

# Corso Italia Retail Leasing

SITUATED ALONG ST. CLAIR AVE W JUST EAST OF DUFFERIN ST

1074 St Clair Ave W



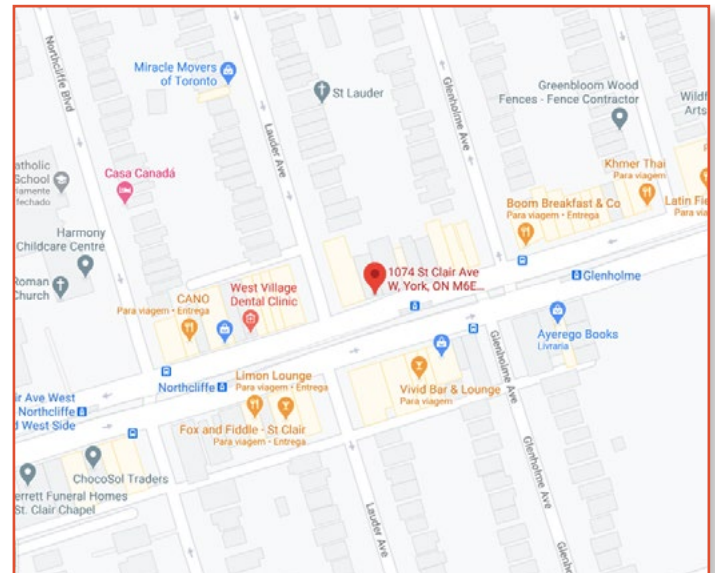
ASKING \$39 PER SF PER ANNUM

GREAT LOCATION IN THE VIBRANT  
AND AFFLUENT NEIGHBOURHOOD OF  
CORSO ITALIA.



- PROPERTY SITUATED WITHIN A DENSE COMMERCIAL NODE ALONG ST. CLAIR AVE W THAT OFFERS A VARIETY OF GROCERY STORES, BANKS, RESTAURANTS, AND SERVICES
- EXCELLENT EXPOSURE TO BOTH VEHICLE AND PEDESTRIAN TRAFFIC
- APPROX 1,464 SQ FT
- PARKING SPACE AVAILABLE BEHIND THE STORE
- BASEMENT IS INCLUDED AT NO ADDITIONAL COST

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED. CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.



**CHRISTIAN PETRONIO**

SALES REPRESENTATIVE

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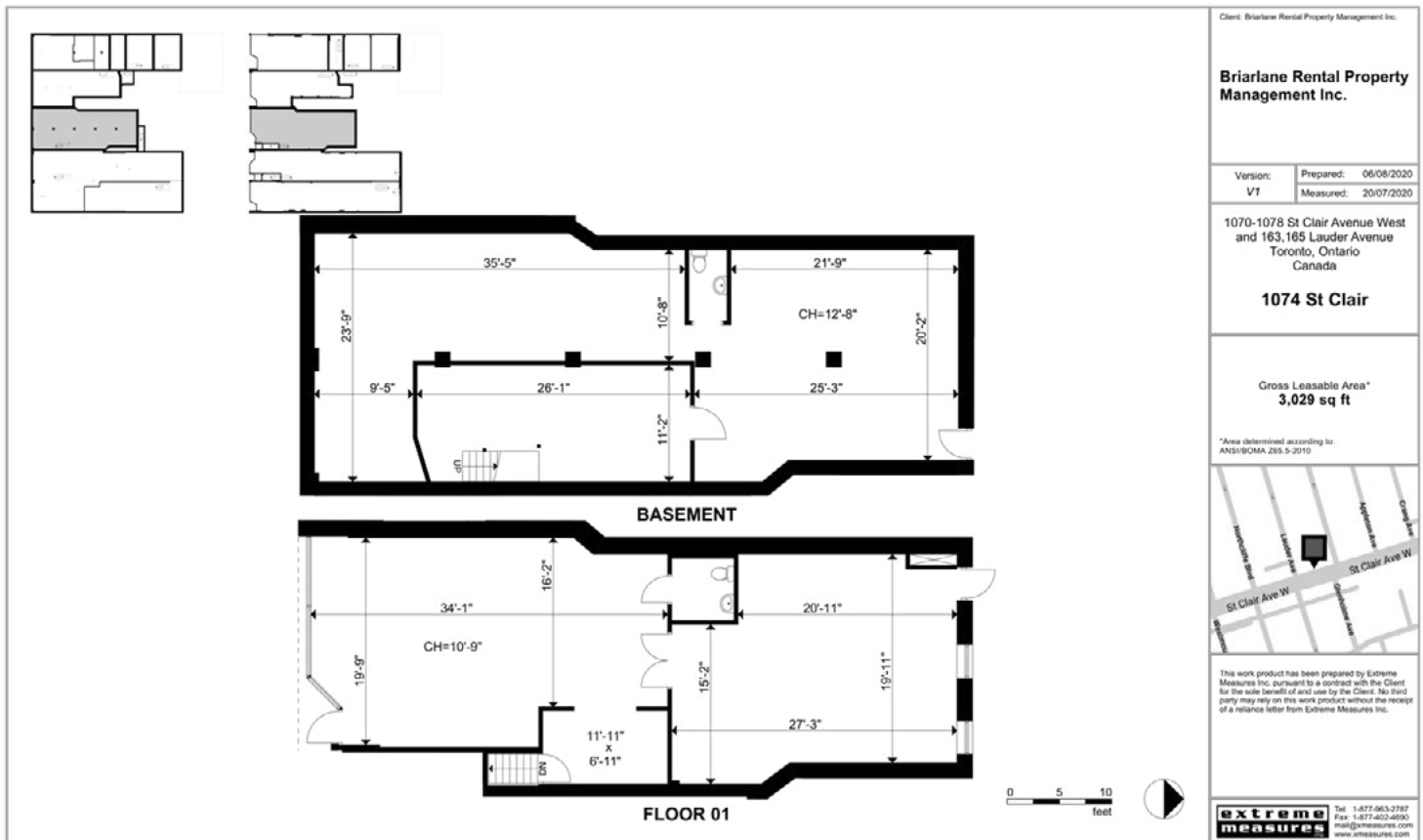
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## FLOORPLAN



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## ROOM MEASUREMENTS (APPROXIMATELY)

### MAIN BUILDING

#### MAIN FLOOR

2pc Bath: 5'10" x 5'10" (5.8' x 5.9')

Commercial: 21'11" x 27'4" (21.9' x 27.3')

Commercial: 23' x 34'1" (23' x 34.1')



#### BASEMENT

2pc Bath: 6'9" x 3'7" (6.7' x 3.6')

Commercial: 11' x 26'1" (11' x 26.1')

Storage: 23'6" x 26'5" (23.5' x 26.4')



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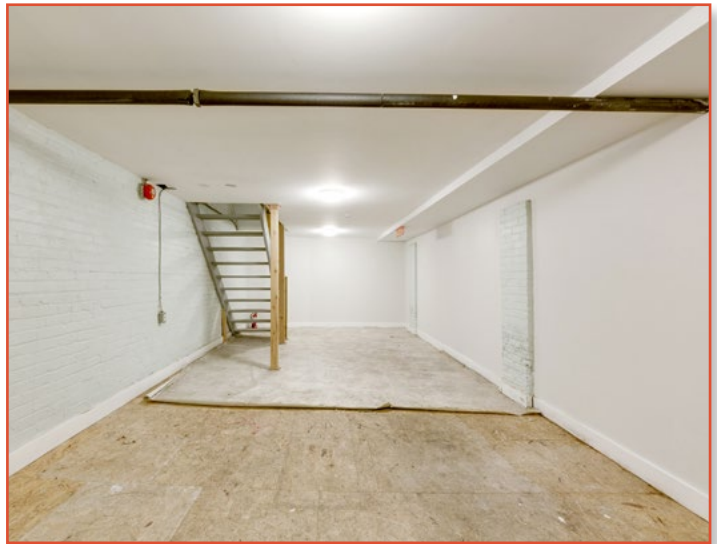
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