

440

COLLEGE STREET

CORNER RETAIL

For Lease



440 COLLEGE STREET

Property Details

GROUND FLOOR: 3,920 SF

AVAILABLE: Immediately

TERM: 10 years

NET RENT: Please Contact Listing Agents

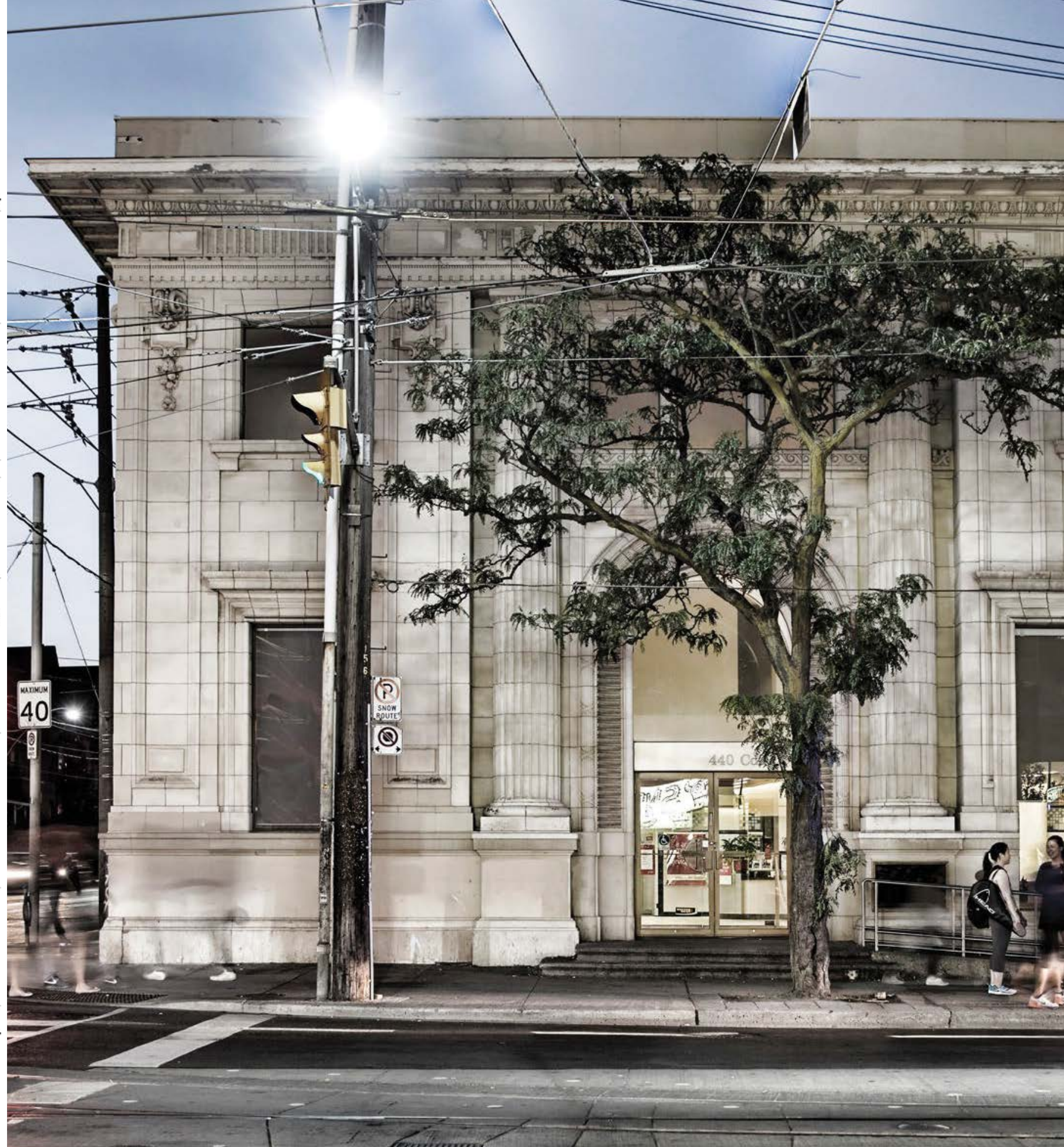
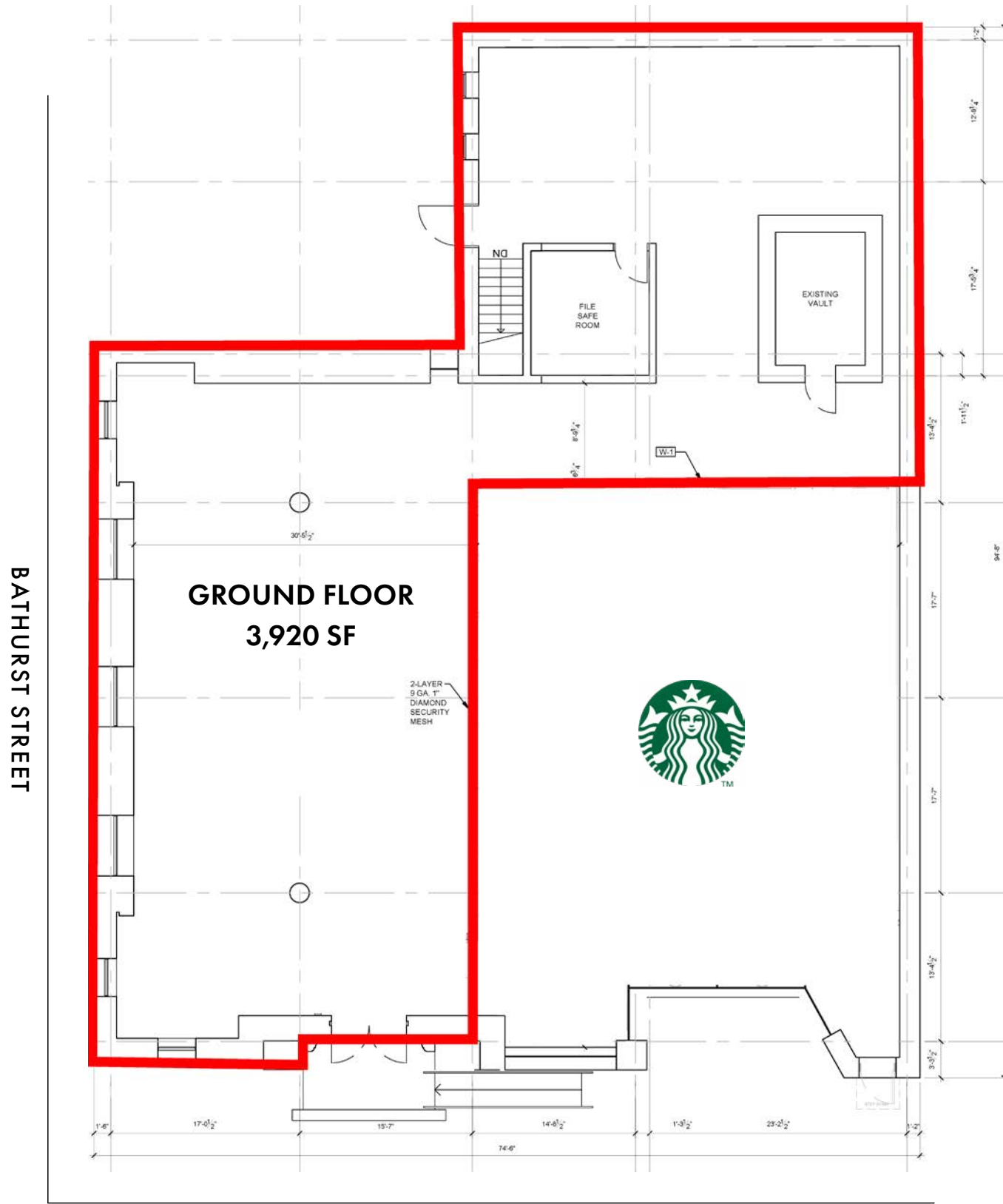
ADDITIONAL RENT: \$18.22 PSF (est. 2022)

HIGHLIGHTS

- Spectacular heritage building with excellent wraparound exposure at the northeast corner of College Street & Bathurst Street
- Two dedicated parking spaces included
- 2,366 SF lower level included
- 506 College Streetcar at front door
- Situated on the eastern gateway of Little Italy and a short distance from Kensington Market










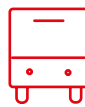
Floor Plan



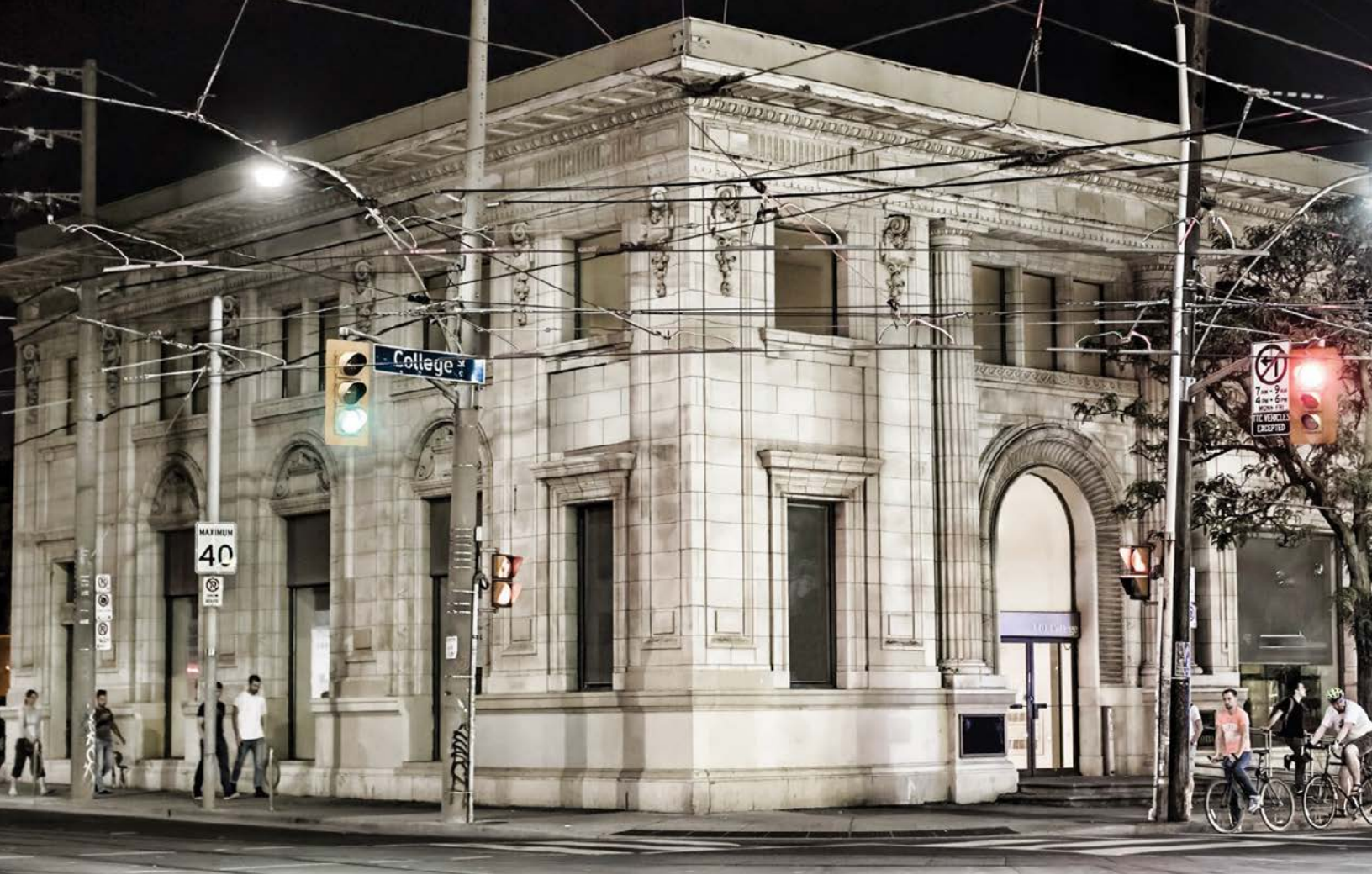
Retail Map



Demographics

	8,683 Population		9,935 Daytime Population
	\$137,550 Average Household Spending		\$136,954 Average Household Income
	2% Growth Rate (2016-2021)		36.8 Median Age
	97 Walk Score		73 Transit Score

Within 0.5 km Radius | Statistics Canada, 2022



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AGENCY RETAIL GROUP

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