

# 83 YONGE STREET

1857-THE TIN & COPPER SMITH BUILDING-1857

RETAIL FOR LEASE





# PROPERTY DETAILS

<b>GROUND FLOOR:</b>	2,750 SF
<b>AVAILABLE:</b>	Immediately
<b>TERM:</b>	5-10 years
<b>NET RENT:</b>	Please Contact Listing Agents
<b>ADDITIONAL RENT:</b>	\$31.59 (est. 2024)

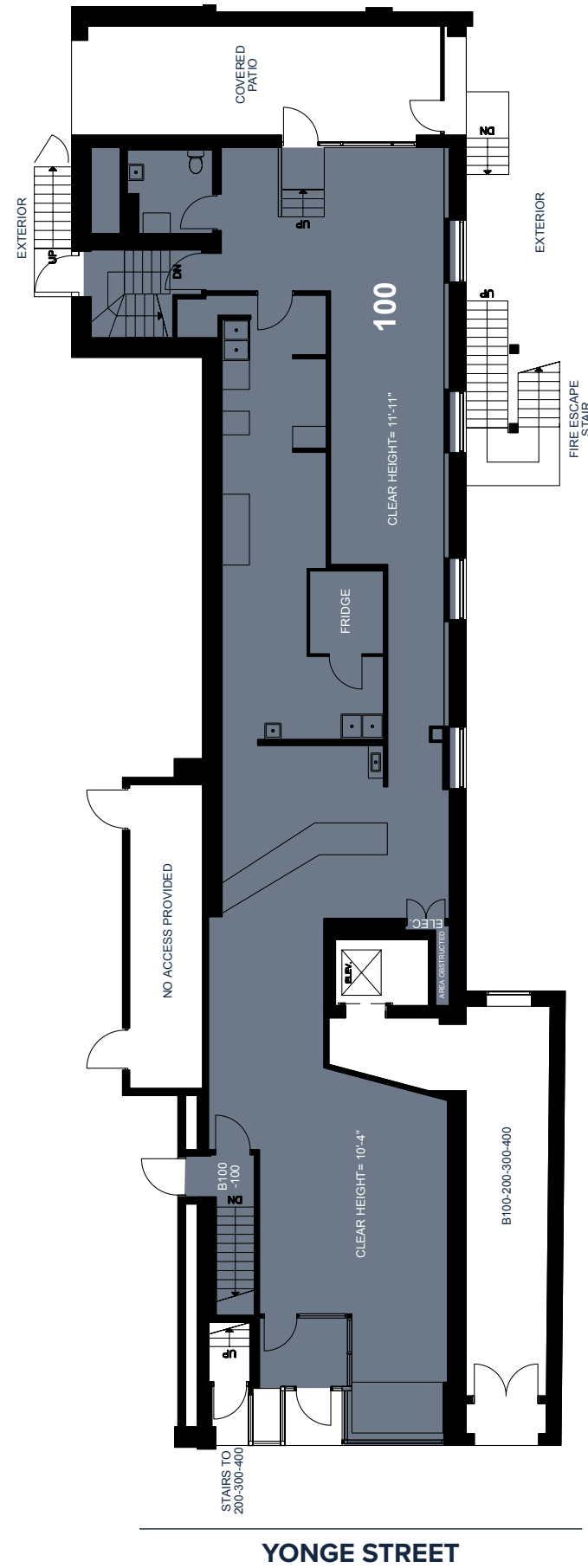
# HIGHLIGHTS

- Prime Yonge Street retail opportunity just north of Yonge & King
- Excellent Yonge Street frontage of approximately 20 FT
- 2,580 SF lower level included
- Steps to King Station and the PATH
- Proximity to major office complexes, hotels, theatres, and shops, including the 3.5M SF Toronto Eaton Centre

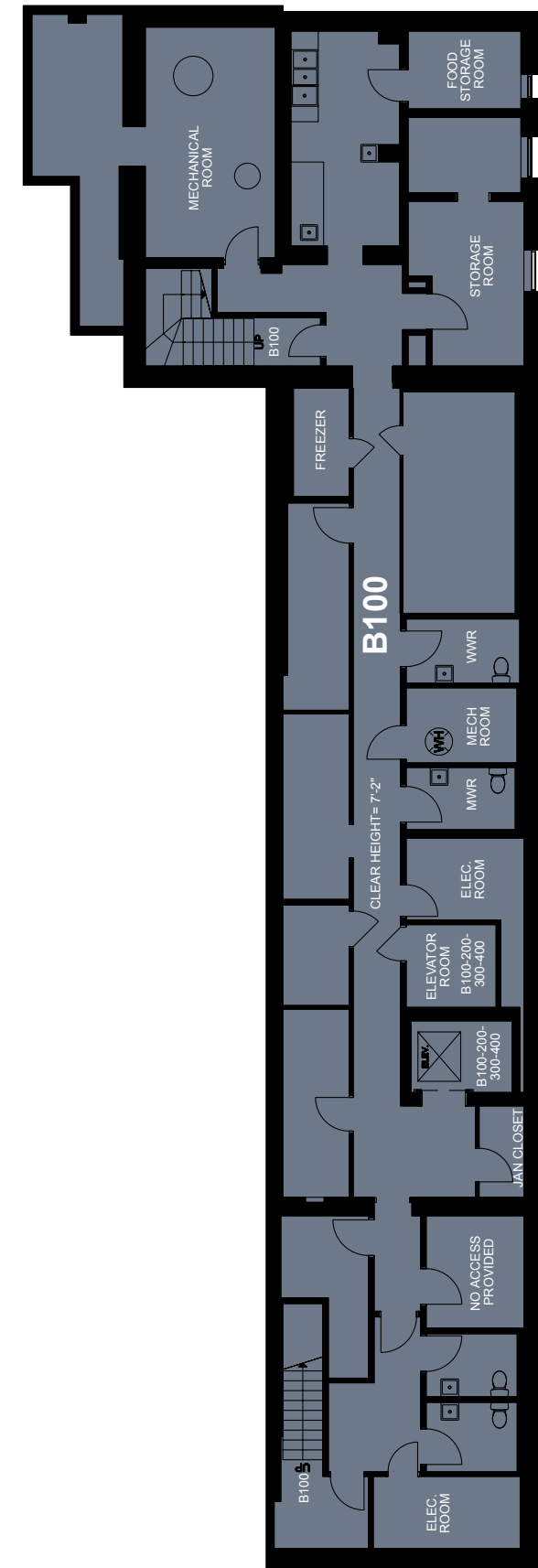


# FLOOR PLAN

GROUND FLOOR - 2,750 SF



# LOWER LEVEL - 2,580 SF



# AREA OVERVIEW

83 Yonge Street is ideally located in the heart of Toronto's Financial Core and just north of the Yonge & King intersection. The property is just steps to Toronto's internationally renowned underground pedestrian walkway system (the PATH) as well as King Station. The property is also proximate to Downtown's major shopping, hotels, office complexes, theatres, restaurants and hospitals.



**100**  
Walk Score



**100**  
Transit Score

# DEMOGRAPHICS

0.5 km - Radius



Population  
13,377



Daytime Population  
145,997



Growth Rate (2016-2021)  
14.8%



Avg. Household Income  
\$137,496



Median Age  
35.0

Source: Statistics Canada, 2024



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## RETAIL FOR LEASE

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