

## Prime Retail for Lease



### *19-21 Hazelton Avenue, Toronto*

A magnificent corner property with two elegant and historically significant, “Victorian Gothic” attached ‘house form’ commercial buildings circa 1890, affording approximately 5000 square feet of exquisite commercial retail/studio space on 3 levels.

- ◆ Mechanical/structural improvements will include electrical wiring, networking infrastructure and complete HVAC rehab
- ◆ Elegant main floor features ample showroom spaces, sweeping oak staircase & handsome cornice mouldings
- ◆ 5 car parking available at rear
- ◆ First time available for lease in almost 50 years
- ◆ Realty taxes and operating costs are a fraction of those charged on Bloor Street West and Hazelton Lanes costs.

Offered on a full building basis at \$40.00 p.s.f. net by:

K.P. Gillen & Co. Realty Ltd., Realtor

(416) 964-9460 e-mail: [kevin@kpgillen.com](mailto:kevin@kpgillen.com)

## **LOCATION:**

**19-21 Hazelton** is located at the south - east corner of Hazelton Avenue and Scollard Street, one block north of Yorkville Avenue and across the street from Hazelton Lanes in the heart of Toronto's fashionable Yorkville District. The property is ideally positioned just north of the Starwood boutique hotel and luxury condominium and adjacent to 100 Yorkville, a mixed use high end retail and residential development. Bloor/Yorkville is considered Toronto's premier location for luxury hotels, exclusive designer fashion, home décor and accessory retail, art galleries, fine dining, and luxury residential homes.

## **SITE:**

Frontage:	38.78 Feet
Depth:	100.00 Feet (irregular – please refer to R-Plan)
Area:	3,878 sq. ft

**ZONING: CRT 1.5 C1.5 R1.5 –permitting a broad range of Commercial/Retail uses.**

## **IMPROVEMENTS:**

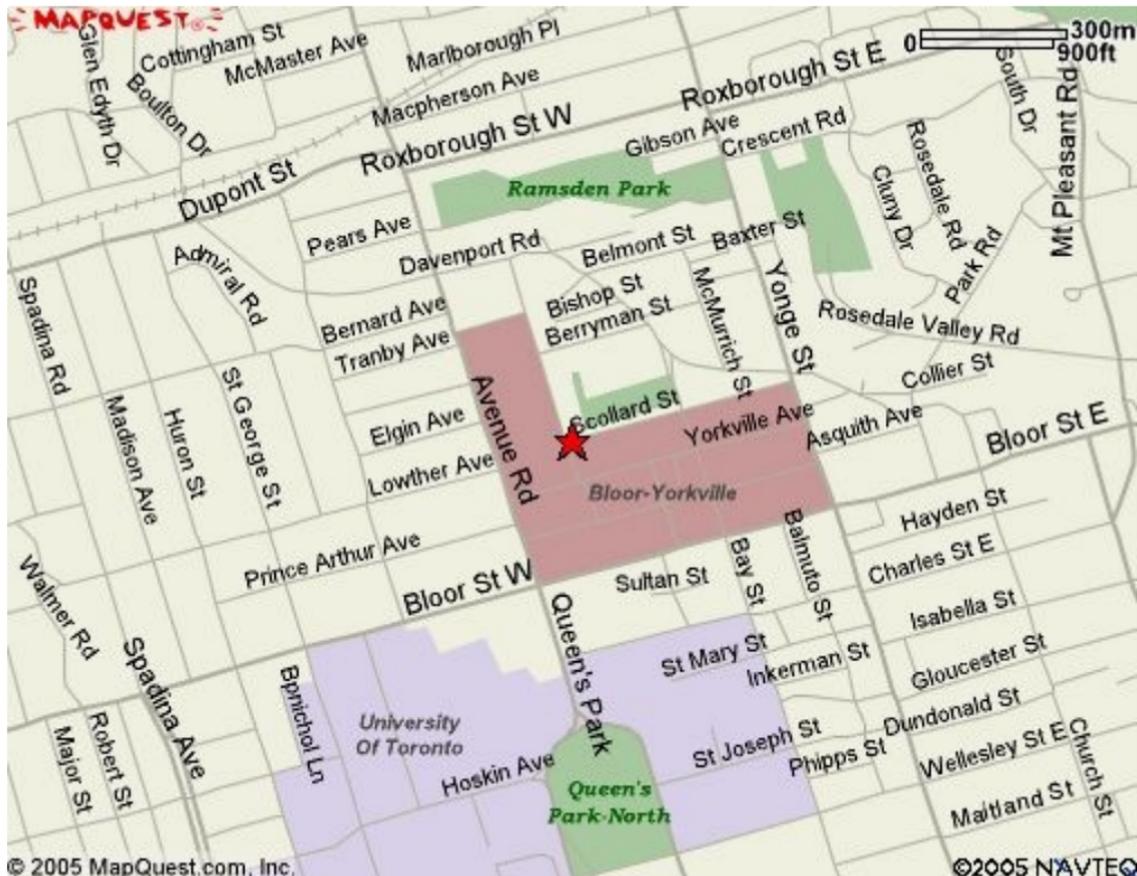
<b>Main Floor:</b>	<b>1965 sq. ft.</b>
<b>Second Floor:</b>	<b>1870 sq. ft</b>
<b>Third Floor:</b>	<b>1168 sq. ft.</b>
<b>Basement :</b>	<b>1965 sq. ft.</b>
<b>Total:</b>	<b>6968 Sq. ft.</b>

## **HISTORY:**

Originally built in late 1800's as two private residences, the buildings were purchased individually starting in the late 50's by the former owner/occupant Bud Sugarman Design. Mr. Sugarman, the considered by many the unofficial mayor of Yorkville, fought hard for almost 40 years to preserve the unique Victorian character of Yorkville and has had a local park dedicated in his honour This is the first time in almost 50 years that this property have become available. The new owner plans to commence a renovation of the buildings to suit the new tenants starting in December 2005.

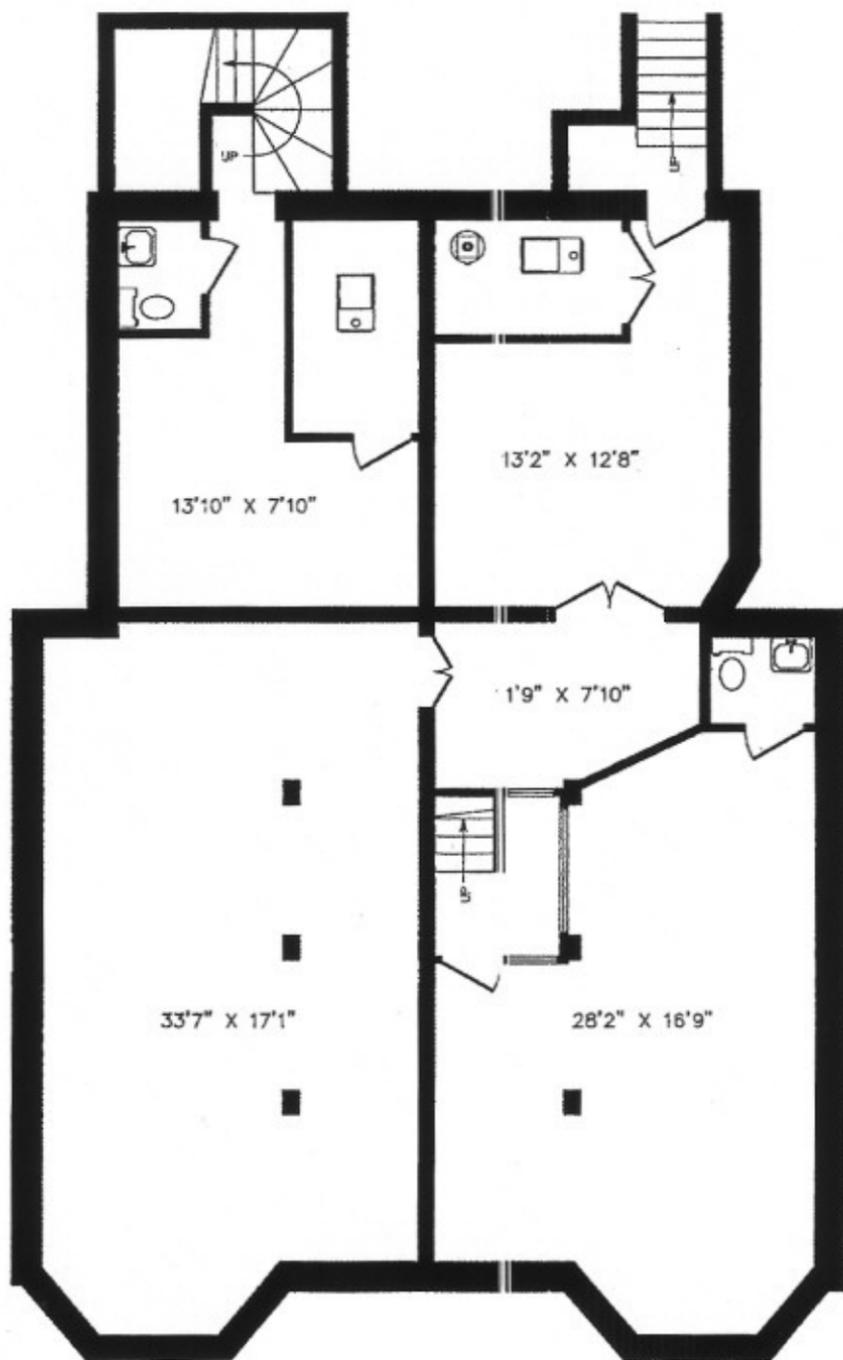
**POSSESSION: February 2006 or to be arranged.**

*The information detailed herein has been provided by the Vendor and is deemed to be correct. K. P. Gillen & Co. Realty Ltd. Assumes no responsibility for the accuracy of the information contained herein.*



19-21 Hazelton Map

19 & 21 HAZELTON AVENUE

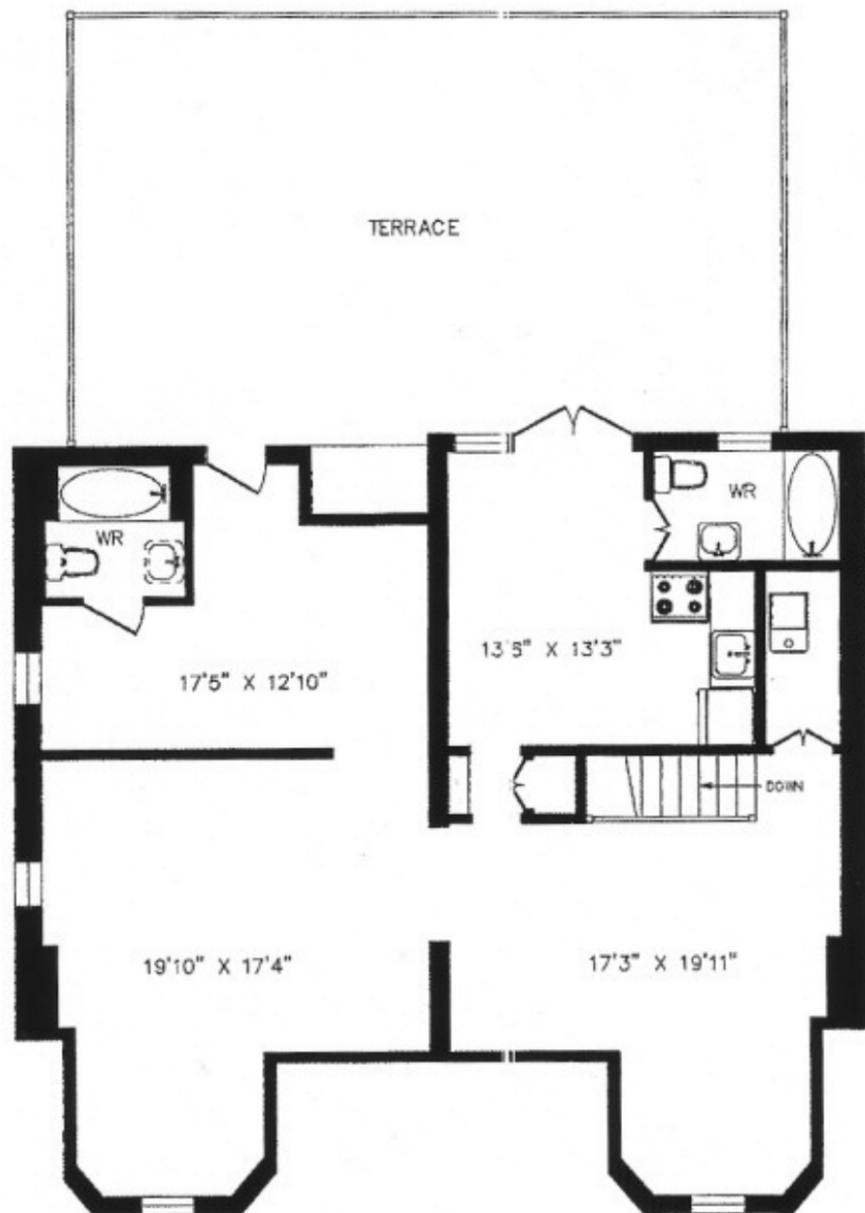


BASEMENT  
1965 SQUARE FEET  
GROSS BUILDING AREA

**PLANIT**  
-MEASURING-  
MARCH - 68

ROOM AREA SHOULD BE CONSIDERED APPROXIMATE  
SINCE MEASUREMENTS ARE SUBJECT TO CERTIFICATION, ETC.

19 & 21 HAZELTON AVENUE



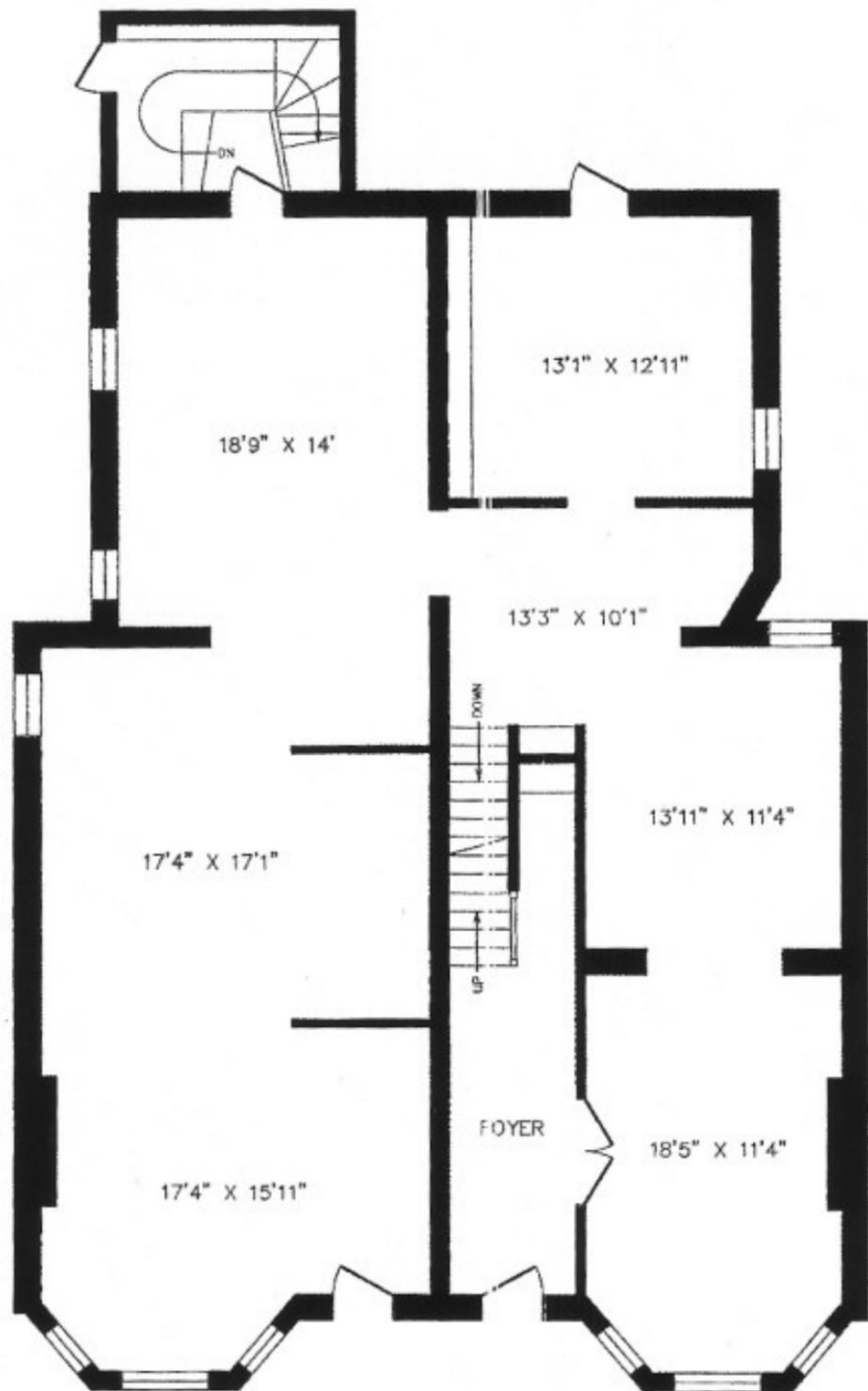
THIRD FLOOR  
1168 SQUARE FEET  
GROSS BUILDING AREA

**PLANIT**  
-MEASURING-

MARCH - 09

ROOM SIZES SHOULD BE CONSIDERED APPROXIMATE  
SPACE MEASUREMENTS ARE SUBJECT TO CERTIFICATION, & F.O.B.  
416-361-5993

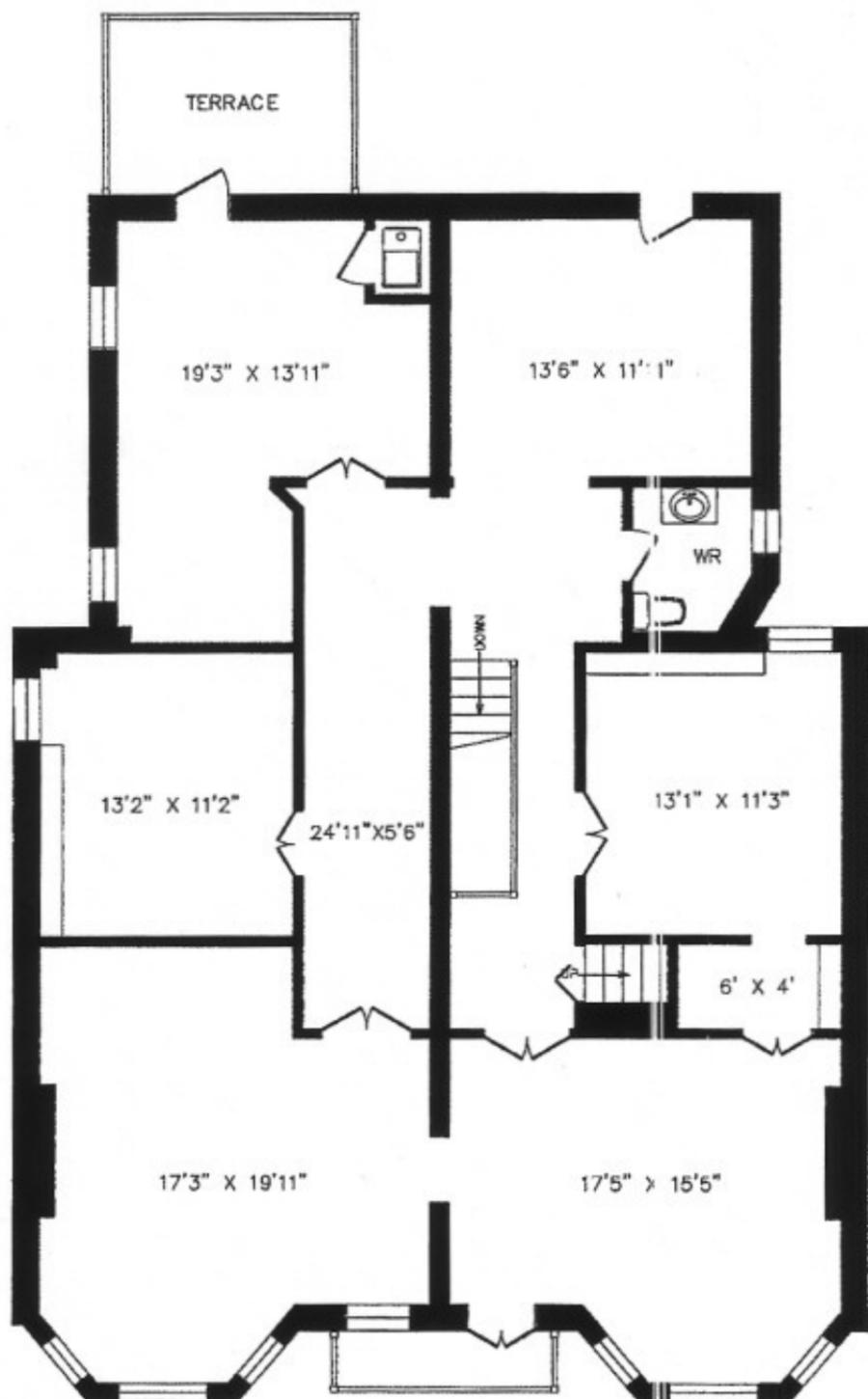
19 & 21 HAZELTON AVENUE



MAIN FLOOR  
1965 SQUARE FEET

**PLANIT**  
-MEASURING-  
MARCH - 08

# 19 & 21 HAZELTON AVENUE



SECOND FLOOR  
1870 SQUARE FEET  
GROSS BUILDING AREA

**PLANIT**  
-MEASURING-  
MARCH - 08

ROOM DIMS SH ALL BE CONSIDERED APPROXIMATE  
SINCE MEASUREMENTS ARE SUBJECT TO CERTIFICATION & USE