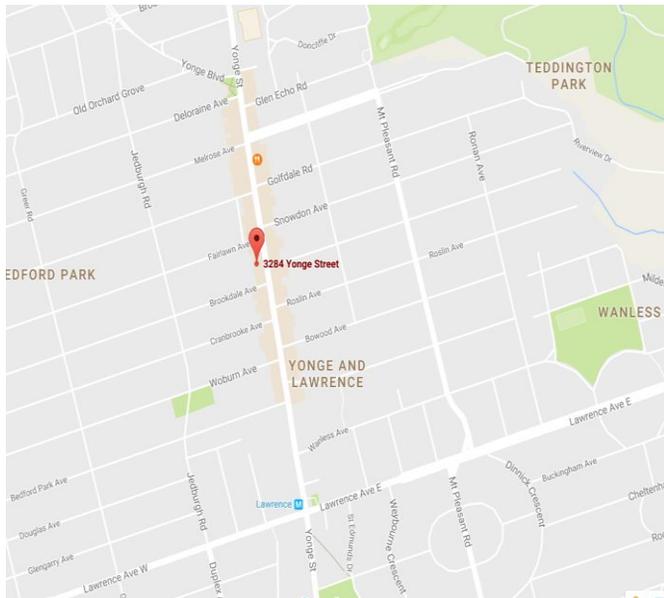


FOR LEASE  
**3284 YONGE STREET**  
 TORONTO | ON



**PROPERTY DETAILS**

|             |                                                                                                                                                                                                                                                                                                                                                                             |
|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| TOTAL SIZE  | 2575                                                                                                                                                                                                                                                                                                                                                                        |
| RENTAL RATE | \$36psf NET                                                                                                                                                                                                                                                                                                                                                                 |
| TMI         | \$9.55psf + Hydro                                                                                                                                                                                                                                                                                                                                                           |
| TERM        | 5/5                                                                                                                                                                                                                                                                                                                                                                         |
| POSSESSION  | Immediate                                                                                                                                                                                                                                                                                                                                                                   |
| 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.**  
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 40 Scollard Street Suite 200  
 Toronto, ON M5R 3S1  
 (416) 964 9441  
[www.kpgillen.com](http://www.kpgillen.com)

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# 3284 YONGE STREET-MAIN| PHOTOS



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