



RETAIL FOR LEASE

2245
YONGE ST

**High Profile Leasing Opportunity
in Midtown Toronto**

Sun Quach*

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2245 YONGE ST

Property Details

Address: 2245 Yonge St, Toronto

Unit: Ground Floor Retail

Cross Street: Yonge St & Eglinton Ave E

Use: Retail

Area: **3,691 sf ground floor + 2,094 sf basement at no additional charge**

Asking Rent: Please contact listing agents

TMI: ~\$17.26 psf on ground floor GLA

HIGHLIGHTS

- Right-sized retail space with high-profile frontage on Yonge Street
- Yonge & Eglinton node – one of Toronto's densest and fastest-growing commercial nodes
- Steps from Eglinton TTC Station and Eglinton Crosstown
- Rear parking and loading access available
- Heavy pedestrian traffic and vehicular traffic with excellent exposure
- Strong co-tenancy with national retailers along the Yonge & Eglinton corner



Retail Map



Demographics



106,770
Population



53,771
Households



111,588
Daytime Population



1.80%
Annual Growth

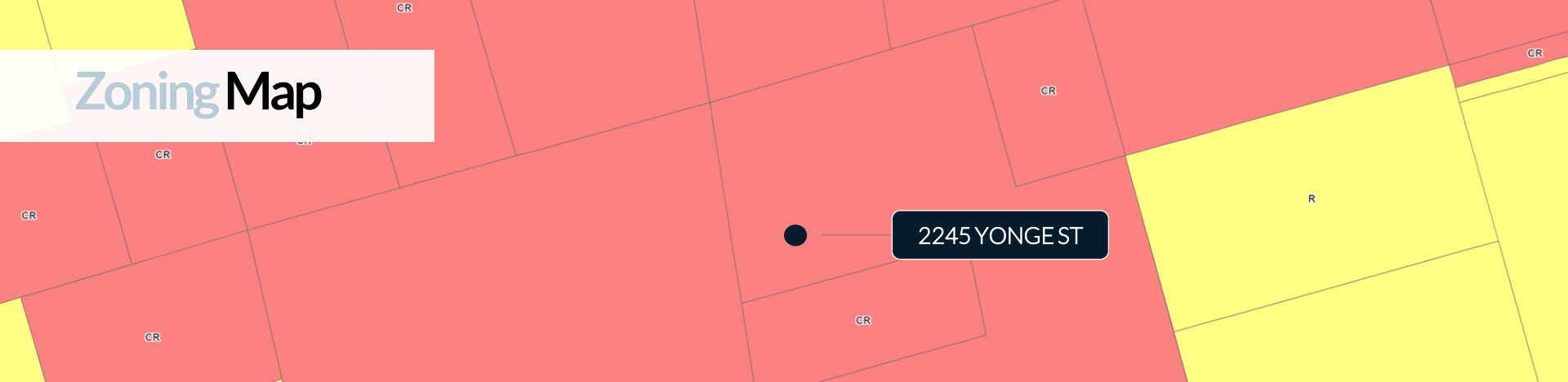


\$185,442
Household Income



39.8
Median Age

Zoning Map



Commercial Residential (Mixed Use)

This property benefits from a unique Commercial Residential designation under the City of Toronto Zoning By-law. With an emphasis on active street-level engagement, the site is perfectly suited for vibrant retail fostering community connection and urban vitality. The zoning designation allows for a diverse range of commercial, institutional, and residential uses including medical offices, wellness centres, and other retail uses.

- Art Gallery
- Artist Studio
- Automated Banking Machine
- Community Centre
- Courts of Law
- Educational Use
- Financial Institution
- Library
- Massage Therapy
- Medical Office
- Museum
- Office
- Performing Arts Studio
- Personal Service Shop
- Pet Services
- Post-Secondary School
- Production Studio
- Religious Education Use
- Software Development and Processing
- Veterinary Hospital
- Wellness Centre
- Restaurant Establishment
- Quick Service Restaurant
- Amusement Arcade
- Retail Store
- Retail Services

**Zoning and permitted uses to be verified by the tenant*



Contact for More Information

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