



FOR LEASE

COMMERCIAL RETAIL

MLS# C12689492

# 384 S Yonge Street S 94, Toronto, ON M5B 1S8

Bay Street Corridor, Toronto · M5B 1S8

C\$ 999/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 0        | 0         | 310   | —       | 6-15      | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

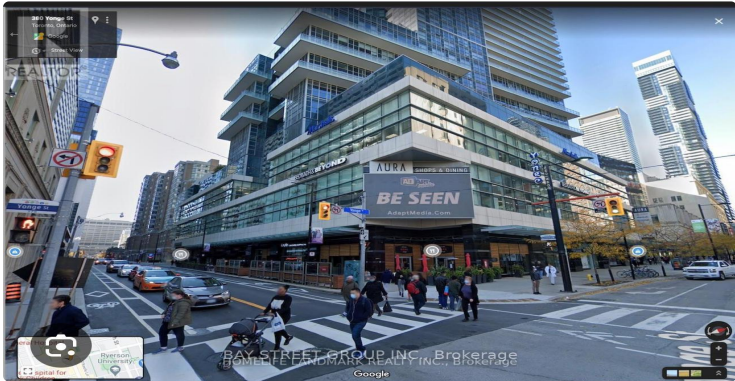
# ABOUT THIS PROPERTY

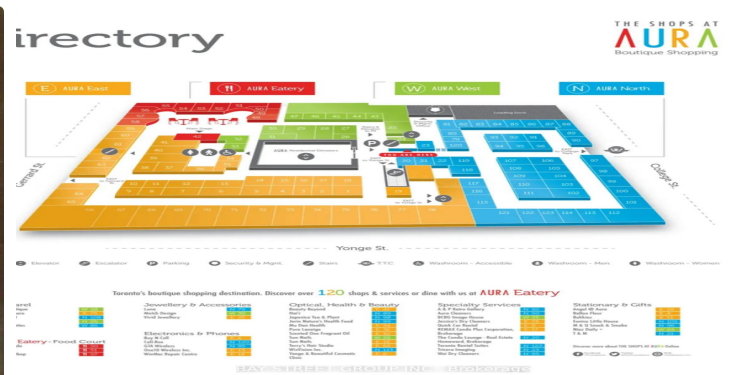
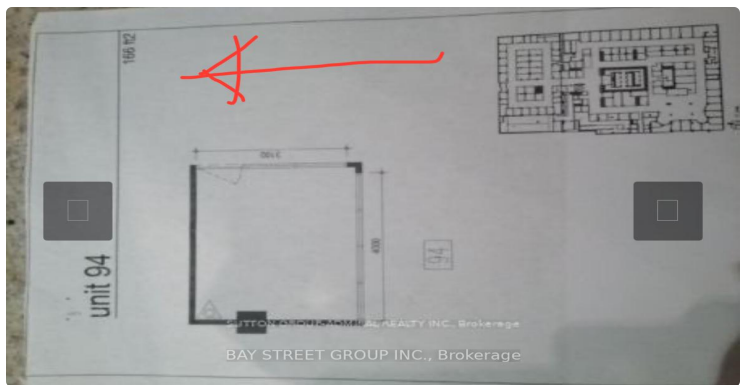
Highly visible corner retail unit positioned immediately beside subway doors, maximizing exposure to constant pedestrian flow. Located in the Aura complex in the core of downtown Toronto. Direct underground access to College Park Subway Station, Eaton Centre, and Dundas Square. Steps to Toronto Metropolitan University. Surrounded by numerous high-rise residential condominiums and a large student population. Suitable for a variety of retail and service uses, including cultural food concepts, beverage businesses, game or entertainment centers, specialty retail, or other customer-oriented operations. Buyer to verify permitted uses and zoning.

## PROPERTY DETAILS

|                |                     |
|----------------|---------------------|
| PROPERTY TYPE  | Commercial Retail   |
| LISTING STATUS | For Lease           |
| PROPERTY TYPE  | Commercial Retail   |
| AGE            | 6-15 years          |
| ANNUAL TAX     | \$2,473             |
| POSTAL CODE    | M5B 1S8             |
| NEIGHBOURHOOD  | Bay Street Corridor |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

BAY STREET GROUP INC.

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Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.