

Retail/Commercial Space

**FOR LEASE**



681 ALGONQUIN BOULEVARD EAST, TIMMINS



**Located at the busiest intersection in Timmins, Algonquin Blvd. East and Texas Gulf Road (Highways 101 and 655).**

- Bring your business or professional practice to the next level with leasing opportunities at Northeastern Ontario's premier commercial site.
- Located at Timmins busiest intersection with daily traffic counts of over 14,000 vehicles, Morris A. Feldman Developments offers multiple access points, tremendous exposure and 358 parking spots for the convenience of your clients and employees.
- You will join national tenants Shoppers Drug Mart, A&W, and Manulife as well as the newly constructed 10,000 sq. ft. LCBO along with an 8 physician family health medical clinic and a 34,000 sq. ft. home improvement retail centre. Construction of a Popeyes Louisiana Chicken restaurant will begin in June 2022. The plaza is currently 95 percent occupied with only 4,300 square feet currently available.
- Don't miss out on this exciting opportunity. Contact us today to schedule your private viewing.

**JAY RICHMOND \***

Senior Director, Retail

416.636.8898 EXT.260

[jayrichmond@thebehargroup.com](mailto:jayrichmond@thebehargroup.com)

The Behar Group Realty Inc., Brokerage

1170 Sheppard Avenue West, Unit 24,

Toronto, ON M3K 2A3

Tel: 416.636.8898 / Fax: 416.636.8890

[www.thebehargroup.com](http://www.thebehargroup.com)

\* Sales Representative

## PROPERTY DETAILS

Size	4,300 sq.ft.
Rent	\$25.00/sq.ft.
TMI	\$10.58/sq.ft.
Availability	Immediate - TBD

## DEMOGRAPHICS

	1 km	3 km	5 km
Total Population	2,981	21,236	29,765
Total Daytime Population	5,748	22,813	29,815
Total Households	1,527	9,788	13,181
Average Household Income	\$77,877	\$83,925	\$91,037

Source: Estimates Neustar, 2021



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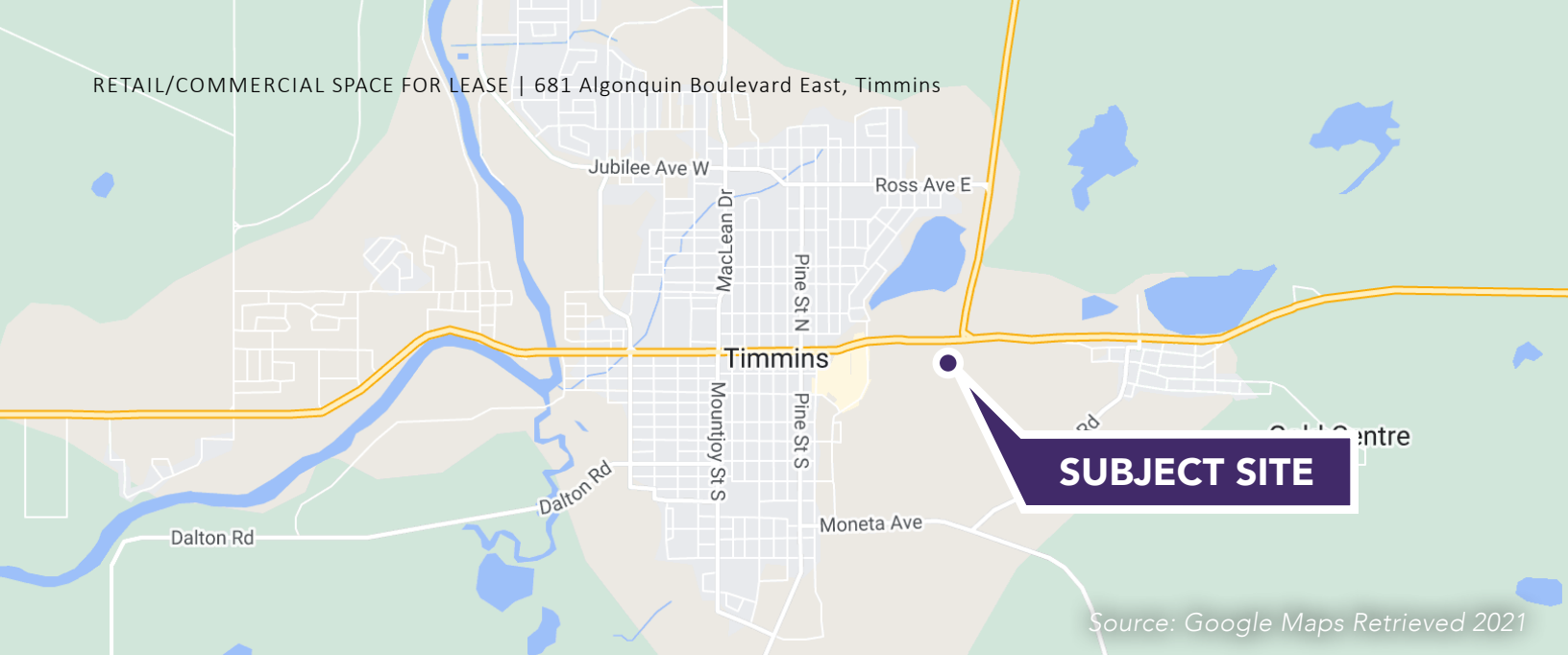
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