

Retail/Commercial Space

FOR LEASE

3439 WESTON ROAD, TORONTO



Fully built-out, turn-key retail space at Casa Emery Village, a vibrant mixed-use development located near the southeast corner of Finch Avenue West and Weston Road.

- Formerly operating as a bubble tea shop, this retail space offers an excellent opportunity for a business to quickly establish itself.
- Phase 2 of the development has recently welcomed residential occupancy, adding to the areas energy and customer base.
- Situated in the heart of Emery Village, the property benefits from convenient access to Highways 401, 407, and 427, making it an ideal location for businesses seeking visibility and accessibility.

ARYEH ROSENZWEIG

Sales Representative

416 636 8898 EXT 251

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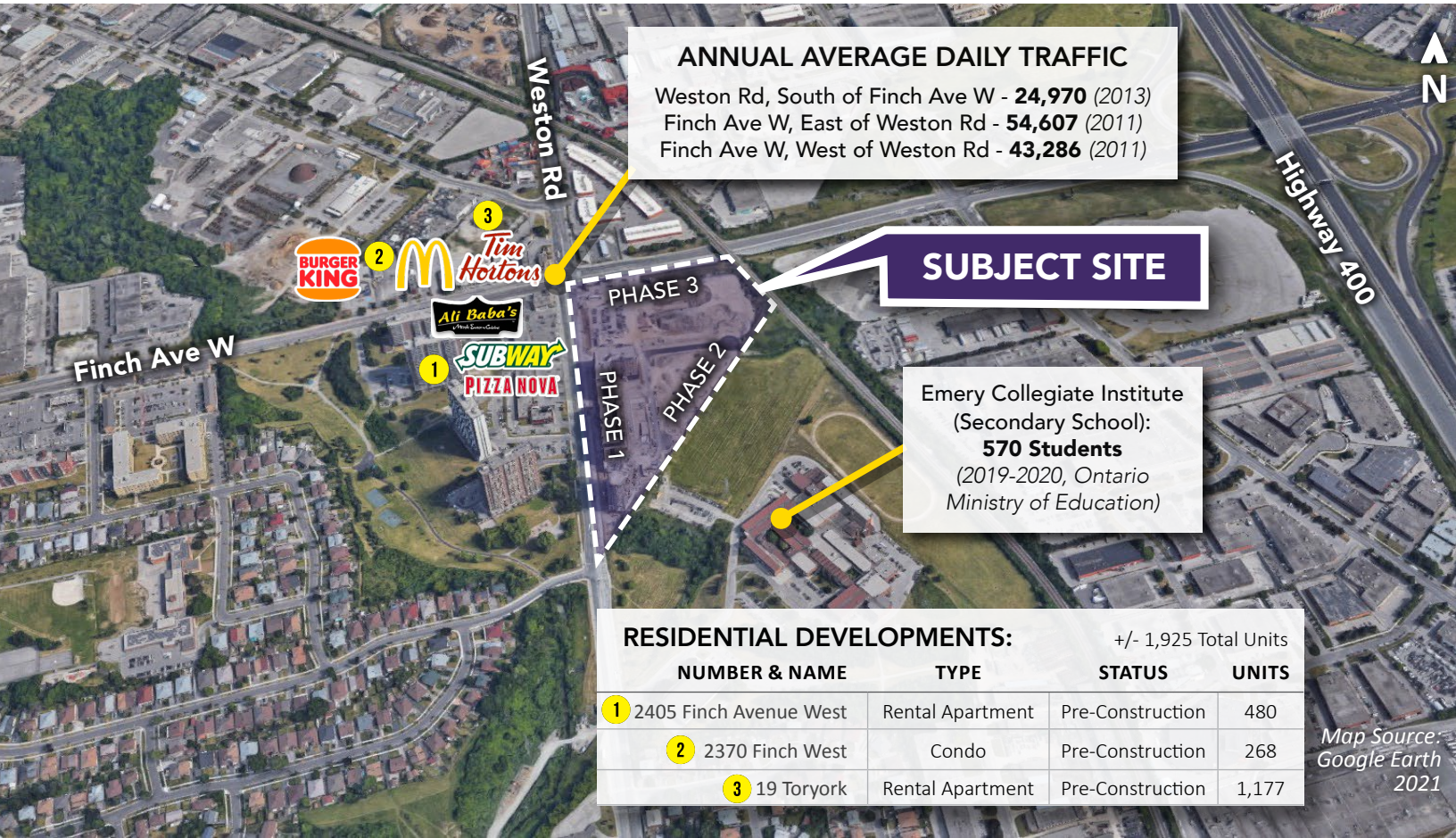
The Behar Group Realty Inc., Brokerage

1170 Sheppard Avenue West, Unit 24,

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PROPERTY DETAILS

Size:	757 SF
Lease Rate:	\$25.00 SF/yr (NNN)
Additional Rent:	\$12.13 SF/yr
Availability:	Immediate

DEMOGRAPHICS

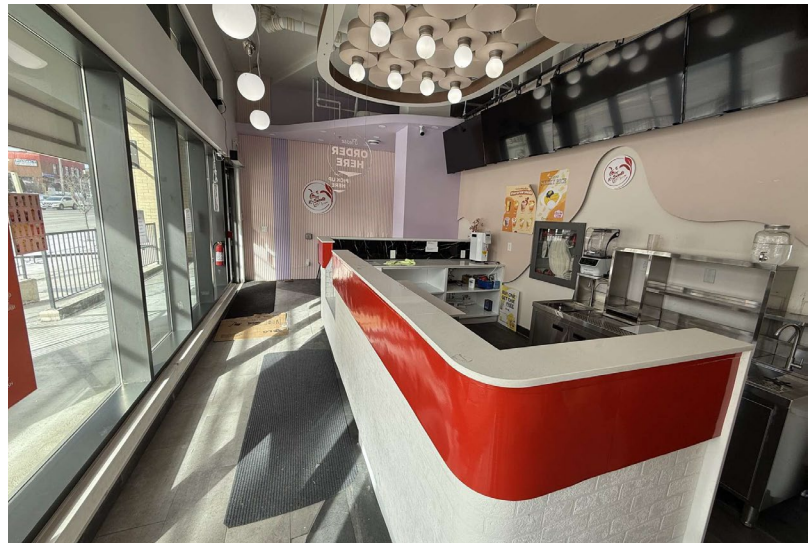
	1 KM	3 KM	5 KM
Total Population	13,107	100,467	262,669
Daytime Population	17,582	122,683	298,496
Total Households	4,359	31,550	85,922
Average Household Income	\$88,604	\$98,741	\$99,407

Data Source: Environics Estimates 2024

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As of December 1, 2023, new legislation has come into effect (TRESA -phase 2). These changes affect how you interact with real estate agents and brokerages.

Please read the Information guide published by RECO. Click here: [RECO Information Guide](#)

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Unless you are also a Client of TBG or the Designated Representative for this Listing (and you consent to Multiple Representation), then you are a Self Represented Party (SRP). It is important that you understand and acknowledge the risks and role as a SRP. Please read the RECO Information Guide, and before asking for assistance from the Designated Representative listed on this flyer be prepared to sign and acknowledge the RECO Information and Disclosure form for Self Represented Parties: [Click Here](#).

TBG strongly recommends that consumers retain the services of a qualified and experienced real estate agent.

For all transactions completed with TBG, you will be required to sign a Confirmation of Cooperation and Representation Agreement, whether you are a SRP or not, to ensure acknowledgement of representation disclosure.

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