

# Make Your Mark

## RAPIDLY DEVELOPING GERRARD & COXWELL

261 Coxwell Ave, Toronto On M4L3B5



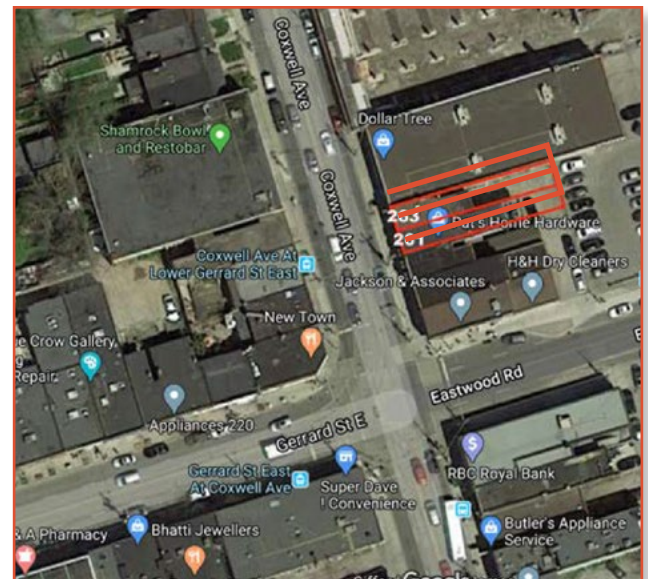
**\$33 PER SQ FT NET**



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.



### CHRISTIAN PETRONIO

DIRECTOR OF HOSPITALITY DIVISION  
& SALES REPRESENTATIVE

T: 647.299.5483

CPetronio@chirealestate.ca

### ORI GRAD

MANAGING DIRECTOR & BROKER

O: 416.953.3052

OriGrad@chirealestate.ca

**CHirealestate.ca**

Your Trusted Source For Commercial,  
Hospitality & Investment Real Estate

A Commercial Division of RE/MAX Ultimate Realty Inc. Independently Owned and Operated  
This document is not meant to solicit existing listings. (12.2002).

Although the information has been obtained from sources deemed reliable, members of CHI Real Estate Group make no guarantees as to the accuracy of the information contained herein and offer the Property without express or implied warranties of any kind.