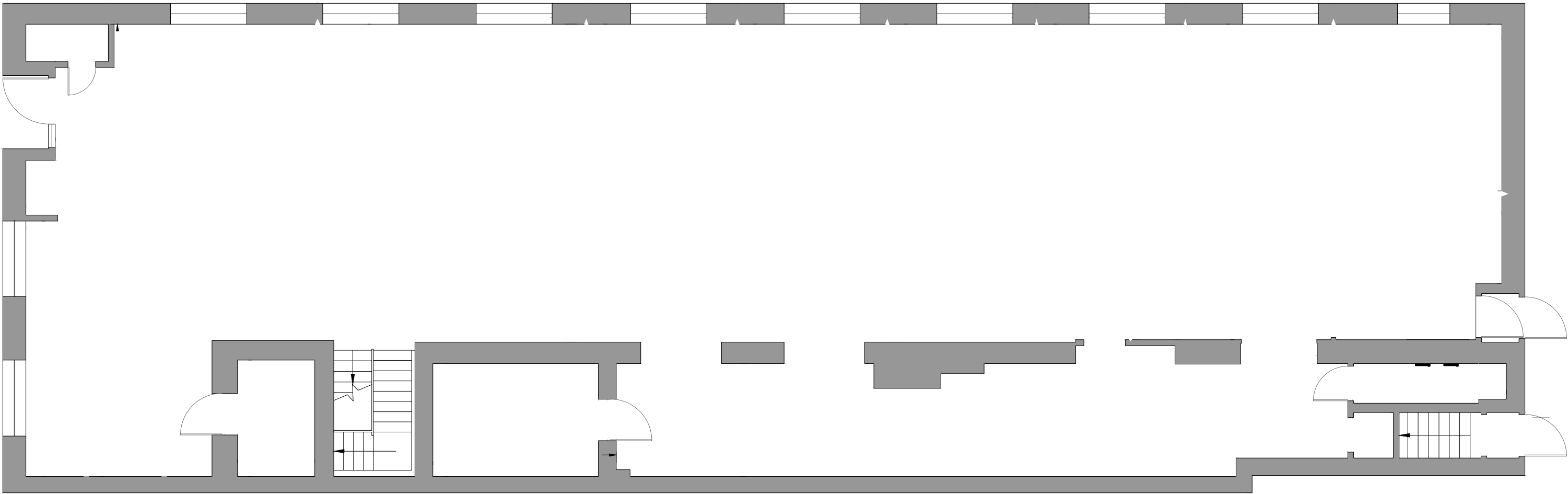
Floor Plan

3,845 SF



EASTWOOD ROAD

COXWELL AVENUE





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