

## Prime Retail/Showroom Space for Lease



### *97 Scollard Street Suite 200, Toronto*

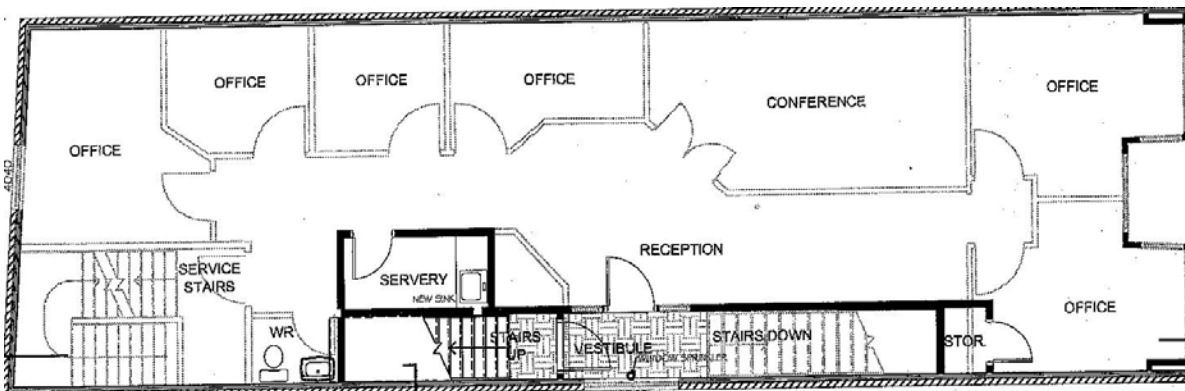
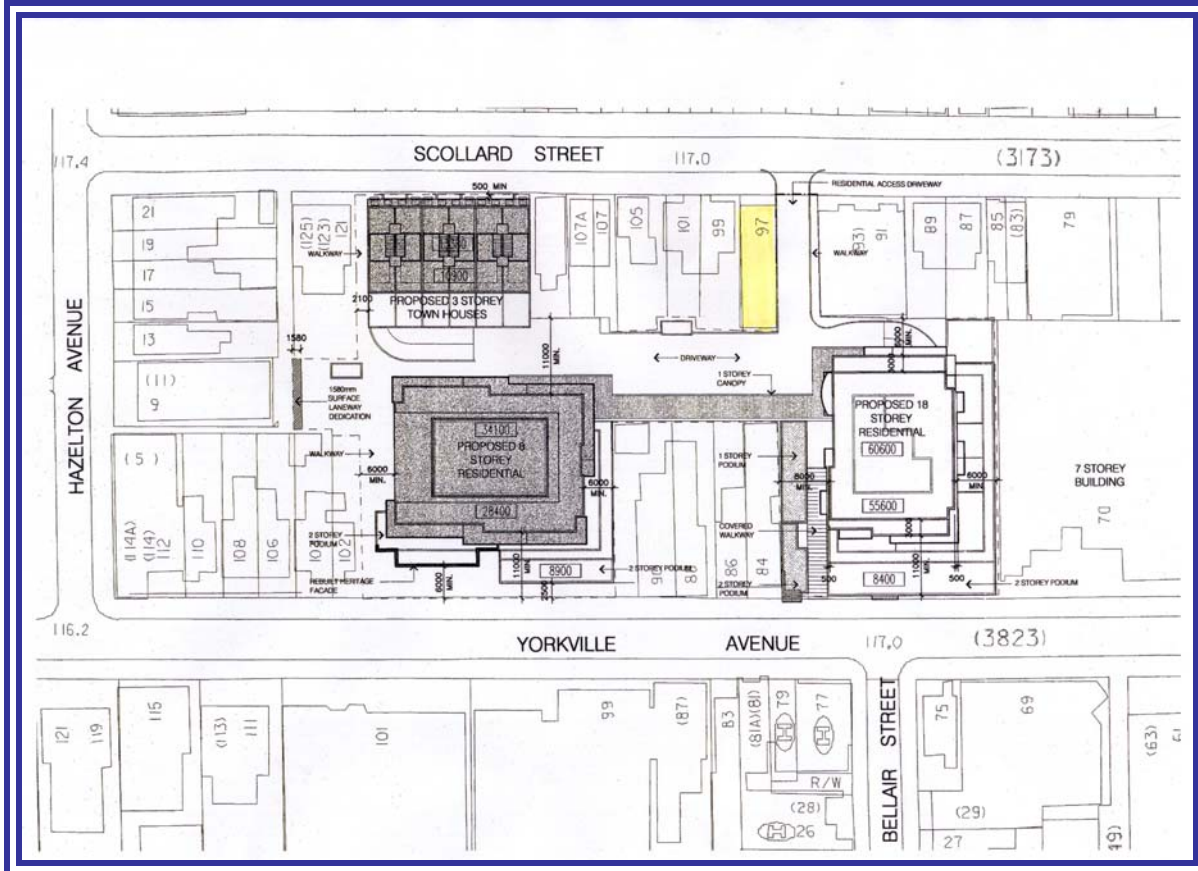
Full 2nd level of a handsome detached “house form” commercial building affording approximately 1600 square feet of exquisite commercial retail/studio space.

- ◆ Building is approximately 25 years old with modern mechanical, structural and life safety amenities and efficiencies.
- ◆ Elegant 2<sup>nd</sup> floor features ample showroom spaces, sweeping oak staircase & handsome cornice mouldings.
- ◆ Building is adjacent to the new pedestrian walkway that links Scollard Street to Yorkville Avenue.
- ◆ Vehicular access to Green “P” parking is immediately next door.

Offered at \$4,500.00 per month plus Utilities by:  
K.P. Gillen & Co. Realty Ltd., Realtor  
(416) 964-9460 e-mail: [kevin@kpgillen.com](mailto:kevin@kpgillen.com)

## LOCATION:

**97 Scollard Street** is located at the south side of Scollard Street, one block north of Yorkville Avenue in the heart of Toronto's fashionable Yorkville District. The property is ideally positioned just north of the newly completed 100 Yorkville Avenue, a luxurious mixed use retail and residential complex. The main vehicular entry to this new project is immediately adjacent to 97 Scollard Street. (see below) 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.



## Floor Plan

*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.*



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