

Corner Location On College St

HUGE PATIO POTENTIAL

409 College St Main Floor, Toronto, ON M5T 1T1



ASKING \$99,000



GREAT CORNER LOCATION ON A BUSY STRETCH OF COLLEGE STREET NEAR BATHURST. THIS AREA IS HOME TO MANY FANTASTIC EVENTS SUCH AS TASTE OF LITTLE ITALY.

- APPROX 1,663 SF
- HIGH AND DRY BASEMENT
- GREAT PATIO POTENTIAL
- TONS OF POWER
- BASE RENT IS \$5,500 WITH NO INCREASES UNTIL SEPT 2025 PLUS 5-YEAR RENEWAL OPTION
- TOTAL RENT= \$8,650
- CURRENTLY SHARED WITH 2 CO-TENANTS, PLEASE CALL LISTING AGENTS FOR MORE DETAILS

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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