

PRIME RETAIL FOR LEASE

70 TEMPERANCE STREET



REGENT STREET
Retail & Restaurant Real Estate Solutions

Property Details:

Lease Term | 5-10 years

Minimum Rent | Call Listing Broker

Additional Rent 2020 | \$23.49 psf







Availability | Immediate



Property Highlights:

- Outstanding Contemporary Retail Space
- 1,879 Square Feet, Formerly An Upscale Bar/Café
- Ground Floor Unit In 54 Storey Building, 798 Units INDX Condo
- Steps From The Yonge/Dundas/Bay Street Action
- Fifteen Foot Ceiling Height With Forty-Seven Foot Frontage

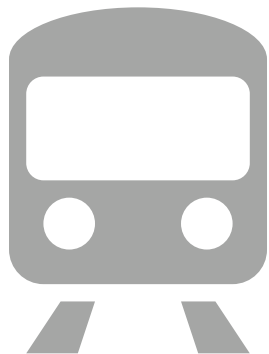
Demographics

	0 - 1 mile	0 - 3 miles
 Daytime Population	486,154	865,307
 Avg. Household Income	\$102,289	\$127,803
 Household Persons Per Household	82,913 1.66	281,774 1.87
 2019 Population Estimate	141,906	541,158
 Aged 0 - 19	11,287	62,382
Aged 20-44	90,098	292,569
Aged 45 -64	27,471	116,187
Aged 65+	13,050	70,020
 2024 Population Projected	13.4% Growth	8.7% Growth

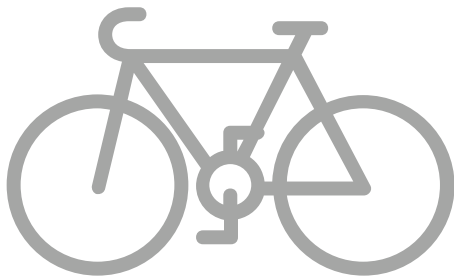
*Source: Sitaline



98 Walking Score



100 Transit Score

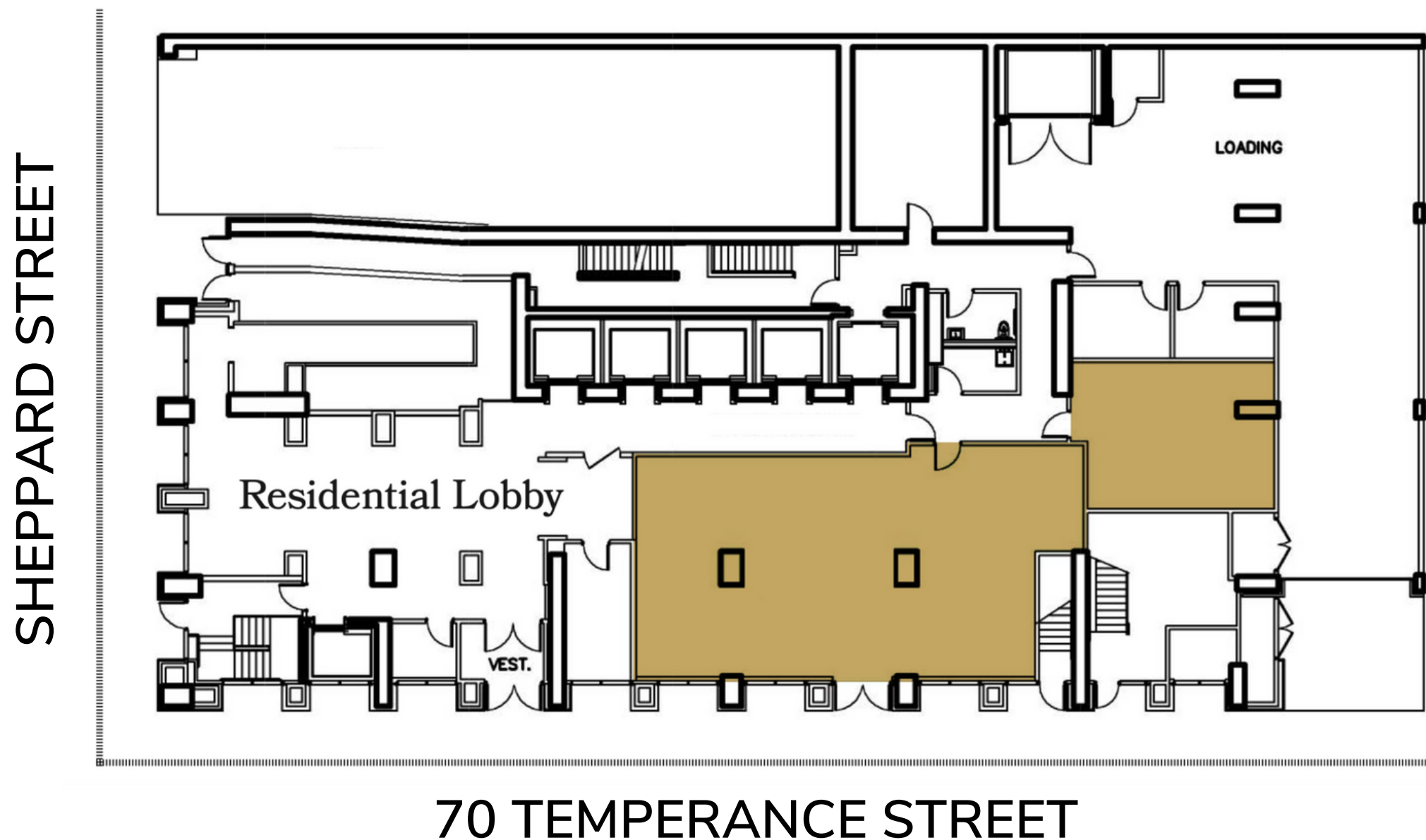


90 Bike Score

*Source:
Walkscore.com

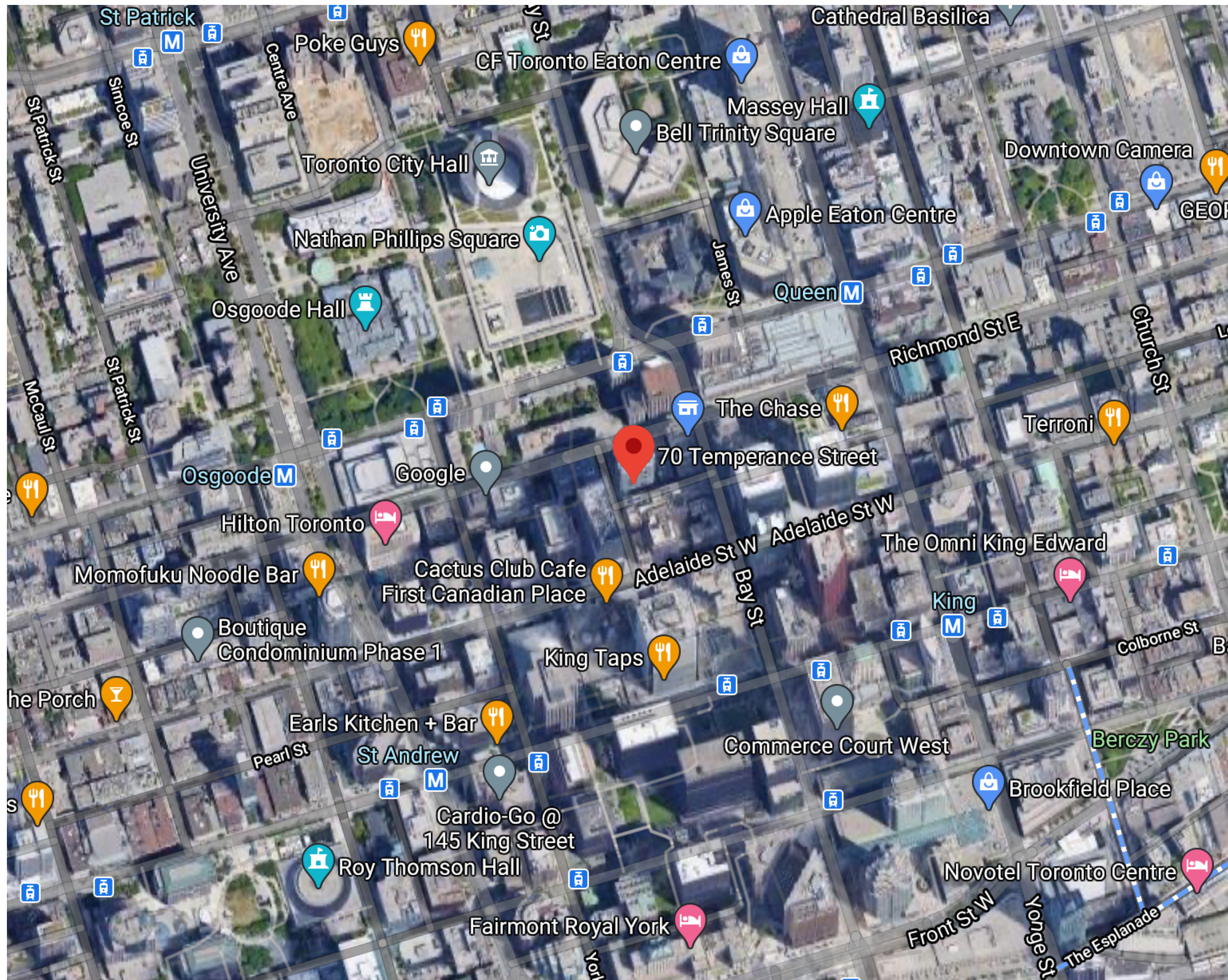
Site Plan


Unit 105 - 1,879 SF



Premises Attributes

- Modern and Spatial Base Building Shell, Exposed Concrete Surfaces
- Mechanical Permits Light Cooking and Exhaust
- Two Washrooms Plus One Accessible Washroom
- Full Cooking/Venting Potential



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Ideal Location For:

- QSR
- Catering Café
- Bar-Lounge
- Salon/Spa
- Specialty Barber
- Cannabis Café
- Personal Service
- Wellness Use

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Contact:

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