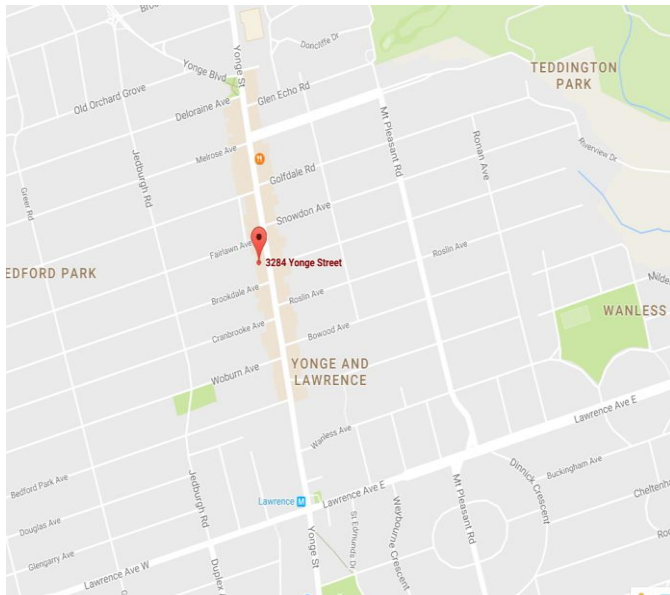


FOR LEASE  
**3284 YONGE STREET**  
 TORONTO | ON



**PROPERTY DETAILS**

TOTAL SIZE	2575
RENTAL RATE	\$37psf NET
TMI	\$9.55psf + Hydro
TERM	5/5
POSSESSION	September 1, 2017
FEATURES	<ul style="list-style-type: none"> <li>Amazing full window frontage retail or service location directly on Yonge Street in desirable Lawrence Park.</li> <li>Demised as multiple offices, two washrooms and a kitchenette, but can be opened up for an open concept space.</li> <li>1 parking space available for rent at \$150/month at rear of building.</li> </ul>

**K.P. GILLEN & CO. REALTY LTD.**  
 BROKERAGE  
 40 Scollard Street Suite 200  
 Toronto, ON M5R 3S1  
 (416) 964 9441  
[www.kpgillen.com](http://www.kpgillen.com)

**KAITLIN LAUREL GILLEN**  
 CONTROLLER & SALES REPRESENTATIVE  
[KAITLIN@KPGILLEN.COM](mailto:KAITLIN@KPGILLEN.COM)  
 416-856-9527

Although K.P. GILLEN & CO. REALTY LTD. attempts to ensure that all information provided is accurate and complete, we do not represent that it is so, or guarantee it, and accept no liability or obligation for accuracy or completeness. If there is any discrepancy between information posted on our website and in an original paper version, the version that is most current should be considered to be the authoritative version.

# 3284 YONGE STREET-MAIN| PHOTOS



**K.P. GILLEN & CO. REALTY LTD.**  
BROKERAGE  
40 Scollard Street Suite 200  
Toronto, ON M5R 3S1  
(416) 964 9441  
[www.kpgillen.com](http://www.kpgillen.com)

**KAITLIN LAUREL GILLEN**  
CONTROLLER & SALES REPRESENTATIVE  
[KAITLIN@KPGILLEN.COM](mailto:KAITLIN@KPGILLEN.COM)  
416-856-9527

Although K.P. GILLEN & CO. REALTY LTD. attempts to ensure that all information provided is accurate and complete, we do not represent that it is so, or guarantee it, and accept no liability or obligation for accuracy or completeness. If there is any discrepancy between information posted on our website and in an original paper version, the version that is most current should be considered to be the authoritative version.