

# FOR LEASE



**652 COLLEGE ST, TORONTO**

## *Bread in the Middle of Little Italy!*

**LONG-STANDING RETAIL & PRODUCTION LOCATION**

Features Retractable Front Windows for Summer Sun + Full Basement with High Ceiling



**ASKING \$35.00 PSF NET**

### DETAILS

- APPROX. 2,400 SQ FT
- 3 PHASE POWER
- TENANT TO PAY 80% OF BUILDING WATER
- OUTDOOR SEATING + CAFETO POSSIBILITY
- OPEN TO A VARIETY OF USES
- DOUBLE FRONTAGE FOR AMPLE SIGNAGE & VISIBILITY

**ADDITIONAL MONTHLY RENT EST. \$3,200 (2025)**

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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