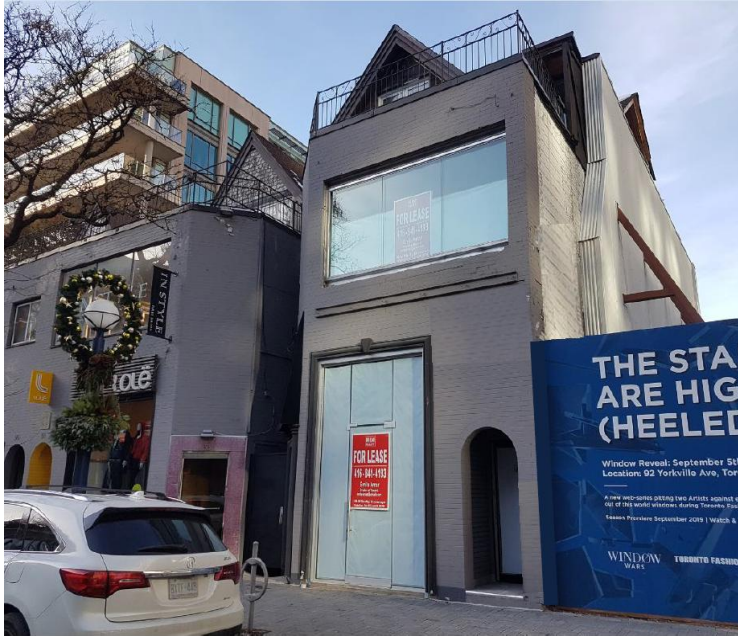


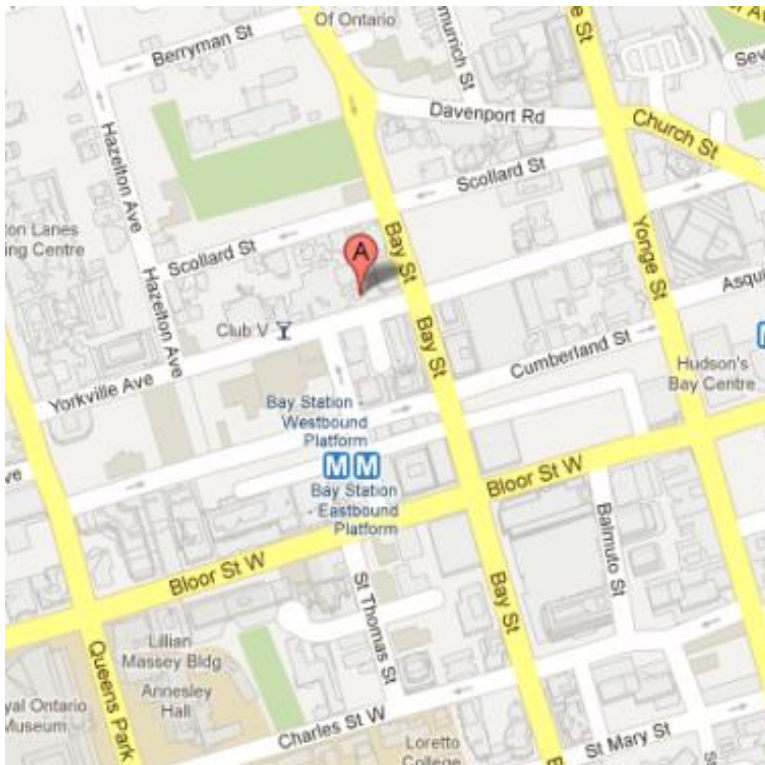
NOW LEASING

In the Heart of Yorkville/ Bloor/ Cumberland/ Bellair

86 YORKVILLE AVE. - 3RD FLOOR



A UNIQUE 3RD FLOOR BOUTIQUE OFFICE OR SERVICE BIZ ON YORKVILLE AVE.



Premises:

3rd Floor 1200sf

Rates:

NET: \$30/sf

TMI (2020 estimated): \$38/sf

Possession:

Immediate

Highlights:

Excellent Yorkville Address. Great Signage Exposure
Leisure Deck Overlooking Yorkville, Bellair & Surroundings
New: HVAC, Electrical Service, Plumbing, Drywall, Windows
and Sub-Floors. Shell Ready for Tenant's Design & Build-up
Ideal for Live/Work Office or Service Business
High Density Commercial & Residential Area
High Level of Pedestrian Traffic & Tourism
Steps to TTC, Bay/Bloor/Cumberland Subways

For more information, please contact:

EMILE AMAR,
Broker of Record
emileamar@gmail.com
416-841-4193

MLM Realty Brokerage - 70 Yorkville Ave. Unit UR1 Toronto, M5R 1B9 - 416-841-4193

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