

# RETAIL SPACE - FOR LEASE

491 Queen Street West, Toronto (ON)

**OBERFELD SNOWCAP**

*Vision worth experiencing*



## DETAILS

<b>AVAILABILITY</b>	Immediately	<b>NET RENT</b>	\$65.00/sq. ft. for the ground floor area	<b>JOEL FINKLER</b> Real Estate Broker, Real Estate Services D: 416.849.8578 joel@oberfeldsnowcap.com
<b>AREA</b>	2,324 sq. ft. on the ground floor	<b>OPERATIONAL EXPENSES &amp; TAXES</b>	\$9.00/sq. ft. (est. 2017) for the ground floor area	
<b>BASEMENT (included in rent)</b>	1,500 sq. ft.	<b>UTILITIES (gas &amp; electric)</b>	Metered separately	

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# NEIGHBOURING RETAILERS

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## HIGHLIGHTS:

- Site located in a dynamic retail node
- Exposure to two desirable markets: Queen West which attracts international retailers and West Queen West appreciated for dining & nightlife, as well as its local retailers.
- One of Toronto's most vibrant neighbourhoods
- Desirable location for a variety of uses

## 2017 DEMOGRAPHICS (1 km)



AVERAGE HH INCOME:  
\$105,673



AVG. HH EXPENDITURE:  
\$111,743



DAYTIME POPULATION:  
137,124



2017 POPULATION:  
52,237



AVG. HH SIZE :  
1.7