



446

SPADINA
ROAD

RETAIL FOR SUBLEASE

429 WALMER



446 SPADINA ROAD

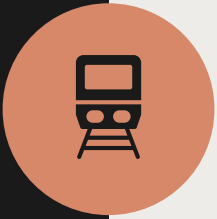
PROPERTY DETAILS

SIZE:	5,116 SF
AVAILABLE:	Immediately
TERM:	5 - 10 Years
NET RENT:	Please Contact Listing Agents
ADDITIONAL RENT:	



Prime Forest Hill Village Location

Situated in the heart of one of Toronto's most prestigious and established neighbourhoods, offering an exceptional residential address.



Transit Connectivity

Just a seven-minute walk to the 512 St. Clair streetcar at Spadina Road, providing direct connectivity across the city and seamless access to downtown Toronto.



Top-Tier Educational Hub

Surrounded by several highly-regarded schools and educational institutions, making it ideal for families seeking quality education options.



Surrounded by Green Space

Steps from Nordheimer Ravine, Wells Hill Park, and Cedarvale Park, providing abundant natural recreation areas and scenic walking trails.



Urban Village Lifestyle

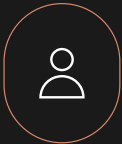
Tree-lined streets with local shops, cafes, and services within walking distance, perfectly balancing neighbourhood tranquility with urban convenience.

AREA OVERVIEW

Located in the heart of Toronto’s Forest Hill Village neighbourhood, 446 Spadina Road is surrounded by established residential communities, strong transit infrastructure, and several notable schools. The property represents a strategic location in one of Toronto’s most established and desirable neighbourhoods.

Forest Hill Village is renowned for its tree-lined streets, historic architecture, and proximity to downtown Toronto. The area benefits from excellent connectivity through major transit routes along Spadina Road, providing residents and visitors with convenient access to the broader city. The neighbourhood’s walkable streets, local amenities, and highly-regarded educational institutions make it one of Toronto’s premier residential districts.

DEMOGRAPHICS - 1KM



26,489
POPULATION



19,073
DAYTIME
POPULATION



0.1%
GROWTH RATE
(OVER NEXT 5 YEARS)



\$314,400
AVG. HOUSEHOLD
INCOME

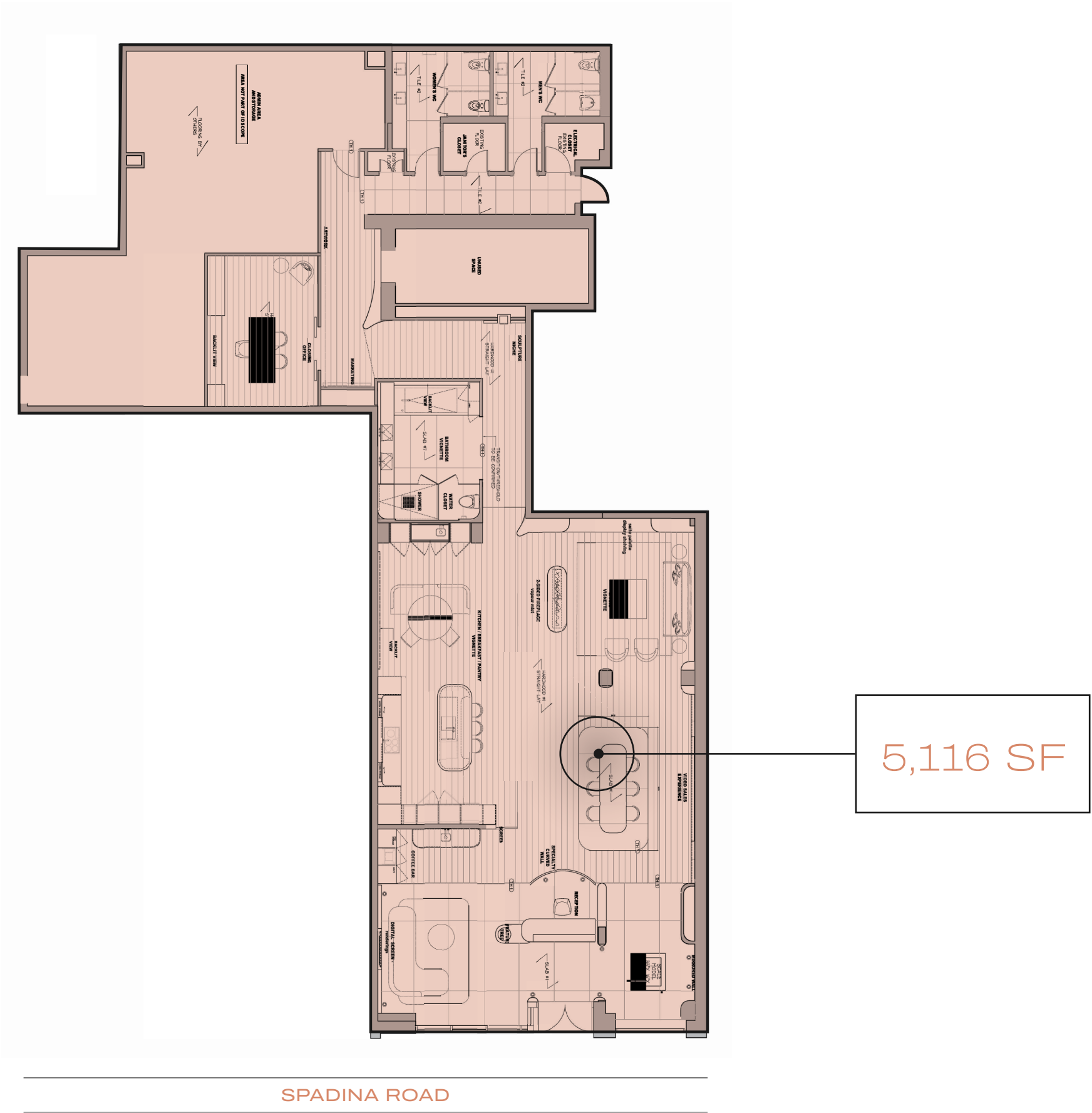


42.3
MEDIAN
AGE

Source: Environics 2026



FLOOR PLAN





NEIGHBOURHOOD

- 1

CAFE LANDWER
- 2

LE PETIT PAIN
- 3

SUBWAY
- 4

REXALL
- 5

RBC ROYAL BANK
- 6

VILLAGE CHILL
- 7

VILLAGE JUICERY
- 8

TD BRANCH AND ATM
- 9

BMO BANK OF MONTREAL
- 10

TYPE BOOKS
- 11

WHAT A BAGEL
- 12

SECOND CUP
- 13

FOREST HILL TAEKWONDO
- 14

STARBUCKS
- 15

LCBO
- 16

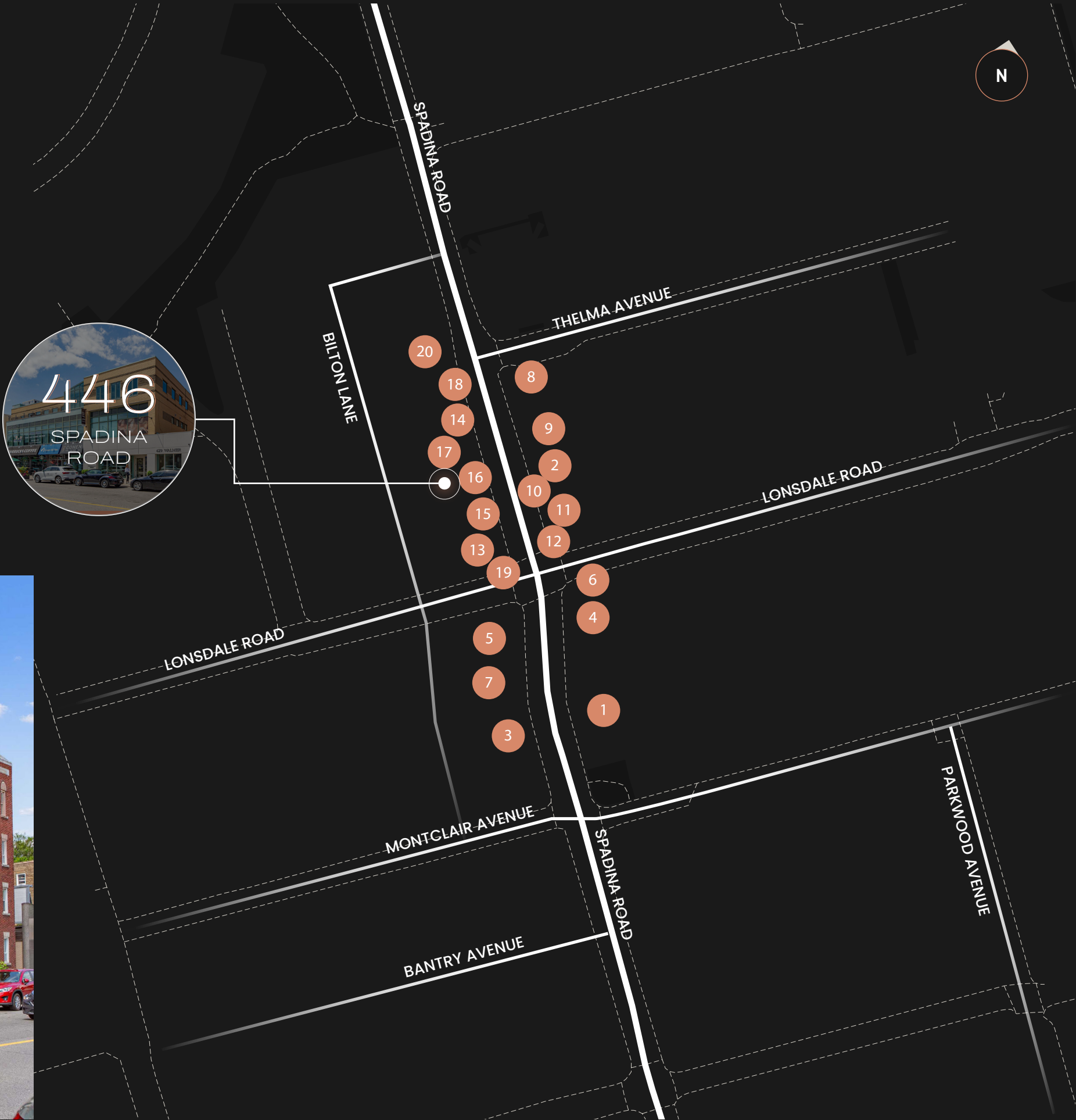
THE RED OAK CENTRE
- 17

FOREST HILL COSMETIC CLINIC
- 18

FOREST HILL PETS
- 19

SCOTIABANK
- 20

CIBC BRANCH WITH ATM





446 SPADINA ROAD

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