

FOR LEASE

SUBJECT PROPERTY

# 5455 Steeles Ave. West, North York

PRIME RESTAURANT SPACE AVAILABLE IN NORTH YORK

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Broker Of Record

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**TESA REAL ESTATE**  
**BROKERAGE**

## KEY DETAILS:

5455 STEELES AVE.  
WEST, NORTH YORK

LOCATION:

1000 SQUARE FT.

TOTAL SPACE AVAILABLE:

RESTAURANT SPACE

PROPERTY TYPE:

ULTRAMAR, CONVENIENCE  
STORE, PITA LAND RESTAURANT

TENANT MIX:

\$5,000  
PER MONTH (TMI INCLUDED) + HST

ASKING PRICE:



## PROPERTY OVERVIEW:

This commercial real estate opportunity presents a prime restaurant space for lease in a highly desirable location. Situated within a brand new Ultramar gas station, the available space offers 1000 square feet, providing an ideal setting for a restaurant business. With existing tenants such as Ultramar, a convenience store, and Pita Land Restaurant, this property benefits from high traffic and excellent visibility.

## PROPERTY HIGHLIGHTS:

1. **Prime Location:** The property is situated in a highly sought-after area, ensuring a steady flow of potential customers and easy accessibility.
2. **Brand New Ultramar Gas Station:** Being located within a new Ultramar gas station offers added convenience and exposure for your restaurant business.
3. **Ideal Size:** With 1000 square feet of space, there is ample room to accommodate a variety of restaurant concepts and seating arrangements.
4. **Established Tenant Mix:** The presence of popular tenants like Ultramar, a convenience store, and Pita Land Restaurant creates a vibrant and bustling environment.

# INTERIOR PICTURES

5455 STEELES AVE. WEST, NORTH YORK



# EXTERIOR PICTURES

5455 STEELES AVE. WEST, NORTH YORK



