2344 YONGE ST.

Solutions ш Re \propto



Capitol Dentistry H&R Block

BMO

ROSELAWN AVENUE

The Dressing Room

Beanwise

Binz

The Anne Johnston Health Station

MONTGOMERY AVENUE

Stock T.C.

Whitehaus Condos

Chattime

Ono Poke Bar

RRC

Yonge Eglinton Centre

SEPHORA
AROMA
URBAN OUTFITTERS
WINNERS
REXALL
CINEPLEX
METRO SUPERMARKET

Our Wellness

Touhenboku Ramen

TD Bank

ERSKINE AVENUE

Starbucks

Wine Rack

2433 Yonge St.

Popey's

Freshii

Village Juicery

La Vecchia

Noah's Health Foods

Saporito Cafe

Wing Machine/Ginos Pizza

Jolibee

BROADWAY AVENUE

Text

Tim Hortons

Grazi Ristorante

Mars Diner

The Shoe Company

Shoppers Drug Mart

Pai Uptown

Dollarama

Bell

Chipotle

ROEHAMPTON AVENUE

Kupfert & Kim Paramount

Mad Radish

BMV

TD BANK

EGLINTON AVENUE EAST

BMO

CIBC

2433 YONGE STREET

SIZE: 7,520 SF

NET RENT: \$50 PSF

ADDITIONAL RENT: \$25 PSF (2024 ESTIMATE)

TERM: 10 YEARS

AVAILABLE: JULY 2024

REGENT STREET

Retail & Restaurant Real Estate Solutions

FEATURES

- Prominent streetfront
 opportunity in the heart of Mid Town, 3 blocks North of Yonge &
 Eglinton
- Bright, open space with glass storefront
- Ample parking options nearby
- Directly on Yonge Subway line, between Eglinton and Lawrence Stations
- Full building opportunity over two floors



Walk Score: 83



Bike Score: 82



Transit Score: 83



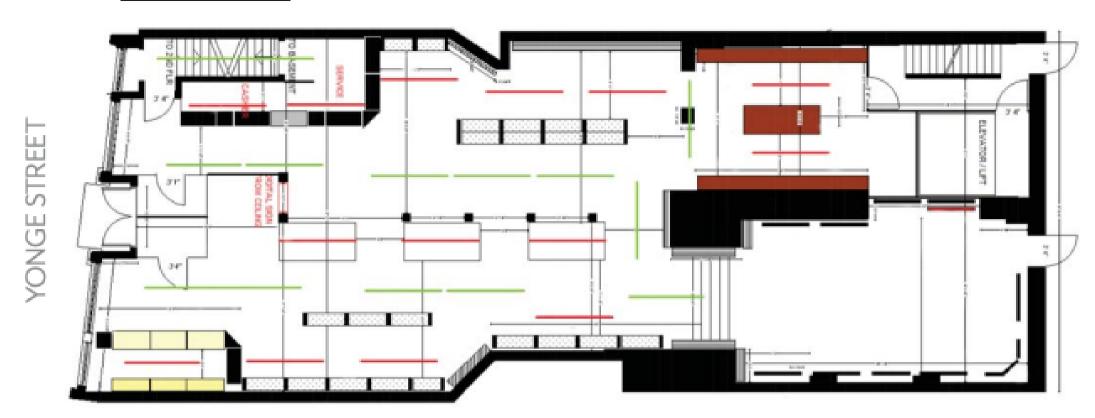




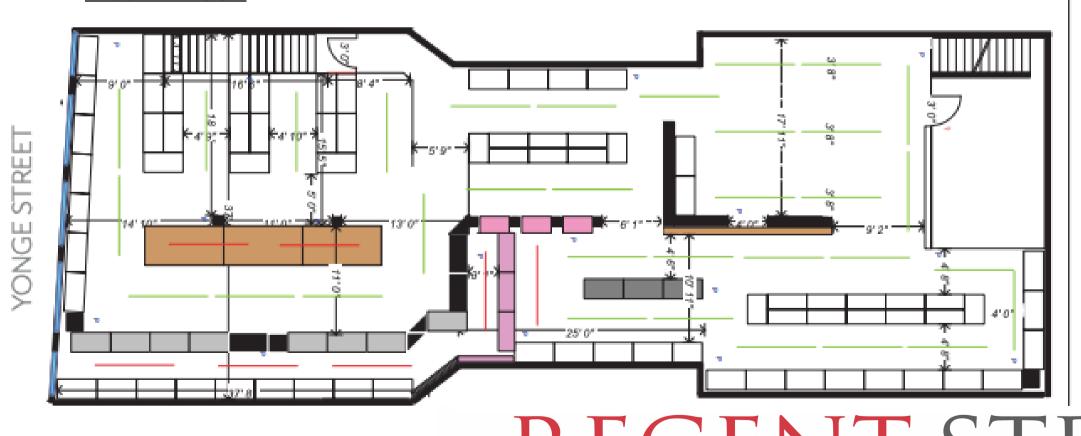




GROUND FLOOR



SECOND FLOOR



Retail & Restaurant Real Estate Solutions

YONGE & SECTION ACTION ACTION



189,240 Population



41 y/o Median Age



\$208,578 Average Household Income Yonge and Eglinton is a popular midtown hub for young professionals and families. It is home to plenty of bars, restaurants, boutiques and national retailers.

Developers continue to build in and around the streets that surround Yonge & Eglinton, adding density to any already bustling & established community.



More than 2500 new residential condominium units proposed for this area



FOR QUESTIONS AND TOURS

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