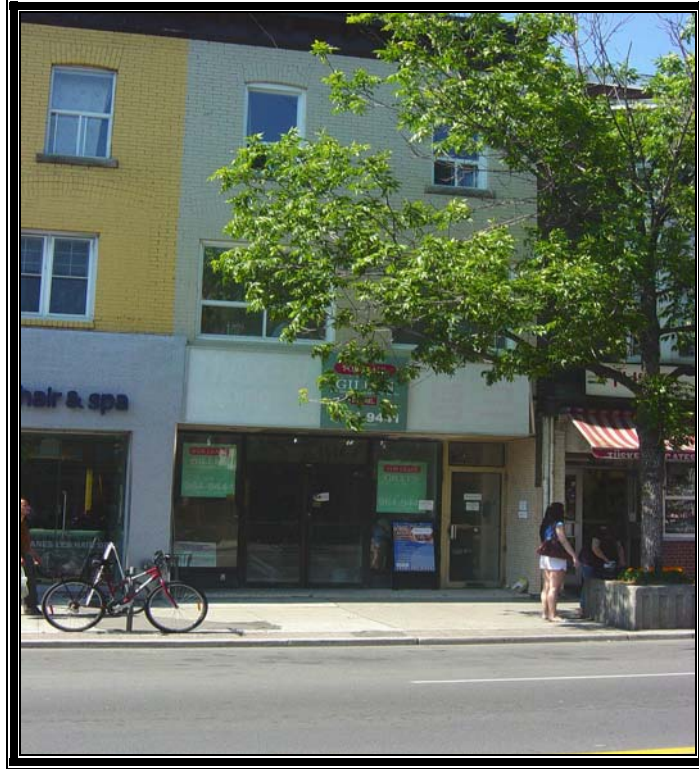


Prime Retail for Lease



588 Bloor Street West, Toronto

2065 square foot retail store with 1750 square foot basement across from Honest Eds, location enjoys exceptional street presence and “walk by” pedestrian traffic.

- ◆ Mechanically updated improvements include 400 amp electrical service, and complete HVAC rehab
- ◆ Spacious main floor ideal for showroom, service shop or retail store.
- ◆ 1 car parking available on site
- ◆ Steps to subway
- ◆ Customer parking is immediately behind the store in a large green “P” parking lot.

Offered at \$25.00 p.s.f. net by:
K.P. Gillen & Co. Realty Ltd., Realtor
(416) 964-9460
e-mail: kevin@kpgillen.com

LOCATION:

588 Bloor Street West is located on the north side of Bloor Street West, one block west of Bathurst Street, across the street from Honest Ed's in the heart of Toronto's popular Mirvich Village District. The property is ideally positioned amongst a mix of various fashion retailers, home décor and accessory retail, art galleries, fast food and family dining establishments.

ZONING: CRT 1.5 C1.0 R1.0 –permitting a broad range of commercial Retail uses.

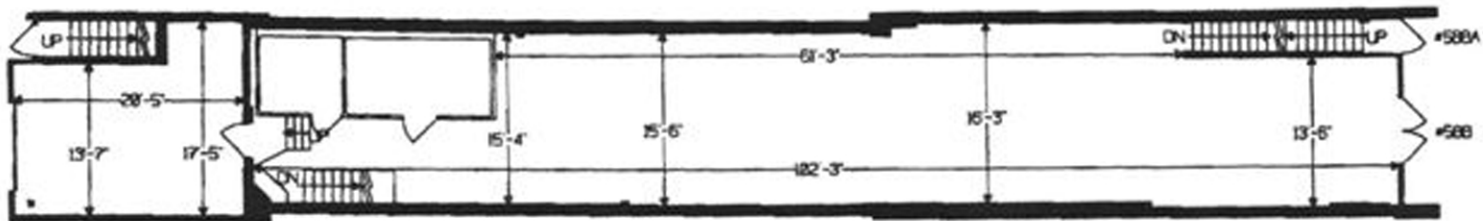
RETAIL AREA: 2065 sq. ft. (please refer to floor plan)

Additional Space of 1750 sq. ft. in the lower level is included in the net rental.

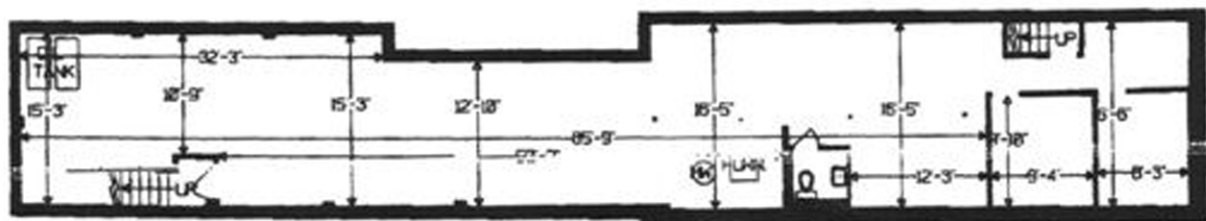
PARKING: 1 car on site included in the rental.
Green "P" parking at rear, plus abundant street parking.

TAX & OPERATING EXPENSE: \$12.00 for 2012

POSSESSION: Immediate or to be arranged.



FIRST FLOOR



LOWER LEVEL