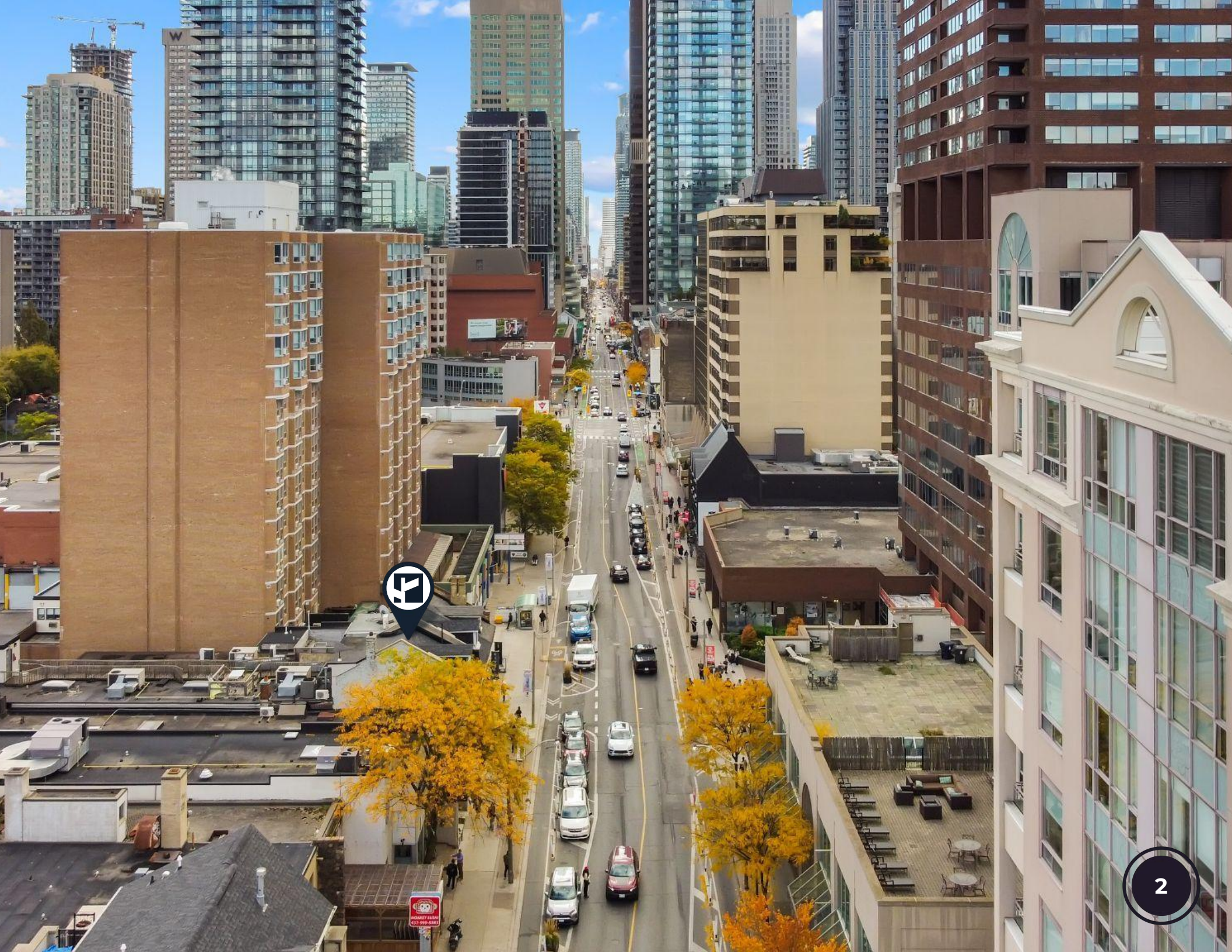


FOR LEASE
889 YONGE STREET
PRIME RETAIL & WELLNESS STUDIO





PROPERTY DETAILS

LOCATION

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

BUILDING DETAILS

Ground Floor: 2,438 SF
Second Floor: 2,443 SF
Total Area: 4,881 SF

* Additional 2,239 SF Basement Included

RENTAL RATE

\$55 Per Square Foot Net

ADDITIONAL RENT

\$18.67 PSF T.M.I (tenant pays utilities & janitorial)

TERM

3 to 5 Years

POSSESSION

Immediate

ZONING

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

PARKING

1

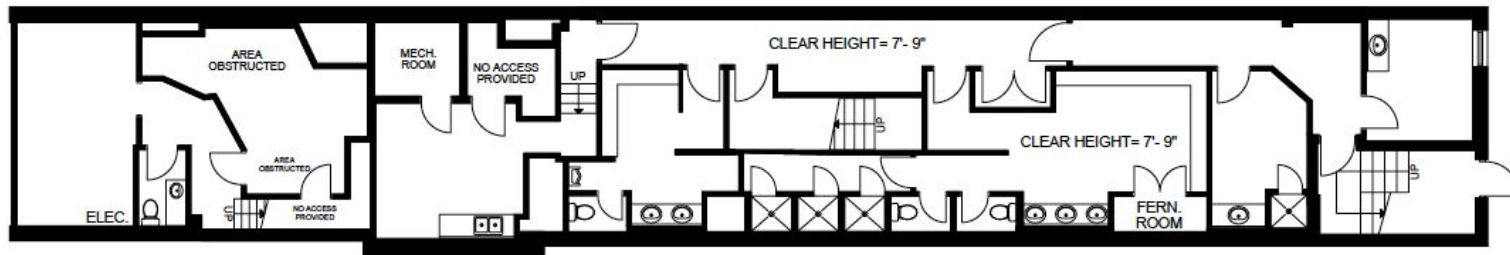


PROPERTY HIGHLIGHTS

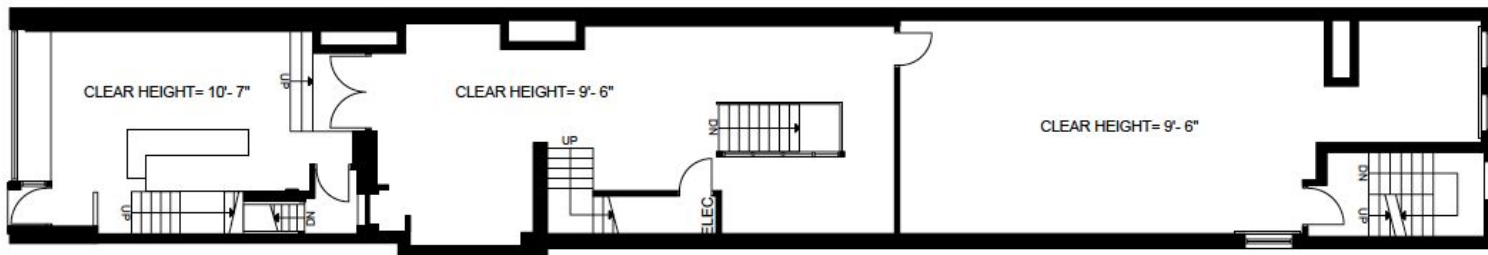
- Fitness/Dance Studio & Retail Fronting on Yonge Street
- Steps from Yorkville & Four-minute walk to Rosedale Subway Station
- Features 3 Spacious Studios, a Private Session Room, Holistic Treatment Section, Spacious Men's and Women's Change rooms (with Showers & Lockers), Staff Kitchen & Retail Space with 10' Ceilings. (all other rooms have at least 8' ceilings)
- In ceiling speaker system throughout the building
- 2,239 Sf Lower Level included in main & 2nd floor lease.
- Additional 716 SF 3rd floor office space available

FLOOR PLANS

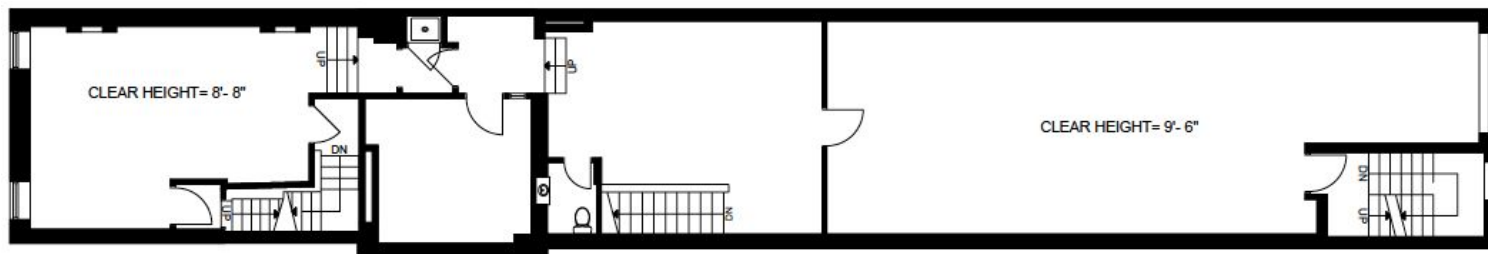
Lower Level



Ground Floor



Second Floor



Ground Floor Retail Storefront



Ground Floor Retail



Ground Floor Fitness Studio



Ground Floor Studio Prop Area



Second Floor Lobby



Second Floor Rear Fitness Studio



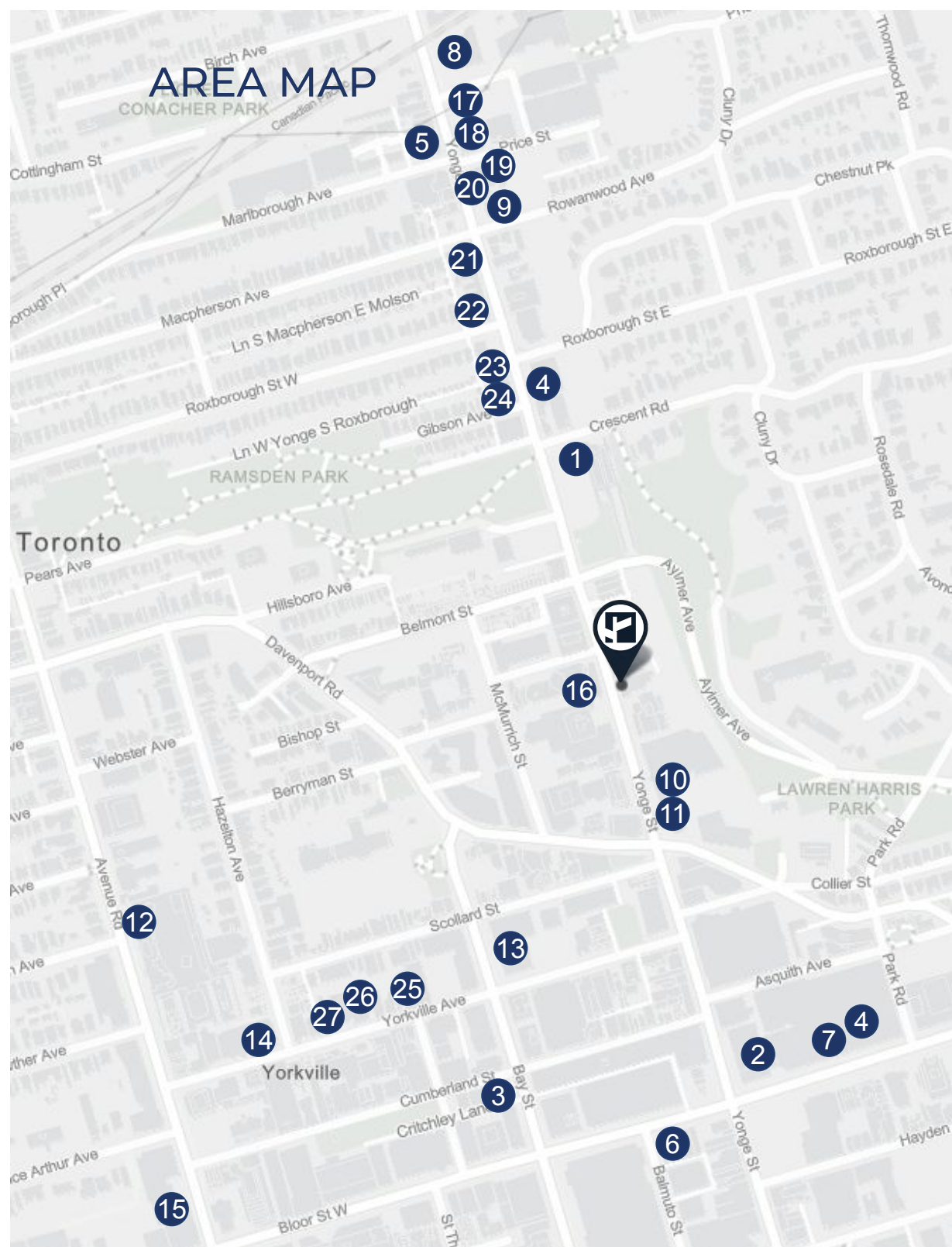
Second Floor Front Studio



Lower Level Women's Change Room



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

[GOOGLE](#)
[MAPS](#)



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



CONTACT

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