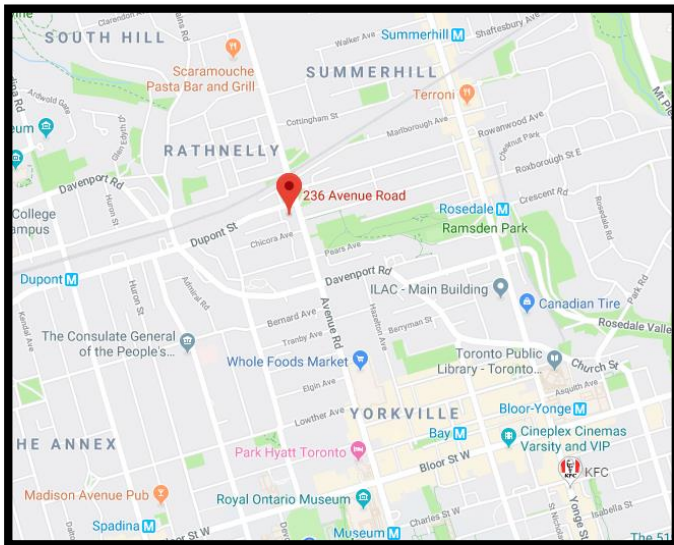


FOR LEASE

# 236 AVENUE ROAD #300

TORONTO | ON



## PROPERTY DETAILS

TOTAL SIZE	2427 Sq Ft
RENTAL RATE	\$9.50psf NET
ADDITIONAL RENT	\$25.86PSF + Hydro

ZONING	CR 1.5
TERM	5/5
POSSESSION	Immediate
FEATURES	<ul style="list-style-type: none"> <li>Spectacular third floor loft space in a castle-form historic mansion.</li> <li>Private rooftop patio, kitchen, a turret office, fireplace, great natural light and two washrooms.</li> <li>Ideal for live-work or studio space.</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)

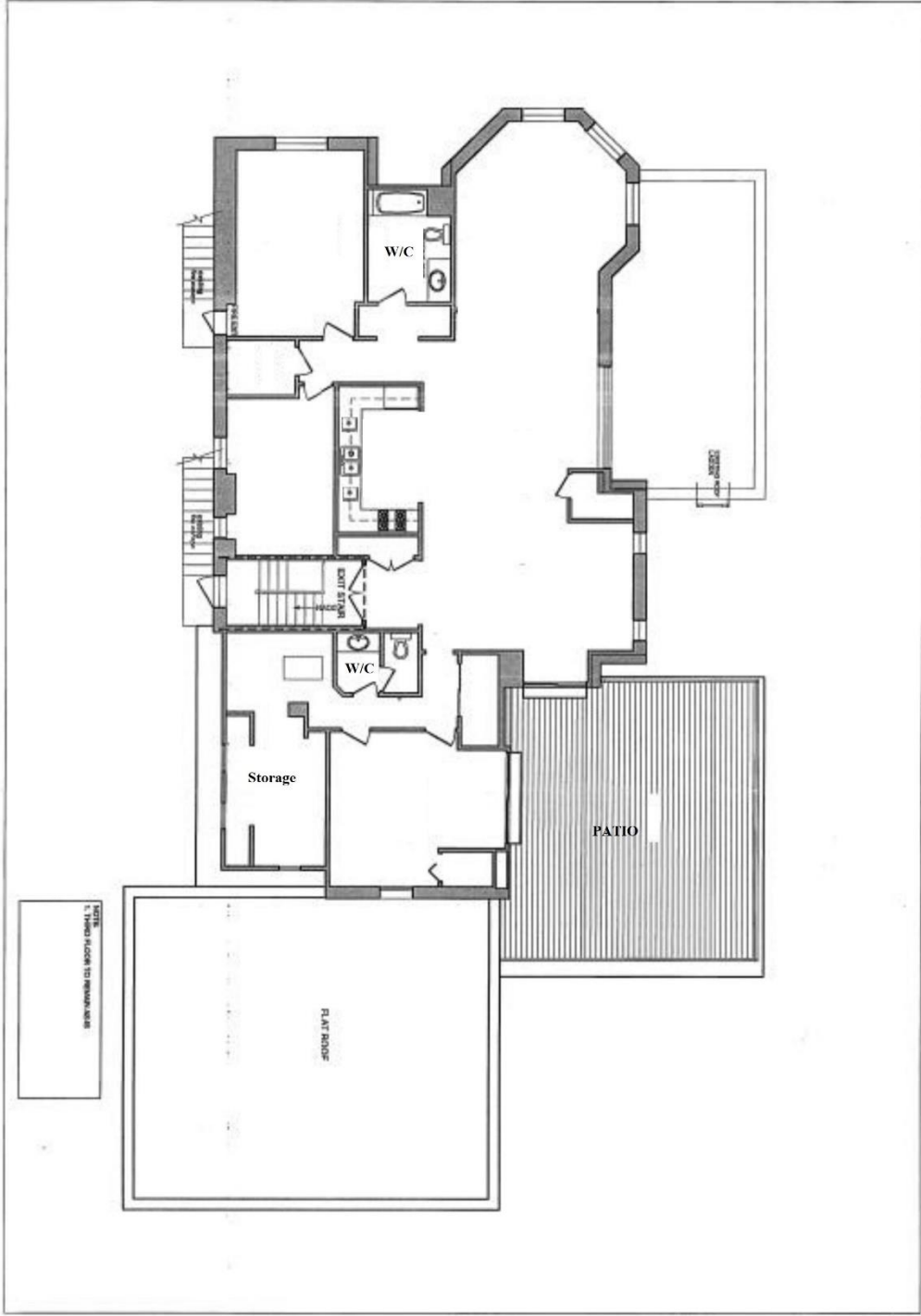
**KEVIN P. GILLEN**  
**FRI, BROKER, PRESIDENT**  
 (416) 964 9460  
[Kevin@kpgillen.com](mailto:Kevin@kpgillen.com)

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

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.

# 236 AVENUE ROAD #300 | FLOOR PLANS

4  
A3.0  
Third floor Plan  
SCALE: 1:100



**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)

**KEVIN P. GILLEN**  
**FRI, BROKER, PRESIDENT**  
(416) 964 9460  
[Kevin@kpgillen.com](mailto:Kevin@kpgillen.com)

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

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.



# 236 AVENUE ROAD #300 | 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)

**KEVIN P. GILLEN**  
**FRI, BROKER, PRESIDENT**  
(416) 964 9460  
[Kevin@kpgillen.com](mailto:Kevin@kpgillen.com)

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

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.