

**AVAILABLE NOW**

**3519 Bathurst Street, Toronto, ON  
Retail | Medical | Professional**



**SIGNAGE OPPORTUNITY**

**Corner Property with Super Visibility  
1200 sq foot + basement  
Large Patio Area  
Currently fixtured for Food Service  
Includes Ventilaton and Walk in Fridge/Freezer  
Newer 5 ton HVAC  
7 Dedicated Parking Spaces  
Excellent Signage Opportunities**



**Option to add 2nd floor  
to lease for a total of  
2400 square feet  
(3600 sq ft including basement )**



**MICHAEL J. NADEL  
416-786-1318  
michael@michaelnadel.com**



14-3600 Langstaff Road,  
Woodbridge, ON, L4L 9E7,  
Tel: 416-798-7070, Fax: 905-851-8794

**\$13,100 + HST + Utilities  
per month for 1st floor, basement  
and patio  
5 Year term / 10 year term  
available for AAA Tenants**