



832 Eglinton Avenue E

10,365 SF of Available Space Across Two Floors



Lennard:

200-55 University Avenue, Toronto

416.649.5920

*Broker of Record

Andrew Baker*

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Property Highlights

- Prime location in Laird/Eglinton Node, North York
- Directly along new Crosstown LRT, adjacent to upcoming Laird Station
- Multi-level space with freight elevator servicing all floors
- Ample parking behind building and along street front


Building Features


- Private offices along back wall
- Open kitchen area
- Power: 200 amps, 600 volts, 3 phase 3 watts
- Rooftop HVAC system
- Air Conditioning and security system
- Bus Line & Metro/Subway
- Signage
- Wheelchair Accessible
- Mezzanine




 Available Space
Main Level: 3,360 SF
Mezzanine Level: 3,000 SF
Lower Mezzanine Level: 3,000 SF
Basement: 1,000 SF


 Parking
9 Parking Spaces

 Net Rent
Contact Broker
Additional Rent
\$8.34 PSF (2023 Est.)

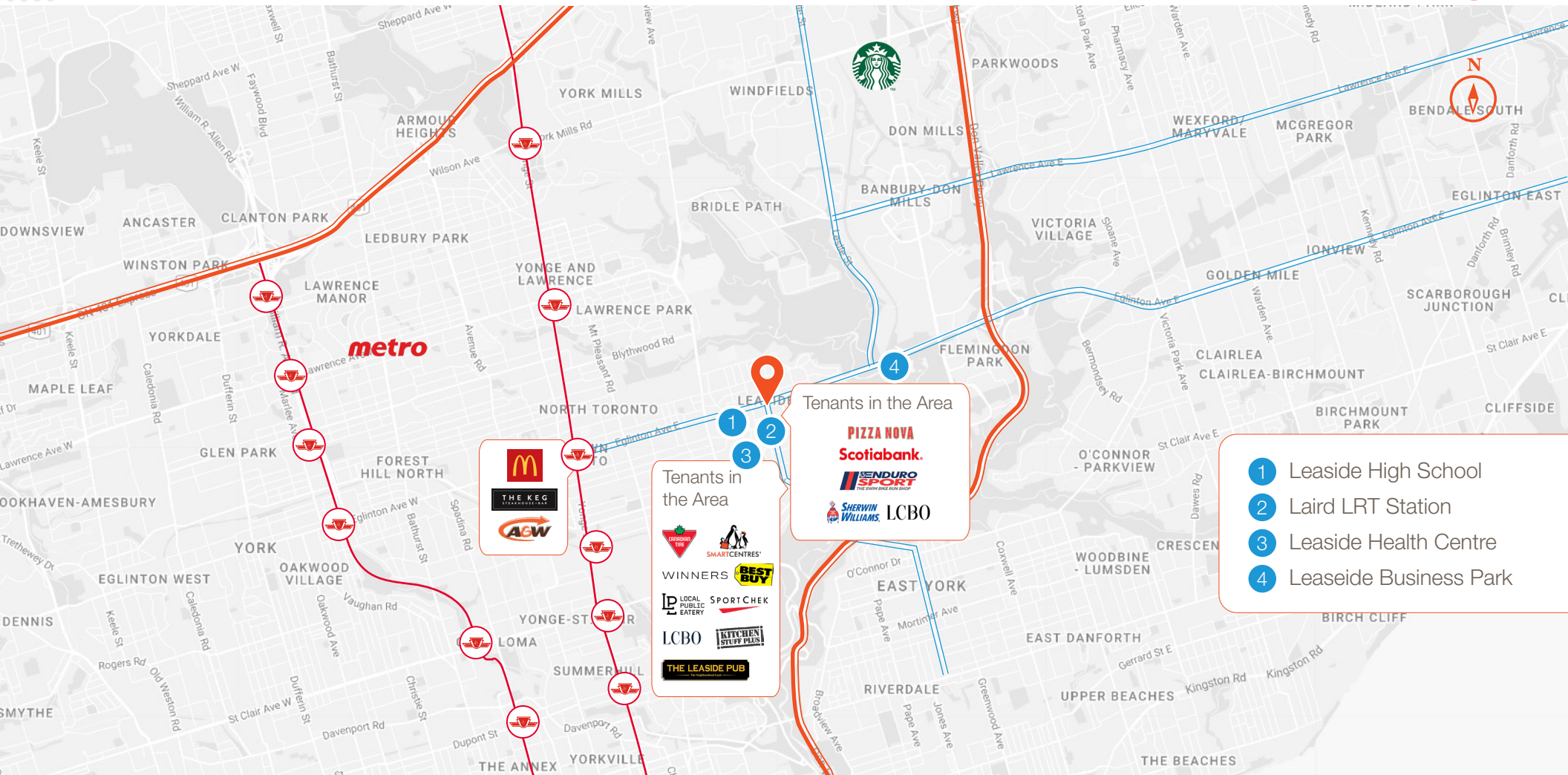
 Zoning
CR2.1 ((C0.7;r1.1)*298)

 Availability
Vacant

 Clear Height
Main Floor: 18'
Upper Mezzanine Floor: 12'
Lower Mezzanine Floor: ~10'

 Loading
Building backs onto a lane and has a loading door at ground level

Nearby Retail Traffic Drivers



- 1 Leaside High School
- 2 Laird LRT Station
- 3 Leaside Health Centre
- 4 Leaside Business Park

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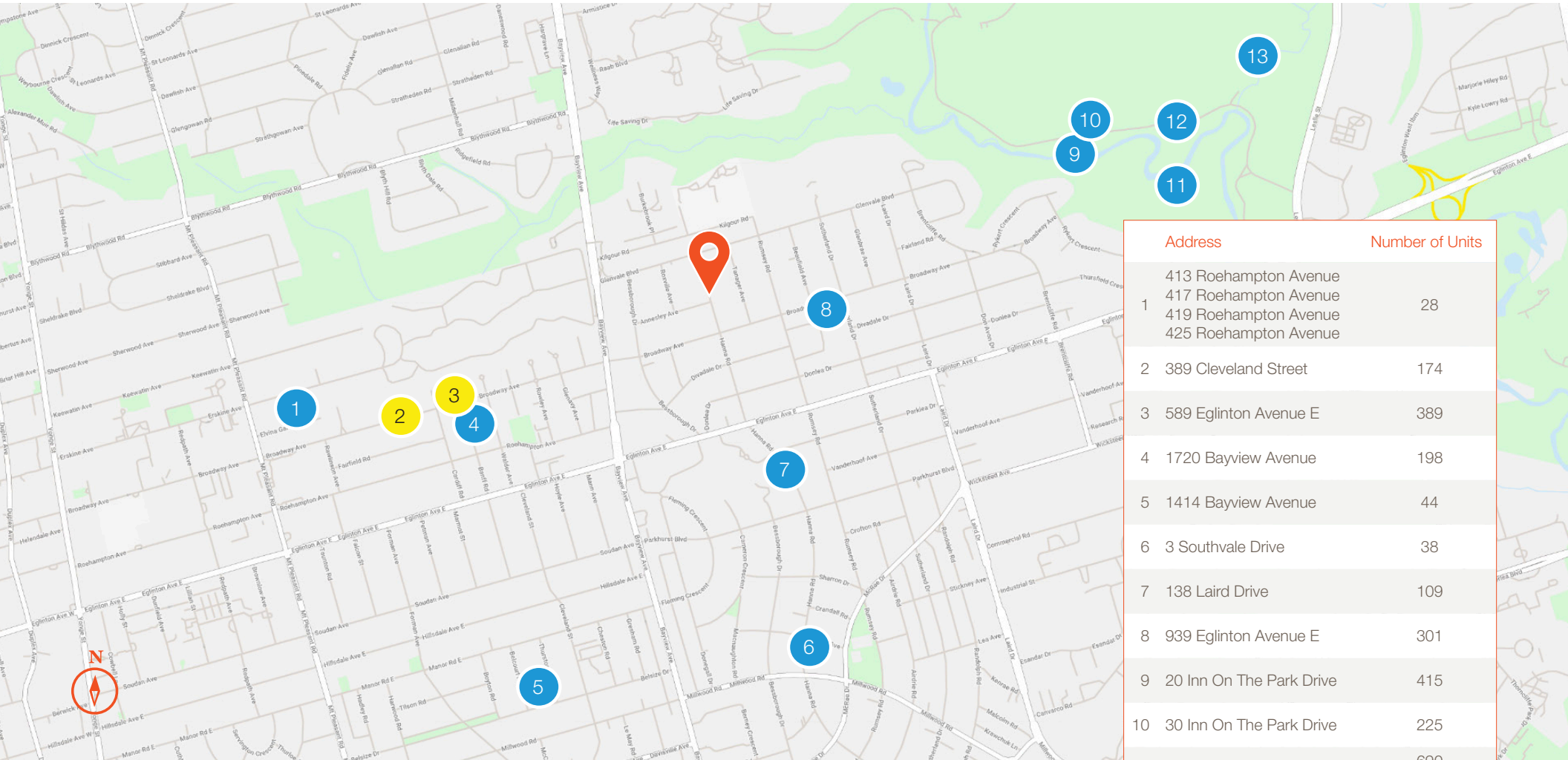
Bus Route

Subway Line

TTC Subway Stations

Highways

New Developments



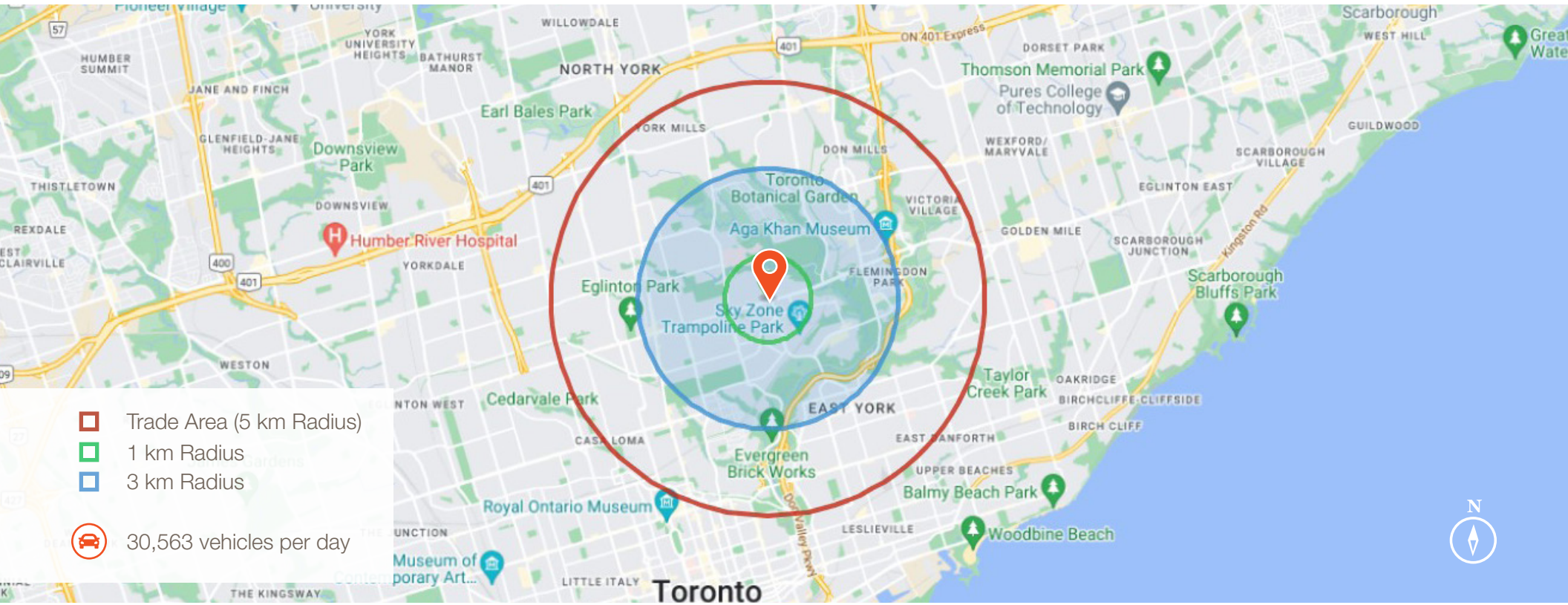
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 Active

 Coming Soon

	Address	Number of Units
1	413 Roehampton Avenue 417 Roehampton Avenue 419 Roehampton Avenue 425 Roehampton Avenue	28
2	389 Cleveland Street	174
3	589 Eglinton Avenue E	389
4	1720 Bayview Avenue	198
5	1414 Bayview Avenue	44
6	3 Southvale Drive	38
7	138 Laird Drive	109
8	939 Eglinton Avenue E	301
9	20 Inn On The Park Drive	415
10	30 Inn On The Park Drive	225
11	1155 Eglinton Avenue E	690
12	1150 Eglinton Avenue E	308
13	844 Don Mills Road	377
		379

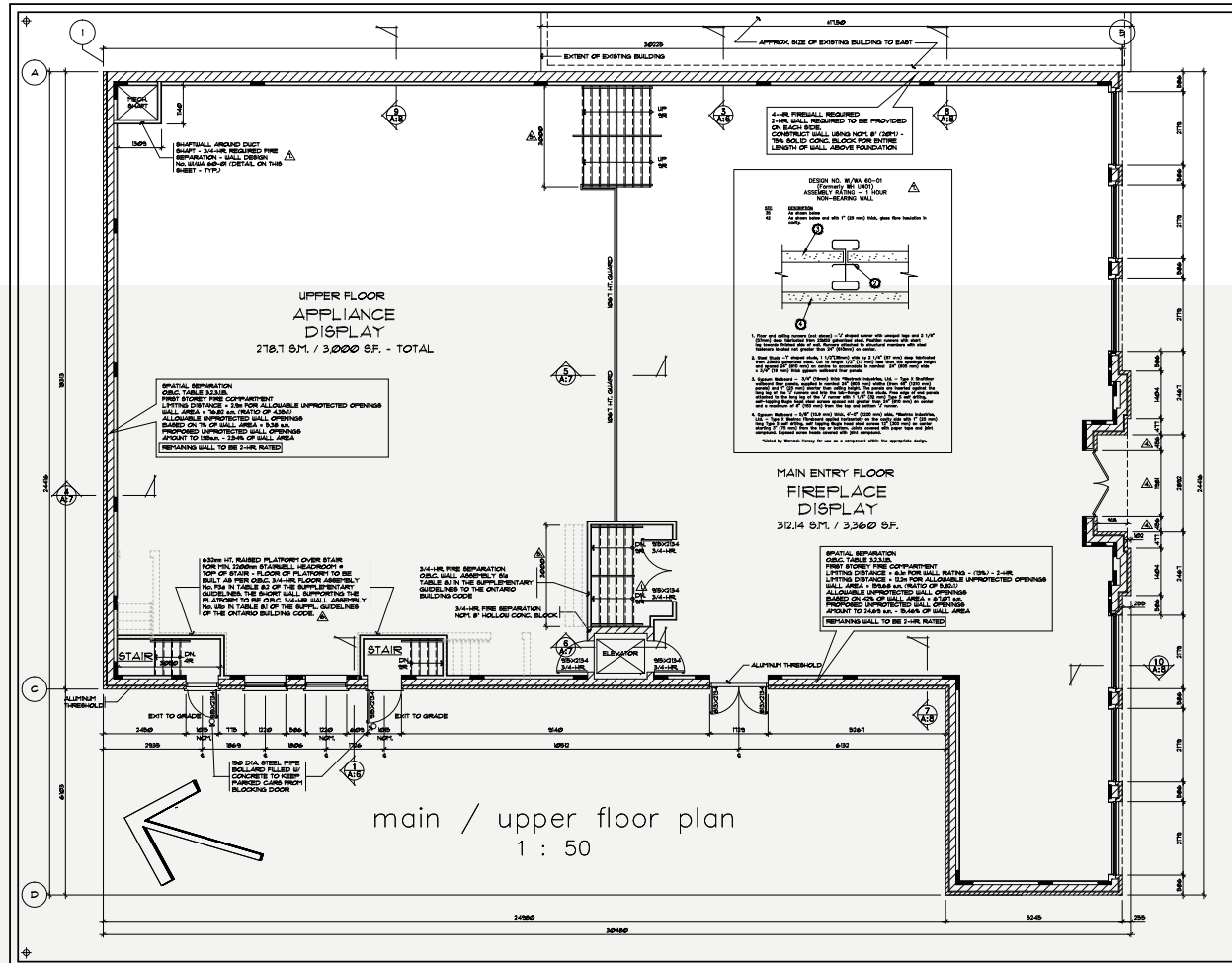
Demographics



Criteria	Aggregation	Trade Area (5 km Radius)	1 km Radius	3 km Radius
Total Population	Sum	384,358	11,075	142,913
Total Daytime Population	Sum	409,771	13,890	168,264
Avg. Household Income	Average	180,357	241,094	159,600
Average Age	Average	42	42	41
Avg. Annual Household Spending	Average	\$156,690.95	\$209,444.70	\$138,648.48

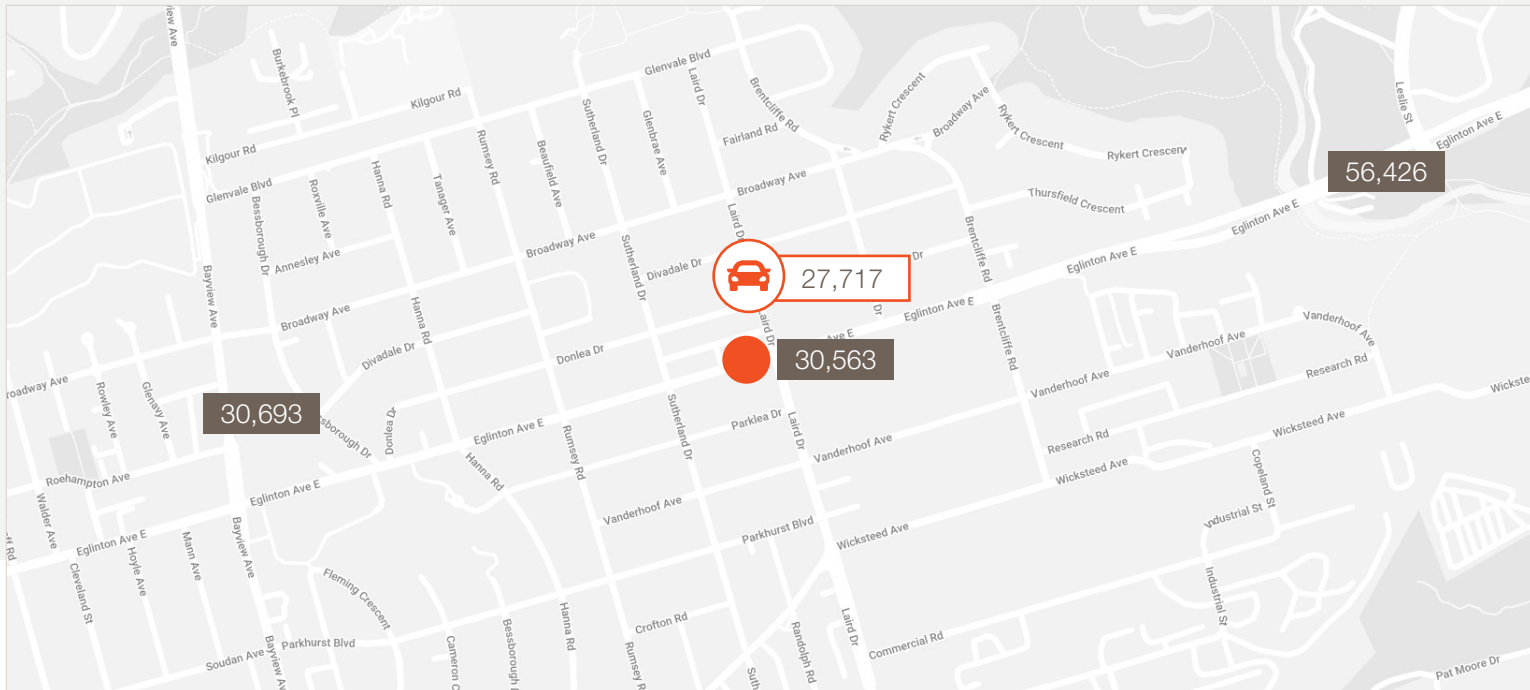
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Floor Plan: Main/Upper Level




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Traffic Counts



Intersection	Count Date	8 Peak hour Vehicle Volume	8 Peak Hour Pedestrian Volume
Eglinton Avenue E / Bayview Avenue	Oct 21st 2014	30,693	4,920
Eglinton Avenue E / Laird Drive	Jan 28th, 2016	30,563	2,881
Eglinton Avenue E / Leslie Street	Oct 10th 2013	56,426	401

 Eglinton Avenue E & Laird Drive Average Vehicle Volume per day (2023): 27,717

Gallery





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Retail Space For Sublease



Retail Expertise,
Street Wise Performance

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