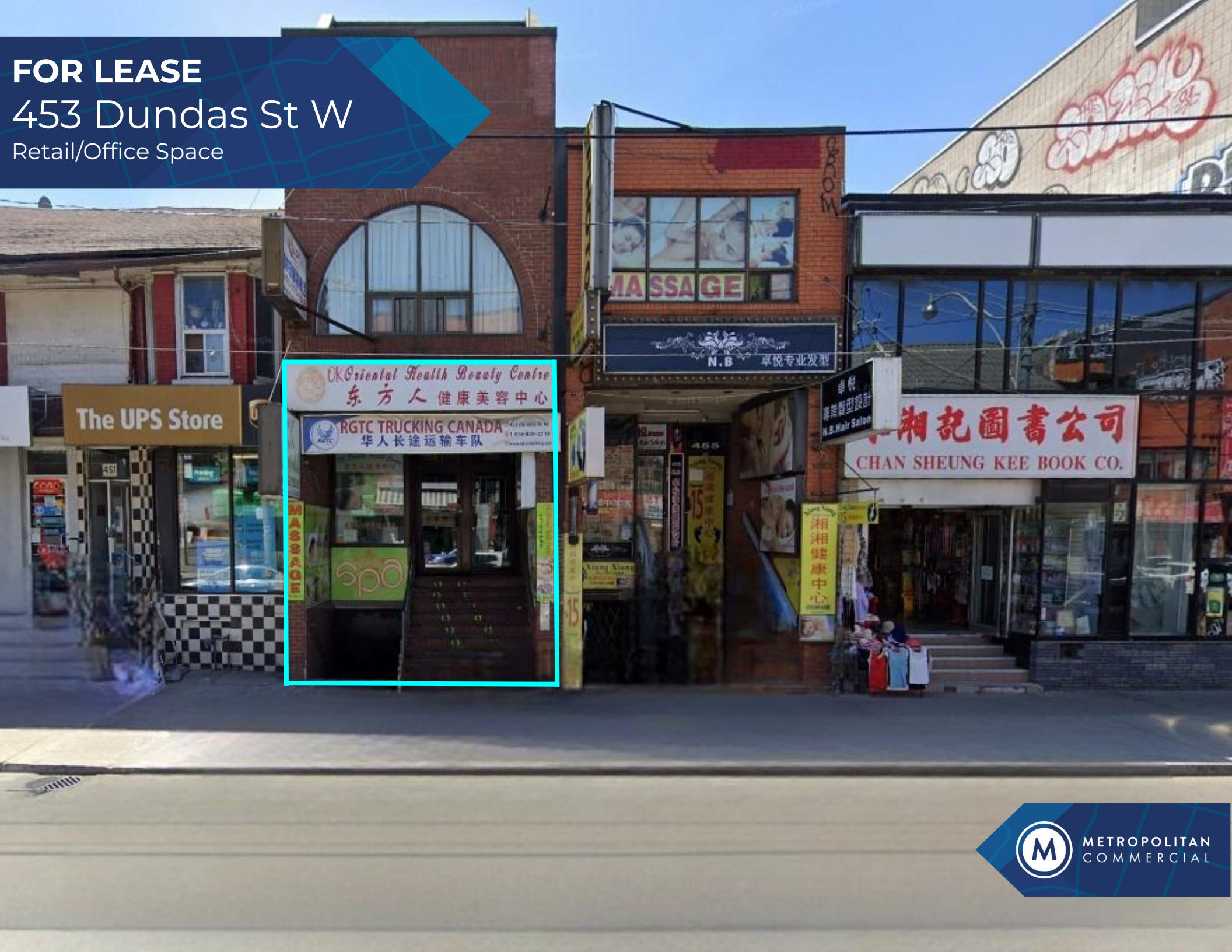


**FOR LEASE**

**453 Dundas St W**

Retail/Office Space



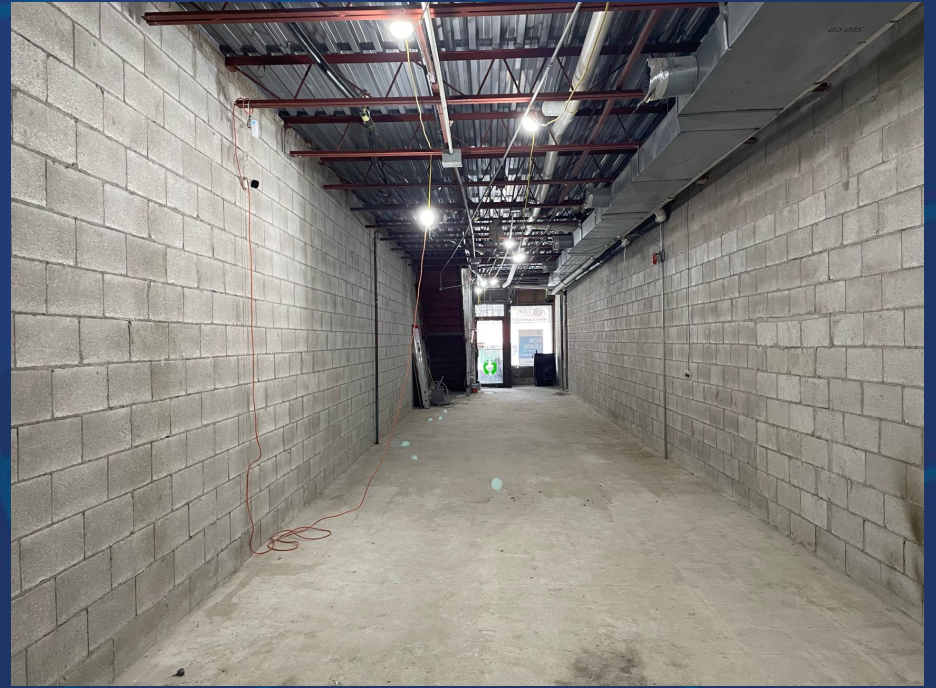
**METROPOLITAN  
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## PROPERTY DETAILS

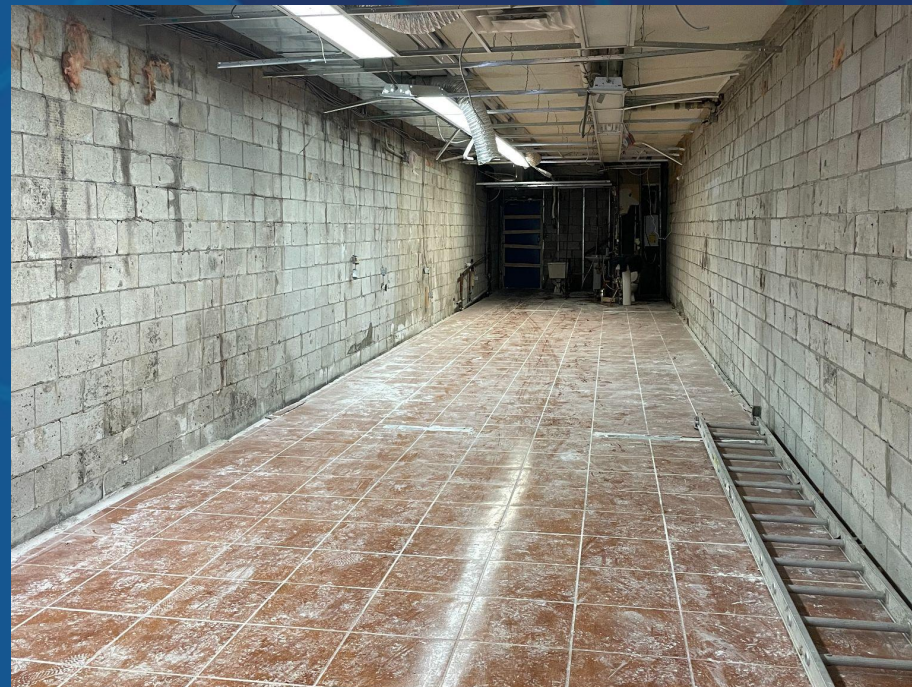
LOCATION	Located on the south side of Dundas St W, just east of Spadina Ave. <a href="#">CLICK HERE</a>
BUILDING AREA	1st Floor - 1,200 SF approx. Lower Level - 1,200 SF approx.
RENTAL RATE	\$36.00 PSF/YR Net - 1st Floor \$28.00 PSF/YR Net - Lower Level
T.M.I.	\$20.00 PSF/YR
FRONTAGE	15 FT
POSSESSION	Immediate

## PROPERTY SUMMARY

Situated in the heart of Chinatown, both the 1st floor and lower level units are bright, large open spaces with high ceilings and a large window at the front. This area of Dundas Street West is an ideal location for various businesses, offering high visibility and excellent exposure with strong pedestrian traffic. Positioned within a vibrant commercial hub, the units suit multiple uses, including retail, office, food, and gallery purposes. Steps away from Spadina Avenue, Rexall, AGO, OCAD, and University Ave. Convenient transportation options include a TTC streetcar stop at the door and walking distance to St. Patrick Station.



1st Floor



Lower Level

# CONNECTIVITY



BIKE SCORE OF 98

→ Daily errands can be accomplished on a bike



TRANSIT SCORE OF 100

→ Convenient streetcar at door



WALK SCORE OF 100

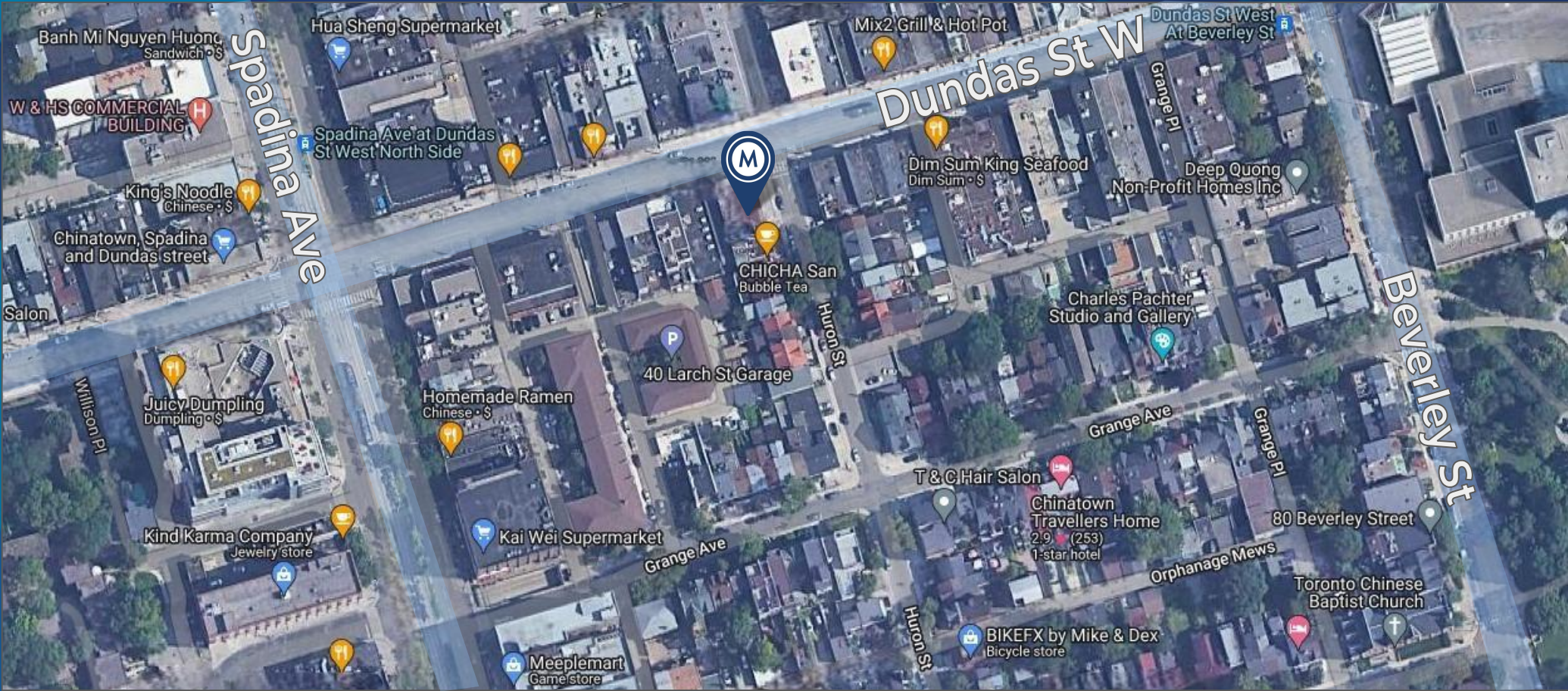
→ Daily errands do not require a car



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# AREA MAP





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## **CONTACT**

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