

491 Lawrence Avenue West, Toronto

MEDICAL SPACE FOR LEASE
SMALL, LARGE AND SHARED UNITS AVAILABLE

INCREASED
COMMISSIONS!



Lawrence Ave W

Bathurst St



VALUE INSIGHT
REALTY
REAL ESTATE ADVISORY GROUP

valueinsightrealty.com

491 Lawrence Avenue West Toronto



PROPERTY HIGHLIGHTS

- Located in high traffic areas with ample density and neighbouring retail community (Lawrence Plaza in the Lawrence Manor community)
- Easy access to public transit
- High visibility signage located on the building and pylon sign available for all tenants
- Parking available for tenants and visitors, as well as an easy drop off location
- Professionally managed building
- A variety sizes and floor plan configurations available
- Corner suites with ample natural light and exposure to Lawrence Ave. available
- Wheelchair accessible
- Co-tenancy includes: General Practitioner, Specialty Hearing Clinic, Life Labs, Pharmacy, Psychotherapy, etc.
- Medical/clinic build outs available with options of ensuite restrooms and common restrooms
- Potential move-in ready medical use includes X-ray clinic, specialty clinic, medical professional offices, physio, optical, women's or sleep clinic, etc.
- Custom lease package available with attractive rates and incentives

POTENTIAL OF SHARED SPACE



491 Lawrence Avenue West Toronto



PROPERTY DETAILS

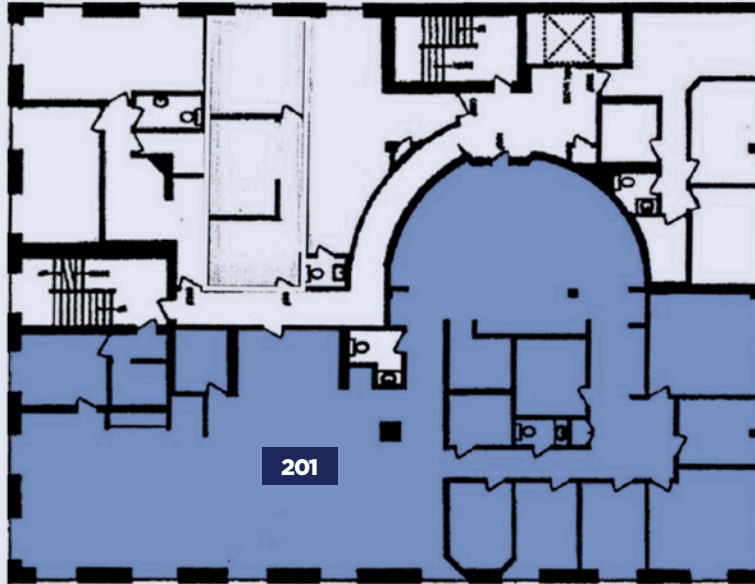
Floor	SECOND	THIRD	FOURTH	LOWER	
Unit number	201 (divisible)	302	405	LL2	LL4 (Coffee Shop Operator)
Size (sq.ft.)	3,726	1,784	1,327	2,454	185
TMI (2024):	\$14.99				
Rent:	Please inquire with listing agent				



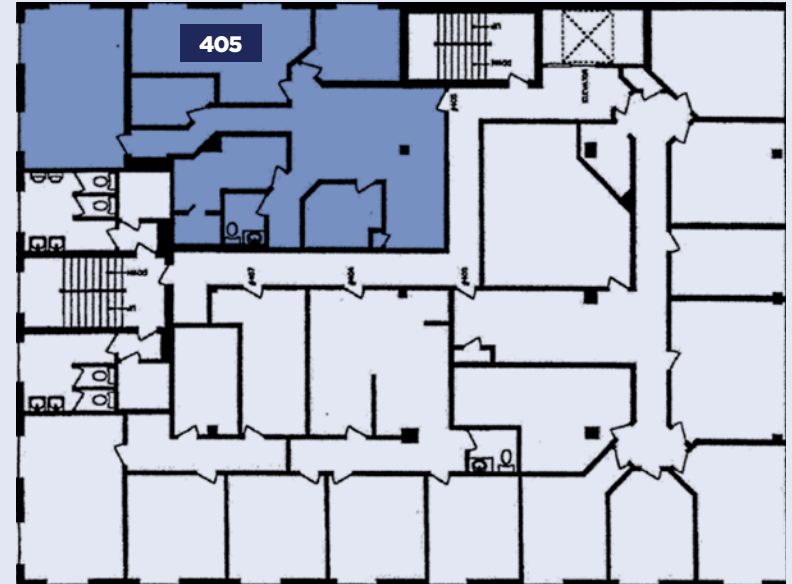
491 Lawrence Avenue West Toronto



SECOND
FLOOR



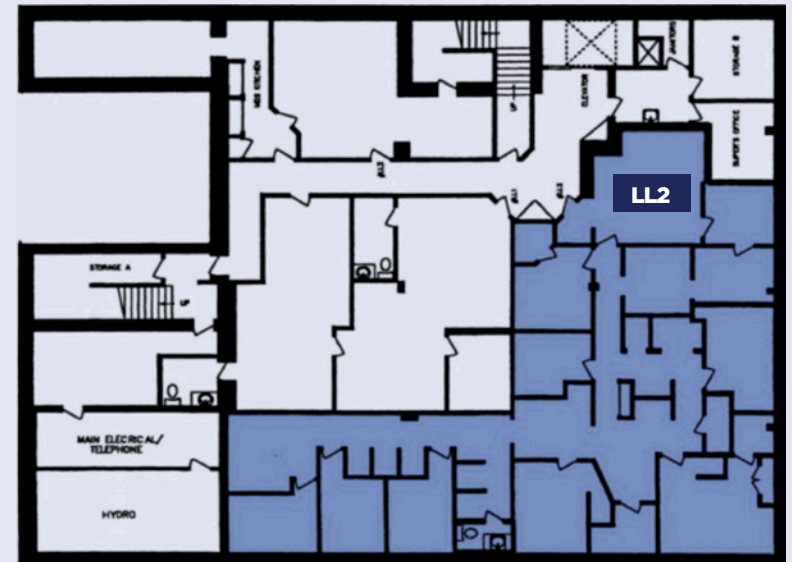
FOURTH
FLOOR



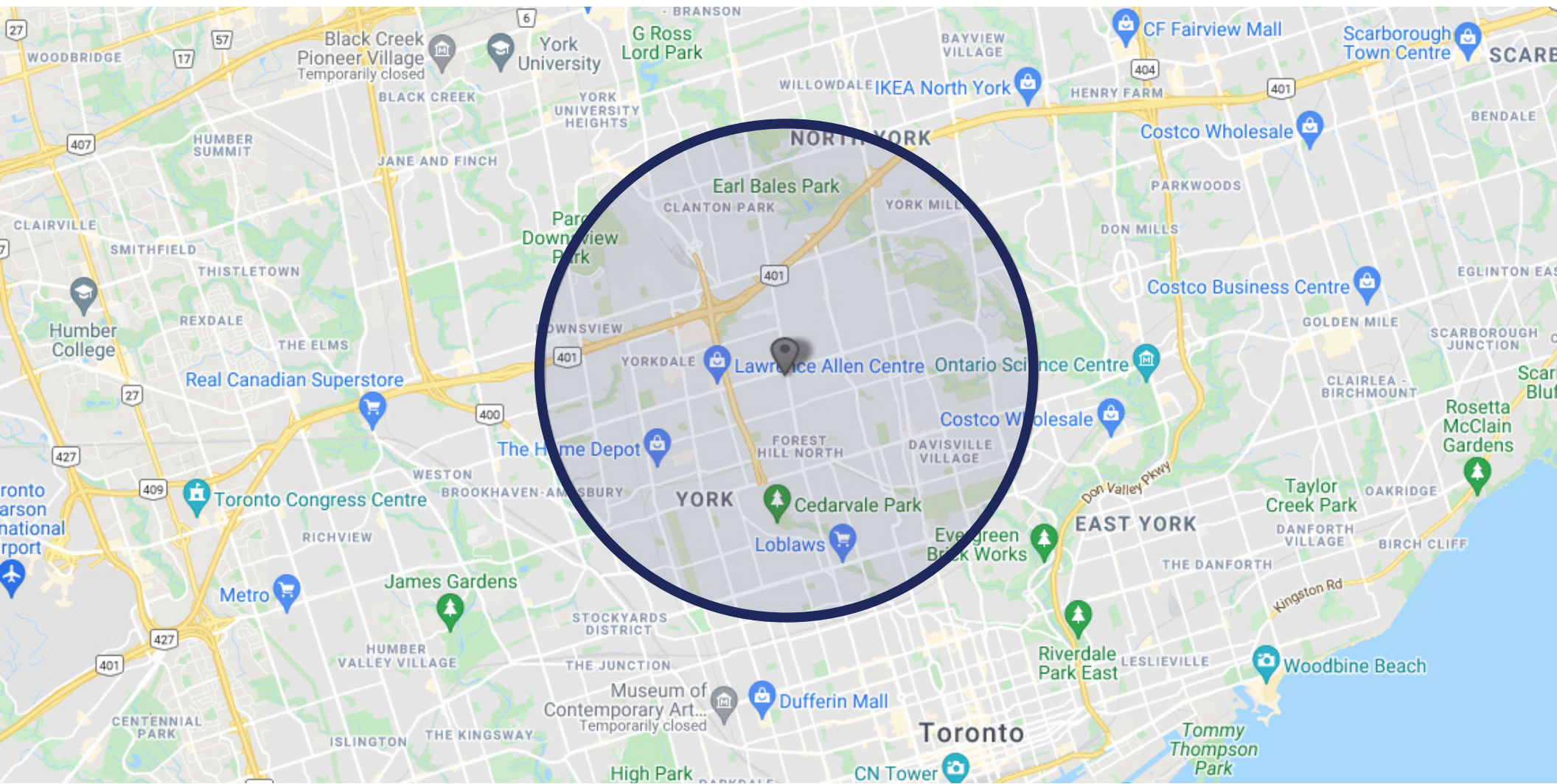
THIRD
FLOOR



LOWER
LEVEL



491 Lawrence Avenue West Toronto



AREA DEMOGRAPHICS

Within 5 km radius of property



POPULATION

429,204



AVERAGE INCOME

\$192,021*

* Annually per household



MEDIAN AGE

40.1

LANDLORD SERVICES:

CAITLYN PRICE*

Director | Advisory & Transaction Services

416.276.8279

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