

53 Fraser Avenue  
Toronto, Ontario

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PROPERTY HIGHLIGHTS

Beautiful four-storey, brick-and-beam mixed use building located on the south side of Liberty Street, just east of Fraser Avenue.

- Open Concept Brick-and-Beam Space
- Soaring 16’ Ceilings Throughout
- Ample Natural Light
- Full Building Opportunity
- Potential Signage Opportunity
- On-site Security
- Parking Available

TRANSIT

- 4 Minute Walk to 504 King Streetcar
- 6 Minute Walk to Exhibition GO Station
- 17 Minutes from Union Station via GO Transit

SUITE INFORMATION

SUITE	SF	TYPE	AVAILABILITY	VIRTUAL TOUR
100	21,271	Office	Immediate	<a href="#">Click Here</a>
200	16,809	Office	Immediate	<a href="#">Click Here</a>
300	13,716	Office	Immediate	<a href="#">Click here</a>

Excludes Utilities & Janitorial

NET RENT

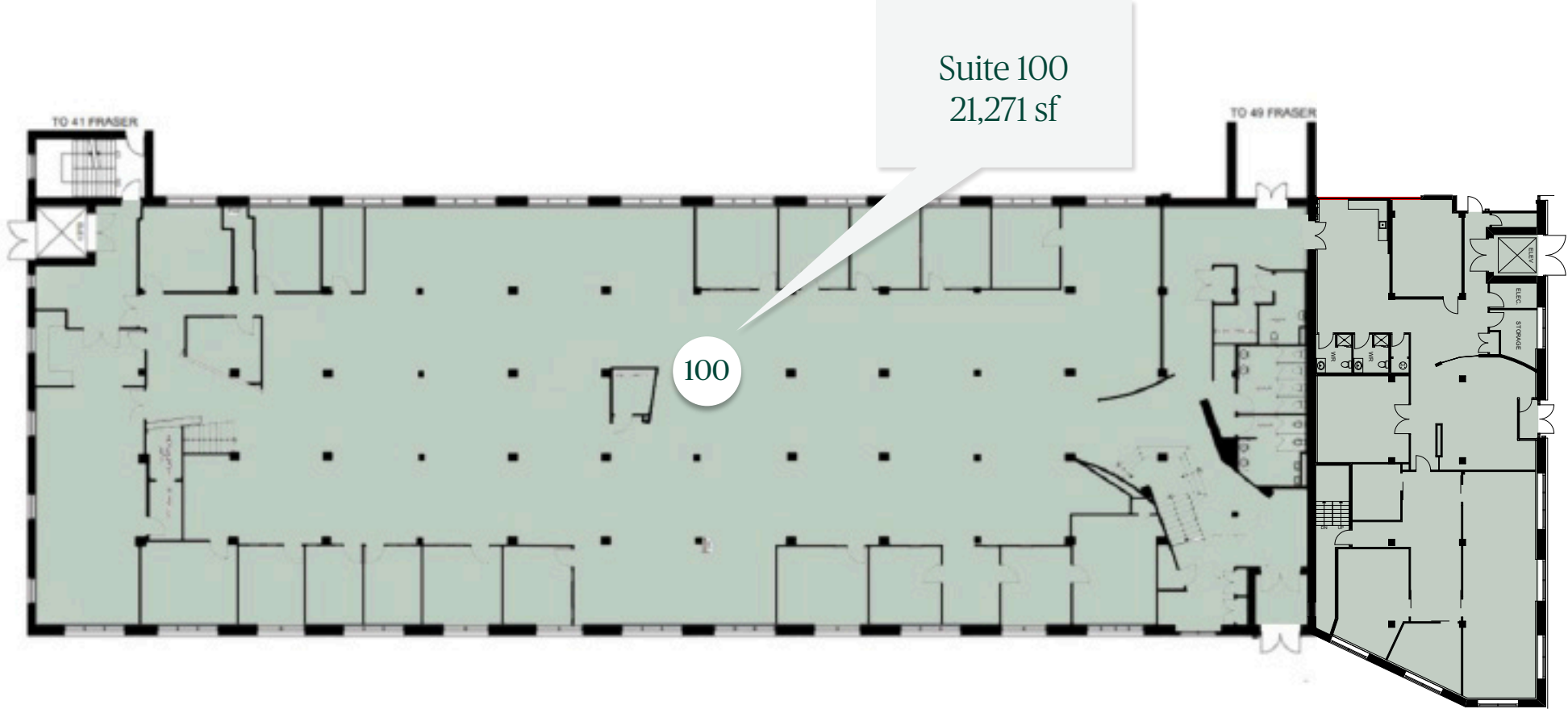
Call leasing agent



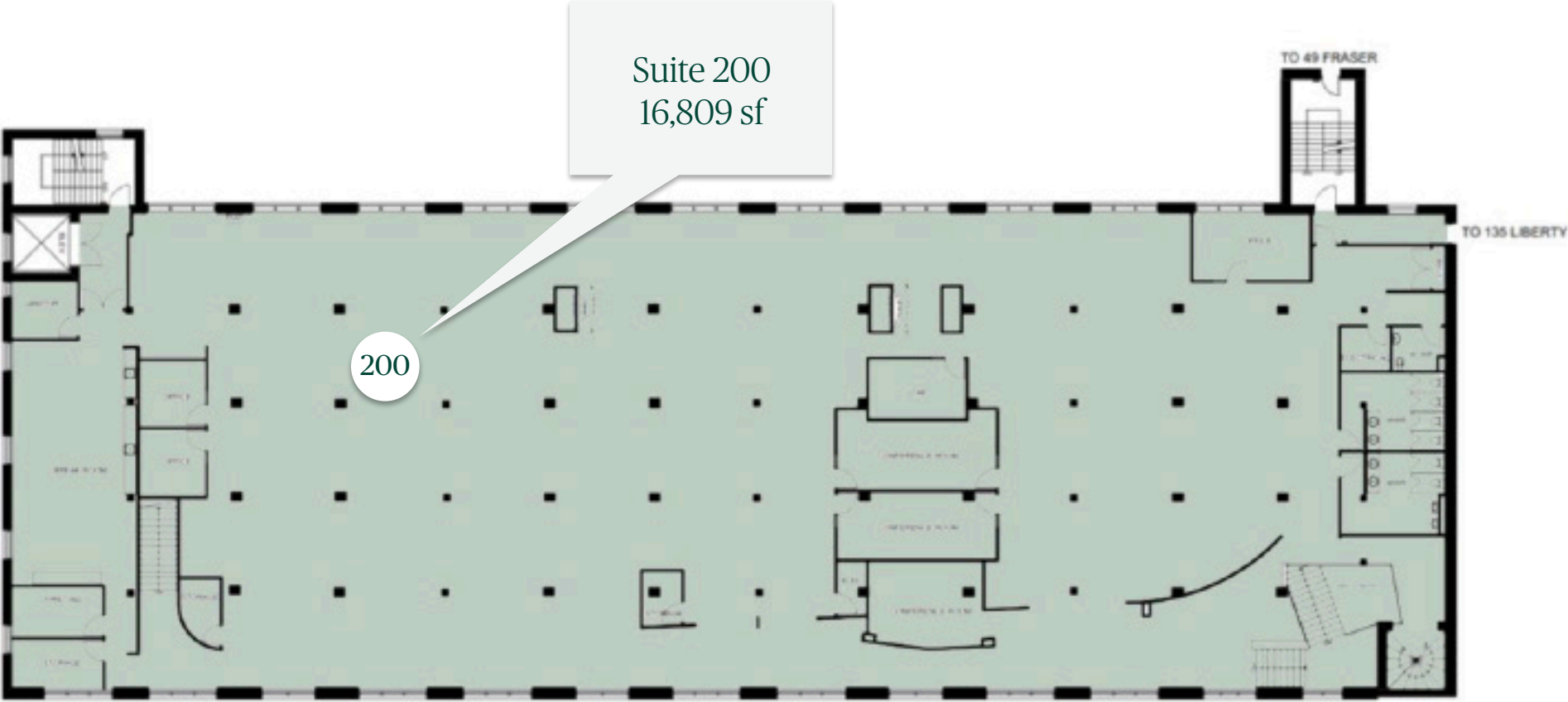
ADDITIONAL RENT

\$17.62

53 Fraser Avenue  
First Level Floor Floorplan

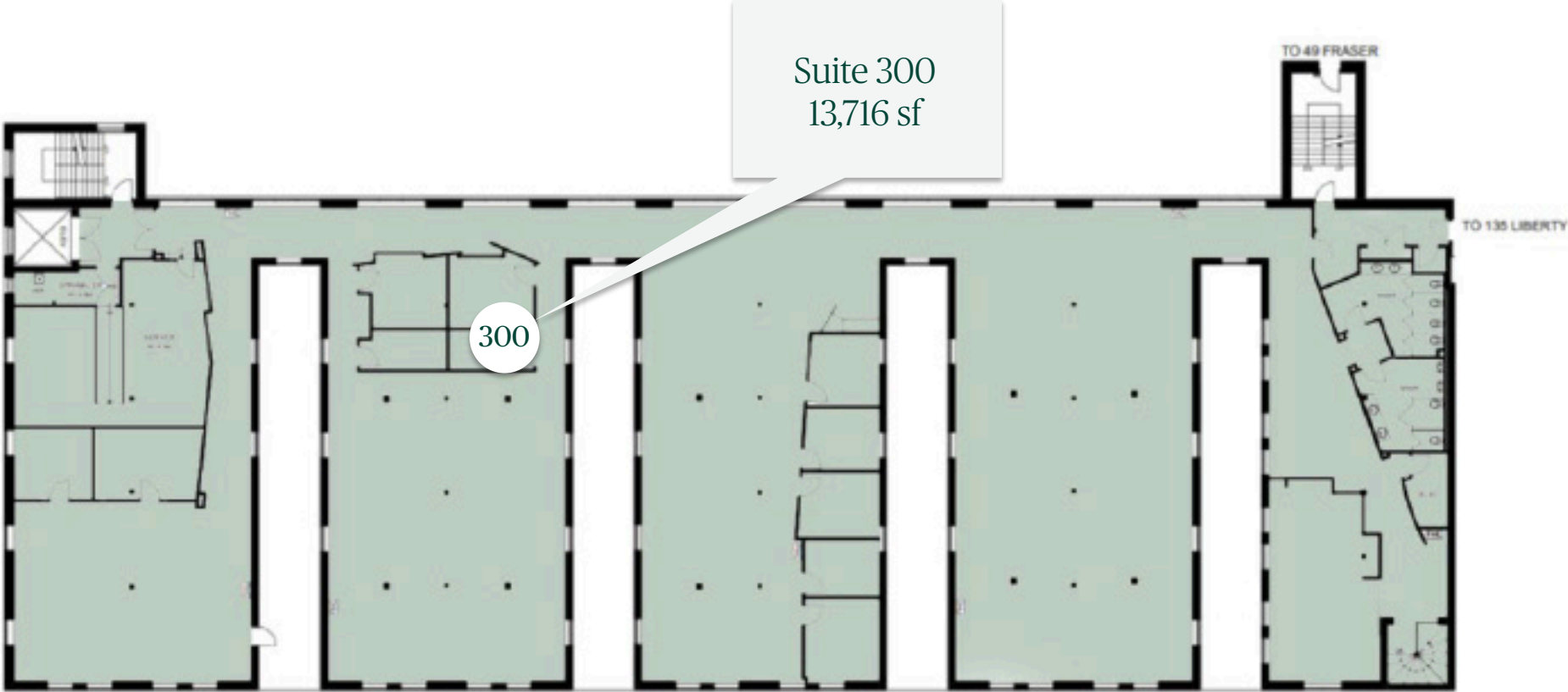


53 Fraser Avenue  
Second Level Floor Floorplan



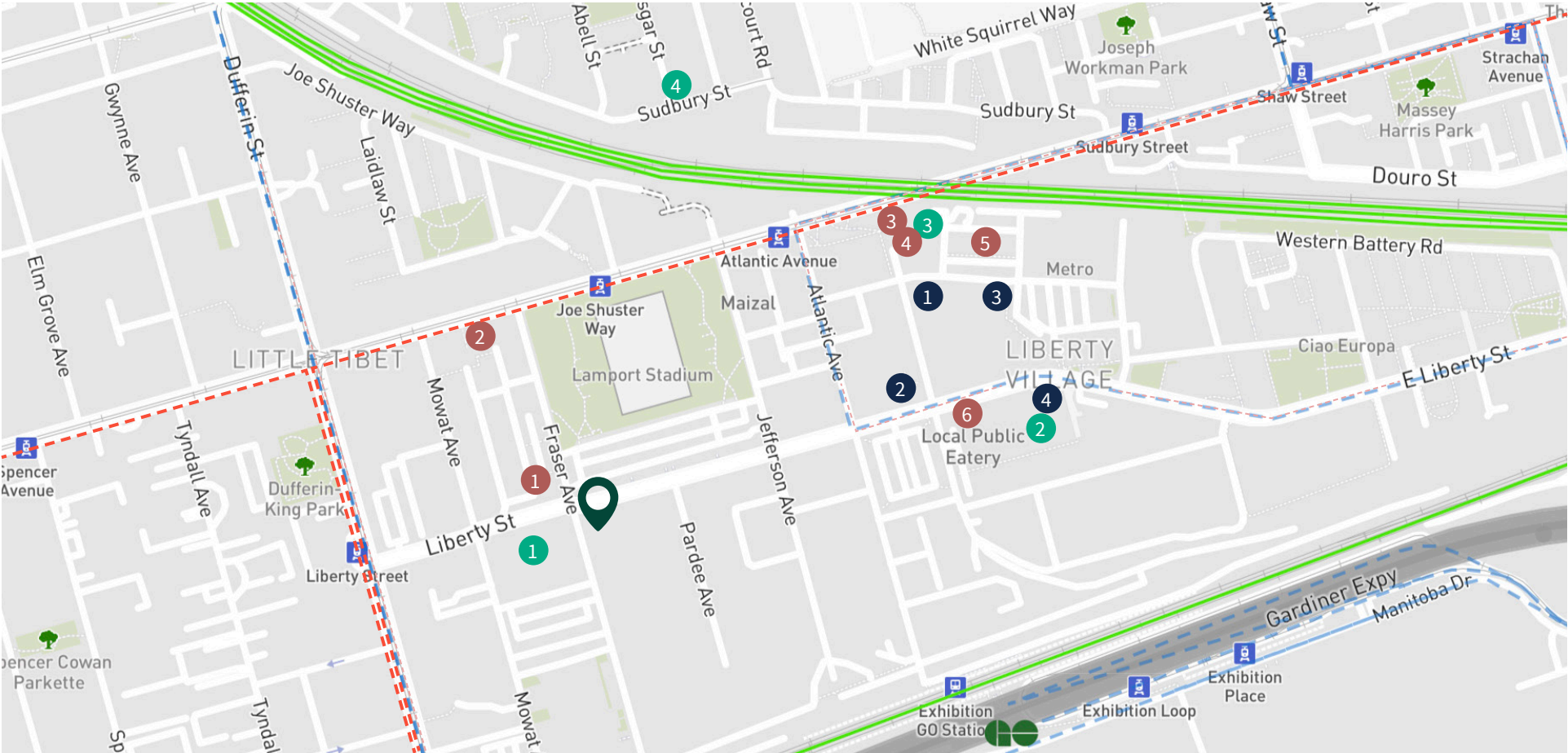


53 Fraser Avenue  
Third Level Floor Floorplan



# 53 Fraser Avenue

## Amenities Map



LOCATION	RESTAURANTS	HEALTH & WELLNESS	SERVICES	
Walk Score®   79	1 SCHOOL	1 RCFLV	1 RBC Royal Bank	— GO Transit
Transit Score®   92	2 Caffino	2 F45 Training	2 Scotiabank	- - - Toronto Bus Route
Bike Score®   79	3 Mildred's Temple Kitchen	3 GoodLife Fitness	3 TD Canada Trust	- - - 504 King Streetcar
	4 Freshii	4 The Gym at 99 Sudbury	4 BMO Bank of Montreal	📍 53 Fraser Avenue
	5 Harvey's			
	6 Merci Mon Ami			

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