

# Make Your Mark

## RAPIDLY DEVELOPING GERRARD & COXWELL

261 Coxwell Ave, Toronto On M4L3B5



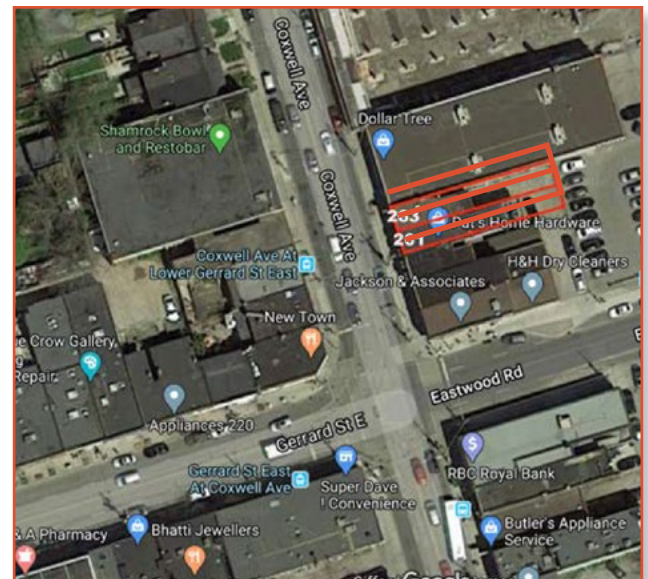
**\$33 PER SQ FT NET**



Be part of shaping this rapidly developing, Up & Coming neighbourhood in Toronto - Before rents go up!

- APPROX. 1,152 SQ FT MAIN FLOOR AND BASEMENT
- THIS LOCATION IS CLOSE TO SEVERAL DYNAMIC HOSPITALITY BRANDS! INCLUDING BIRDIES & SANAGAN'S
- LANDLORD IS MAKING SIGNIFICANT INVESTMENT IN THE NEIGHBOURHOOD
- COMPLETE FACADE IMPROVEMENTS PLANNED
- LANDLORD INCENTIVES AVAILABLE

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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