



FOR LEASE

COMMERCIAL RETAIL

MLS# C14106056

245 AUGUSTA Avenue, Toronto, ON M5T 2L8

Kensington-Chinatown, Toronto · M5T 2L8

C\$ 3,950/mo

0	0	763	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Prime commercial restaurant space available for lease in the heart of Kensington Market. Steps to the high-traffic intersection of Spadina Ave & College St with excellent pedestrian and vehicular exposure. Desirable location within walking distance to U of T St. George Campus, Queen's Park, AGO and OCAD University. Convenient access to TTC streetcar routes. Net rent \$3,950/month + \$1,500 TMI + utilities. Restaurant leasehold improvements to be purchased for \$35,000.

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Lease
PROPERTY TYPE	Commercial Retail
ANNUAL TAX	\$18,000
POSTAL CODE	M5T 2L8
NEIGHBOURHOOD	Kensington-Chinatown

GALLERY



LISTING AGENT

Pavel Shaganenko

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