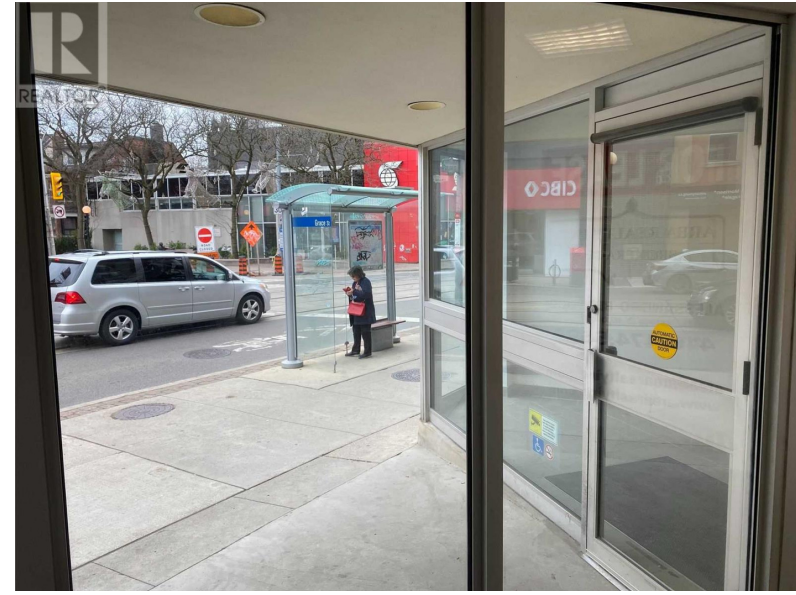


NOW LEASING

Palmerston-Little Italy

#MAIN- 632-634 COLLEGE ST



MLS® Number: C6037785

PREMISES: 37 ft of Frontage on College St. & 4400 sqft+ of indoor space

RATES: \$35/square feet

HIGHLIGHTS: 37 feet of frontage on College St. in the heart of Little Italy. The indoor space spans over 4,400 sq ft, with a very large open area that is ideal for **retail, galleries, functions, professional offices, and more.** Additionally, the space includes **7** professionally built-out offices that can be easily removed, providing flexibility to tenants. Very flexible landlord, and the property is well-maintained. TTC streetcar stop is conveniently located at the entrance, offering excellent exposure. The space is also handicap accessible and features amenities such as a ramp, 2 washrooms, a kitchenette, a communication room, A/C, electrical upgrade, and more.

For more information, please contact:

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Broker of Record



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Commercial Specialist
Real Estate Representative

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