



# 833 *College Street*

**COLLEGE & OSSINGTON CORNER FOR LEASE**



# Corner Retail Opportunity

833 College Street West is a rare ground floor corner retail opportunity on the southwest corner of College Street & Ossington Avenue. The building features 2,785 SF of ground floor space, soaring ceiling heights of 17½ ft, a floor-to-ceiling glass façade, and unmatched branding potential. The property is ideally located at the gateway to some of Toronto's most highly sought-after neighbourhoods, including the Ossington Strip, Little Italy, and Trinity-Bellwoods.



**2,785 SF**  
Ground Floor Retail



**17½ FT**  
Ceiling Height



**+/- 90 FT**  
Frontage

## DEMOGRAPHICS

Statistics Canada, 2021

	0.5km	1km	2km
<b>Population</b>	7,617	33,028	152,429
<b>Daytime Population</b>	5,536	23,856	129,239
<b>Growth Rate (2020-2025)</b>	5%	4%	7%
<b>Avg. Household Income</b>	\$120,022	\$114,454	\$110,639
<b>Median Age</b>	36.1	36.9	35.9



# Retail Overview

GROUND FLOOR | 2,785 SF

TERM | 5-10 years

AVAILABLE | Immediately

NET RENT | Please contact Listing Agents

ADDITIONAL RENT | \$25.67 (est. 2021)

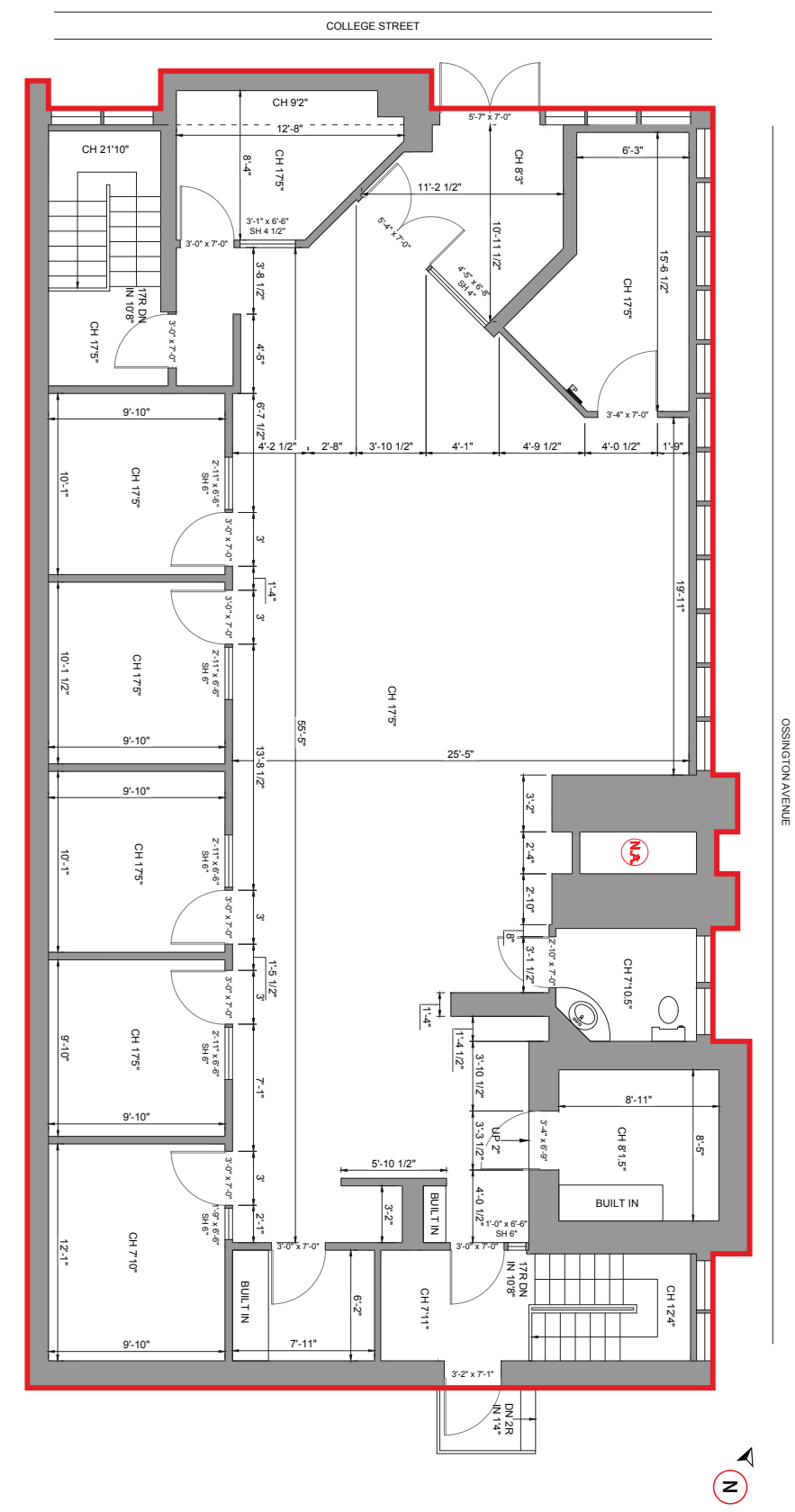
## Highlights

- +/- 90 FT of wraparound corner exposure on the southwest corner of College & Ossington
- Includes 2,795 SF lower level
- 506 College Streetcar and 63 Ossington bus stops at front door with quick access to the downtown core
- Excellent co-tenancies, including A&W, Bar Isabel, Barbershop Patisserie, Chiado, F45, and Houndstooth

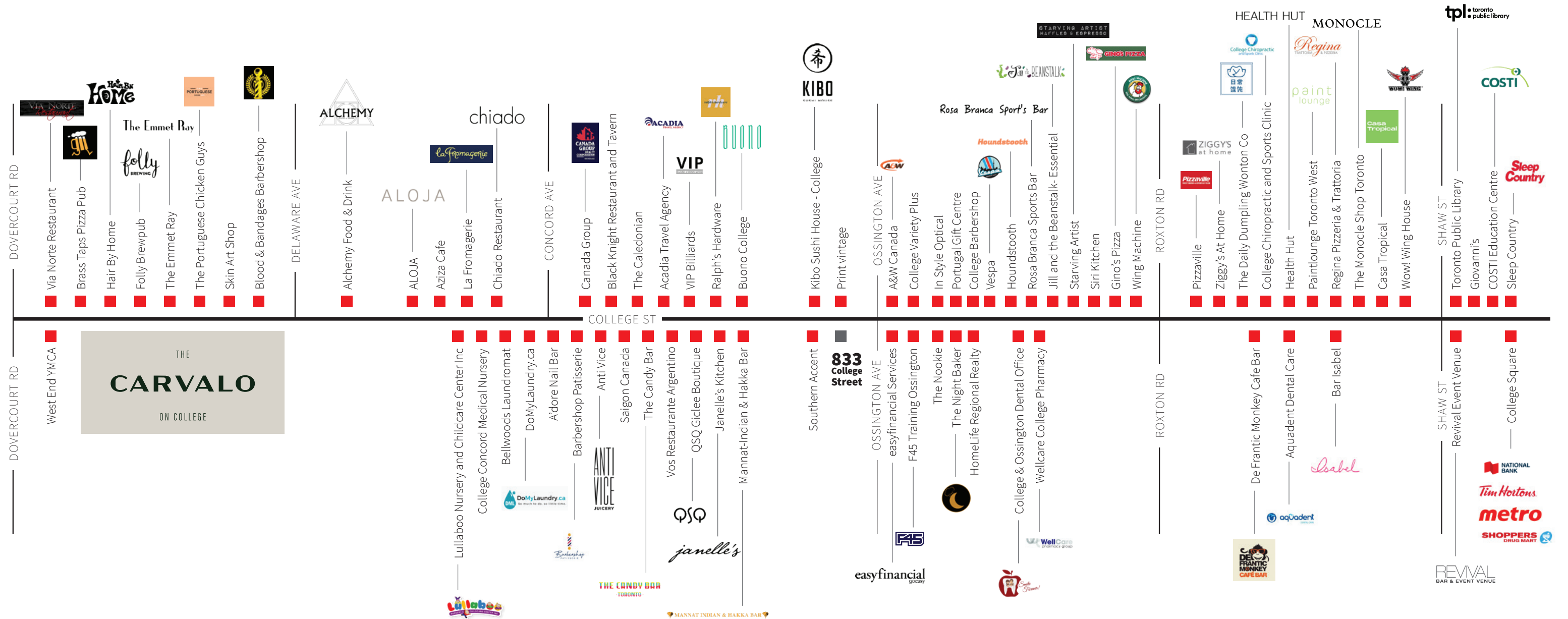




# Floor Plan



# Neighbourhood Retailers





# 833 College Street

## COLLEGE & OSSINGTON CORNER **FOR LEASE**

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