

★ **PRIME LOCATION IN LITTLE ITALY** ★
UNIQUE 3,600 SQ FT MAIN FLOOR



\$40 SQ FT NET



637 COLLEGE ST, TORONTO ONT, M6G 1B5

3,600 SQ FT MAIN FLOOR RETAIL SPACE WITH
PARTIAL BASEMENT THAT COULD ALSO BE
TRANSFORMED FOR HOSPITALITY USE

- LOCATED AT COLLEGE AND GRACE
- 35 FT OF PRIME STREET FRONTAGE THAT COULD BE USED AS A SIDE PATIO IN THIS LIVELY NEIGHBOURHOOD
- DELIVERY ACCESS AT THE REAR OF THE BUILDING
- CURRENTLY OCCUPIED BY A BANK
- PART OF TORONTO'S RICH HISTORY AS THIS IS THE ORIGINAL CHIN RADIO BUILDING!



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.

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