



FOR LEASE

COMMERCIAL RETAIL

MLS# C13748378

33 University Avenue 101A, Toronto, ON M5J 2S7

Bay Street Corridor, Toronto · M5J 2S7

C\$ 4,250/mo

0	0	442	—	31-50	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Strategically located on University between Front St and Wellington, this retail of 442 sq ft (net) has 2 storey high direct street exposure on University Ave. This is an exterior unit not part of PATH. Unit has completely been upgraded with brand new HVAC unit and hydro (70 Amp) at \$100,000+. NB: There is no gas supply for building. So, all appliances including HVAC run on hydro. Landlord will assist with sizing hydro capacity with engineer for determining proposed use. Landlord also has brand-named cafe from Belgium available. No franchise fee. Cannabis & vaping not permitted by condo corporation. Please see attachment for Floor Plan. LA is related to landlord (See Form 160)

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Lease
PROPERTY TYPE	Commercial Retail
AGE	31-50 years
POSTAL CODE	M5J 2S7
NEIGHBOURHOOD	Bay Street Corridor

GALLERY



LISTING AGENT

Pavel Shaganenko

CITY PLUS REALTY 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.