



# PRIME PARKDALE RETAIL

## EXCELLENT CORNER LOCATION



**ASKING \$ 4,000**



**1273 QUEEN ST W, TORONTO, ON M6K 1L4**

EXCELLENT STREET PRESENCE AT QUEEN STREET & ELM GROVE AVE. HIGHLY SOUGHT AFTER AREA WITH SUBSTANTIAL PEDESTRIAN & VEHICULAR TRAFFIC!

- AFTER 3 SUCCESSFUL YEARS IN THIS LOCATION, THE CURRENT TENANTS ARE MOVING THE BUSINESS INTO A NEW BUILDING THEY'VE PURCHASED
- 1,084 SQ.FT. OF FULLY FUNCTIONAL SPACE WITH FINISHED BASEMENT & PARKING
- FANTASTIC EXPOSURE WITH LARGE WINDOWS & FRONT & SIDE ENTRANCES
- LEASE RATE OF \$4,000 /MONTH PLUS \$1,644 TMI



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.

### ORI GRAD

MANAGING DIRECTOR & BROKER

C: 416.953.3052

O: 416.530.1080

OriGrad@chirealestate.ca

**CHIrealstate.ca**

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