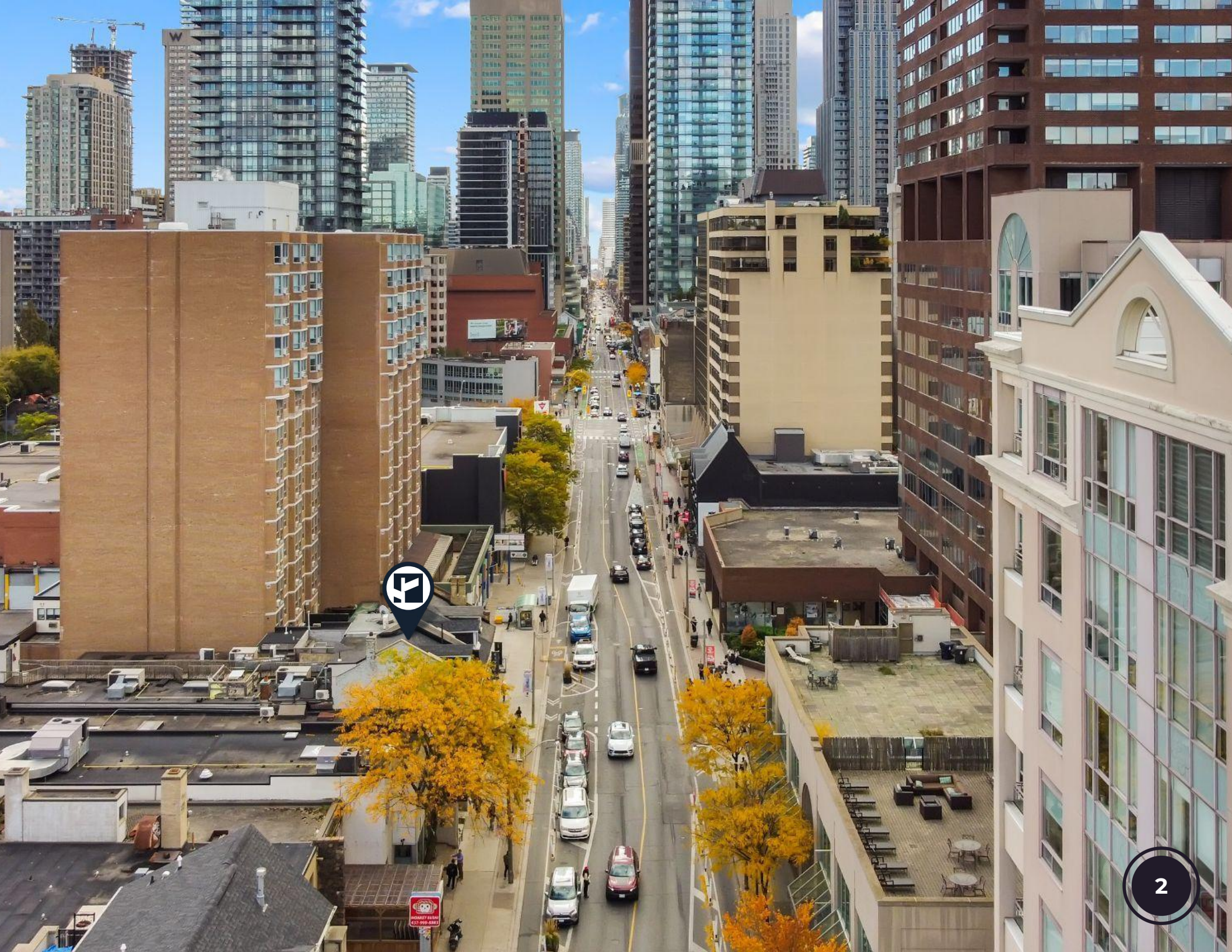


FOR LEASE
889 YONGE STREET
PRIME RETAIL & WELLNESS STUDIO





PROPERTY DETAILS

LOCATION

On the East side of Yonge Street between Church St and Aylmer Ave. In the Rosedale-Moore Park Community.

BUILDING DETAILS

Lower Level:	2,439	SF
Ground Floor:	2,438	SF
Second Floor:	2,443	SF
Third Floor:	716	SF
Total Area:	8,036	SF

RENTAL RATE

\$35 Per Square Foot Net

ADDITIONAL RENT

\$12 PSF T.M.I (tenant pays utilities & janitorial)

TERM

3 to 5 Years

POSSESSION

TBD

ZONING

CR 4.0 (c1.75; r4.0) SS1 (x2243)

PARKING

1

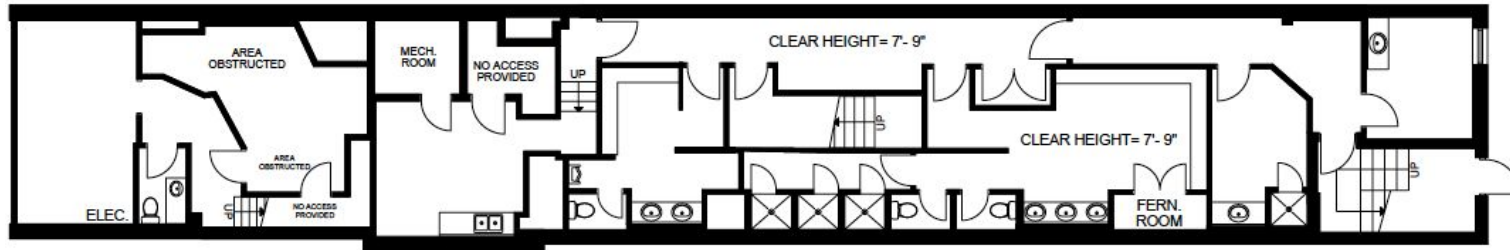


PROPERTY HIGHLIGHTS

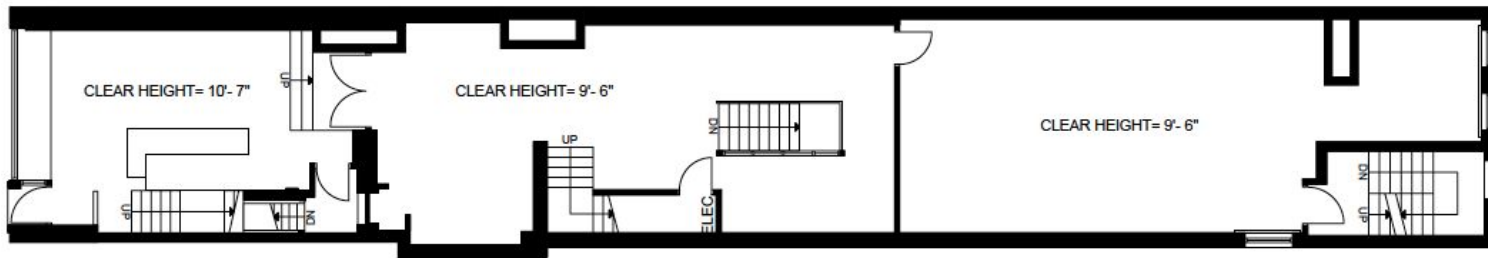
- Turnkey Fitness Studio & Retail Fronting on Yonge Street
- Steps from Yorkville & Four-minute walk to Rosedale Subway Station
- Features 3 Spacious Studios, a Private Session Room, Holistic Treatment Section, Spacious Men's and Women's Change rooms (with Showers & Lockers), Staff Kitchen, Third Floor Office & Retail Space with 10' Ceilings. (all other rooms have at least 8' ceilings)
- In ceiling speaker system throughout the building

FLOOR PLANS

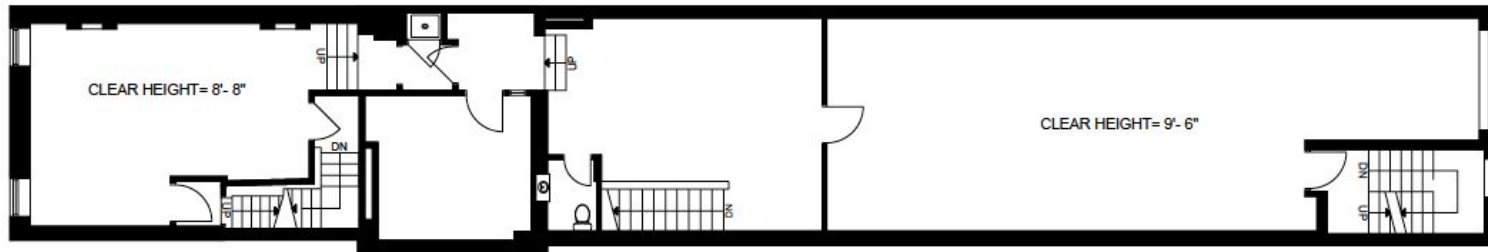
Lower Level



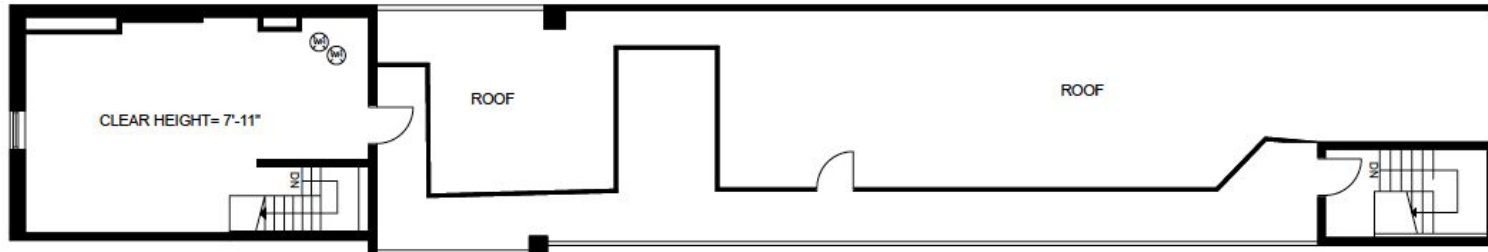
Ground Floor



Second Floor



Third Floor



Ground Floor Retail Storefront



Ground Floor Retail



Ground Floor Fitness Studio



Ground Floor Studio Prop Area



Lower Level Women's Change Room



Second Floor Rear Fitness Studio



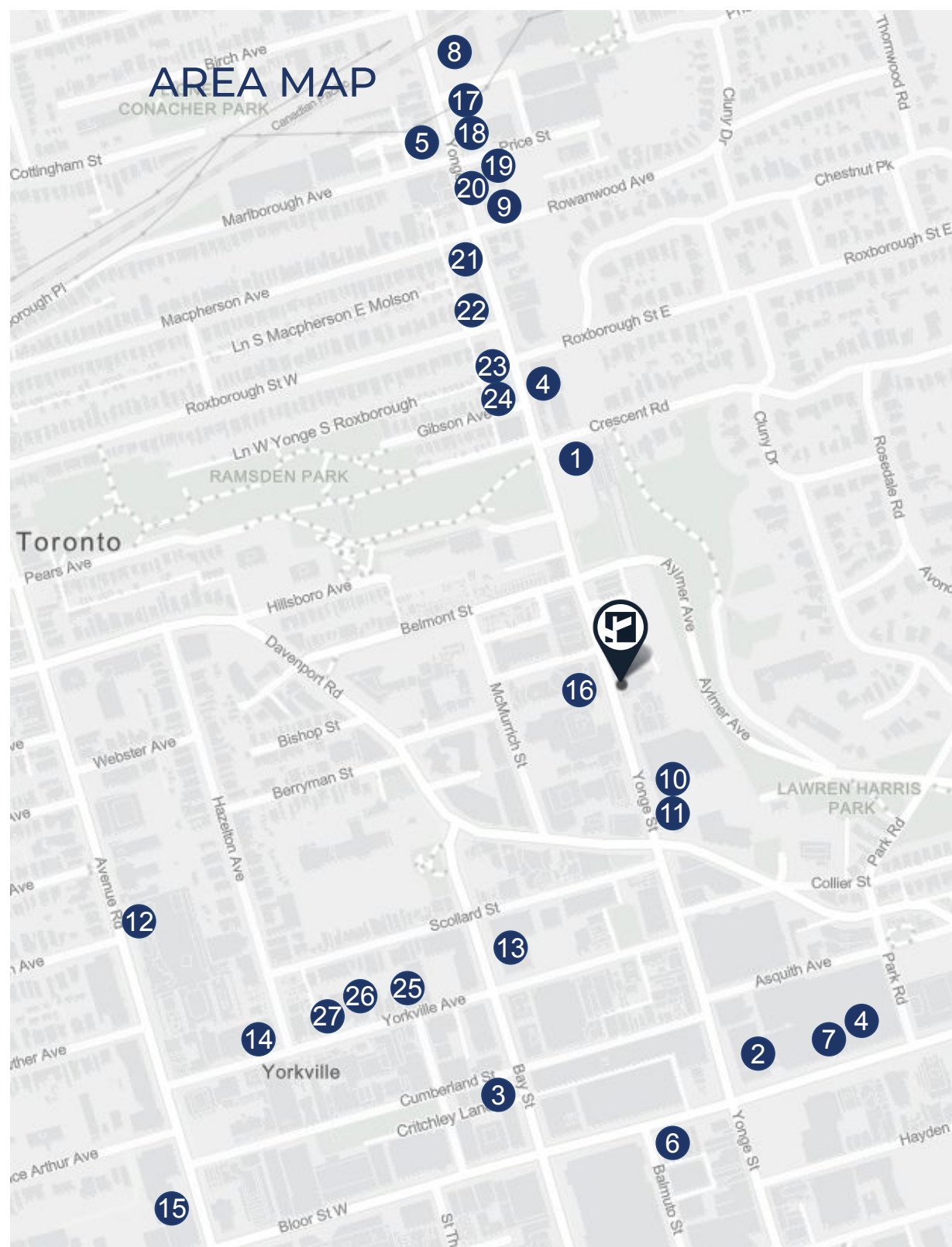
Second Floor Lobby



Third Floor Office/Photo Studio



AREA MAP



Neighbourhood Amenities

1. Rosedale Subway Station
2. Bloor-Yonge Subway Station
3. Bay Subway Station
4. Shoppers Drug Mart
5. TD Canada Trust
6. Scotiabank
7. RBC Royal Bank
8. LCBO
9. Shell Gas Station
10. Canadian Tire
11. Canadian Tire Gas+
12. Whole Foods
13. Four Seasons Hotel Toronto
14. The Hazelton Hotel Toronto
15. Park Hayatt Hotel Toronto
16. Subway Sandwich
17. Harvest Wagon
18. Terroni/Bar Centrale
19. Sleep Country
20. The Running Room
21. SMYTHE
22. Ellie Mae Studios
23. James Perse
24. Coco Market
25. Kith Toronto
26. BALENCIAGA
27. CHANEL



CONNECTIVITY



BIKE SCORE OF 77

→ Biking is convenient for most trips.



TRANSIT SCORE OF 89

→ A four minute walk from Rosedale Subway Station



WALK SCORE OF 98

→ Located in a pedestrian-friendly area within walking distance of downtown amenities, transit, parking, shopping and entertainment



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