

# 1144

EGLINTON  
AVENUE  
WEST



TORONTO, ON

PRE-FIXTURED  
RESTAURANT  
SPACE FOR LEASE





# PROPERTY DETAILS



	GROUND FLOOR	1,908 SF
	TERM	5-10 Years
	AVAILABLE	Immediately
	NET RENT	Please Contact Listing Agents
	ADDITIONAL RENT	\$17.76 PSF (est. 2025)

## HIGHLIGHTS

Pre-fixture restaurant space with an existing hood for use by future tenant	1,938 square foot lower level space included, featuring a prep area, walk-in cooler and walk-in freezer	Neighbouring tenants include: CIBC, Thorbors Bakery, Aria Medical Centre, Upper Village Spa, Pazza Pazza
Steps from Cedarvale Park	4-minute walk to Eglinton Subway Station	



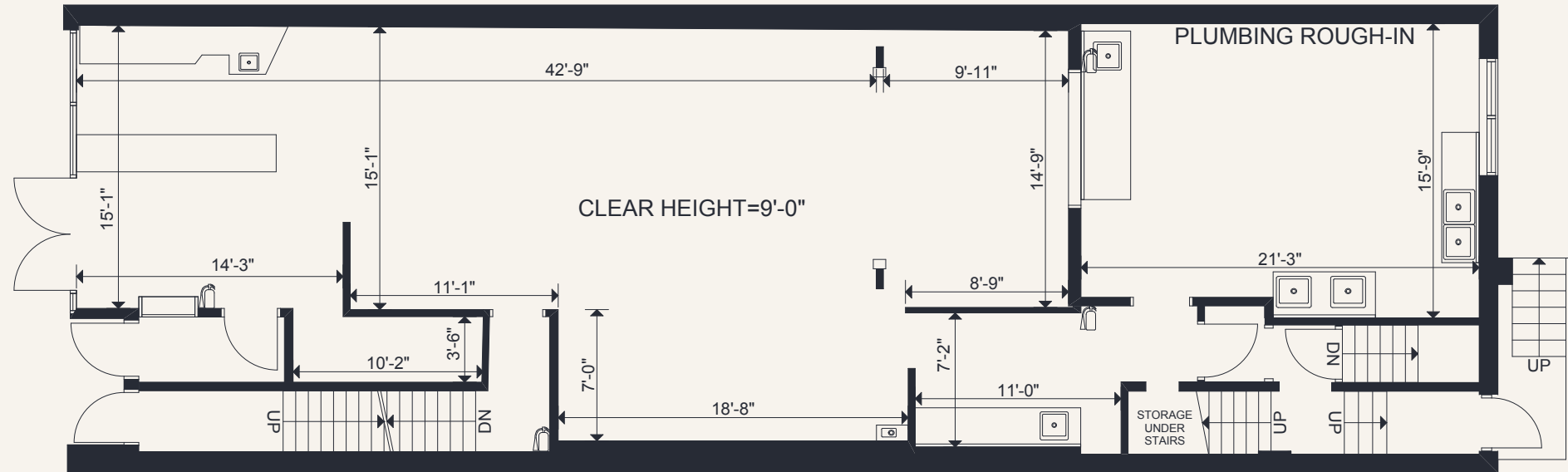




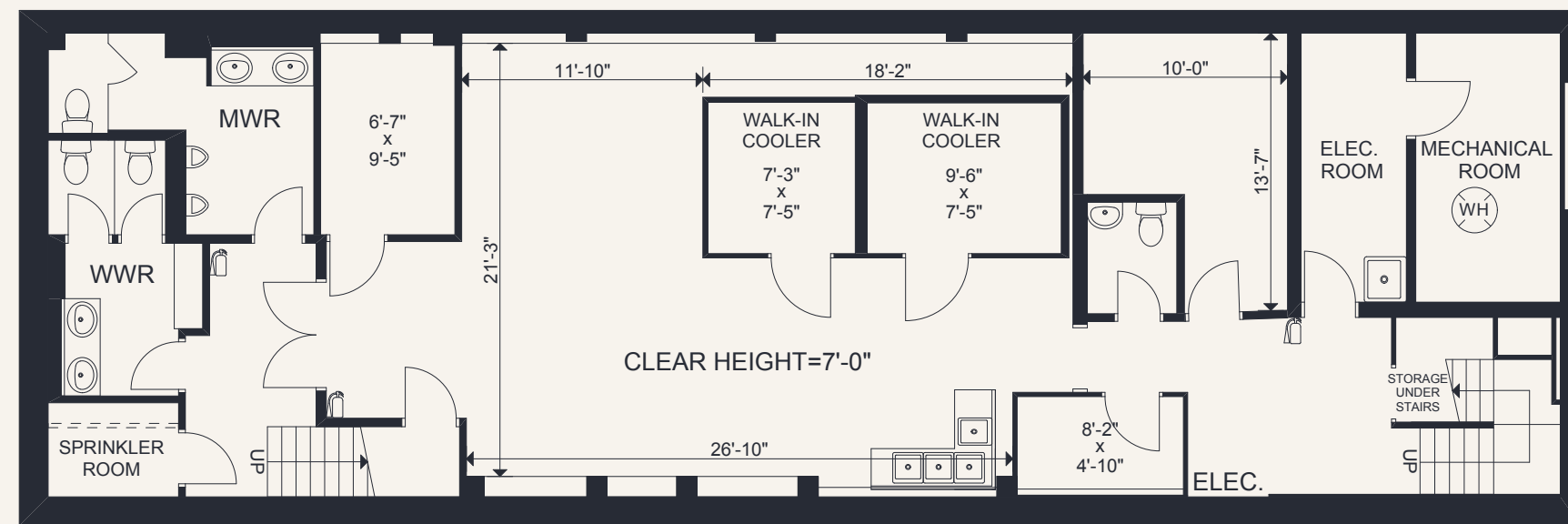
# FLOOR PLAN



EGLINTON AVENUE WEST



GROUND  
FLOOR

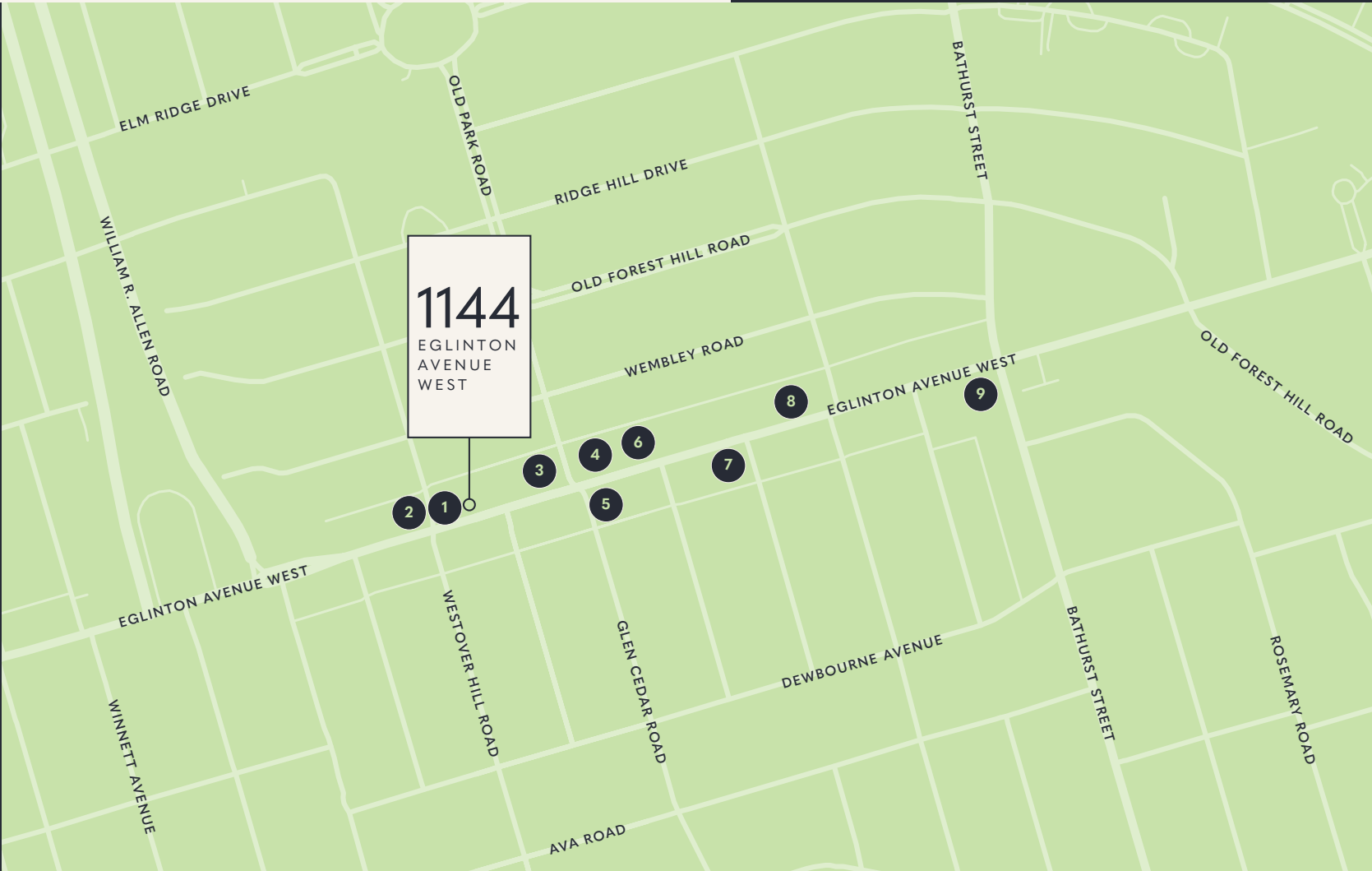


LOWER  
LEVEL

# AREA MAP

### NEARBY AMENITIES

- 1 CIBC
- 2 GoLaser
- 3 Thobors Boulangerie Patisserie Café
- 4 Aria Medical Centre Inc.
- 5 Pazza Pazza Pizza
- 6 Baskin Robbins
- 7 Jerusalem Restaurant
- 8 Let Petit Palais
- 9 Starbucks Coffee



### DEMOGRAPHICS 1 KM



POPULATION  
27,854



DAYTIME POPULATION  
20,721



TOTAL HH  
11,255



AVERAGE HH INCOME  
\$182,028



MEDIAN AGE  
39.9

EnviroNics, 2025



4 MINUTE WALK

From Eglinton to  
West Subway Station



6 MINUTE WALK

From Eglinton to  
Cedarale Park

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## EGLINTON AVENUE WEST



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