



FOR LEASE

**478 COSBURN AVE,
TORONTO, ON**

PROPERTY SUMMARY:

 Asking Price:	\$2,500 Monthly
 Total Area:	1,530 Sq Ft
 Taxes:	\$1,663.84 T.M.I.
 Use:	Office/Retail



Stephen & Mariya Lilly

Commercial Brokers

RE/MAX Hallmark Realty Ltd., Brokerage

Stephen Direct: (416)802-4228

Mariya Direct: (416)824-5078

email: info@TorontoCommercialProperties.ca



PROPERTY HIGHLIGHTS

- **Great office layout.**
- **Landlord willing to allow tenant convert space back to more traditional retail uses.**
- **High traffic street in East York.**
- **Full Basement With A Bank Vault.**
- **Close to Danforth.**



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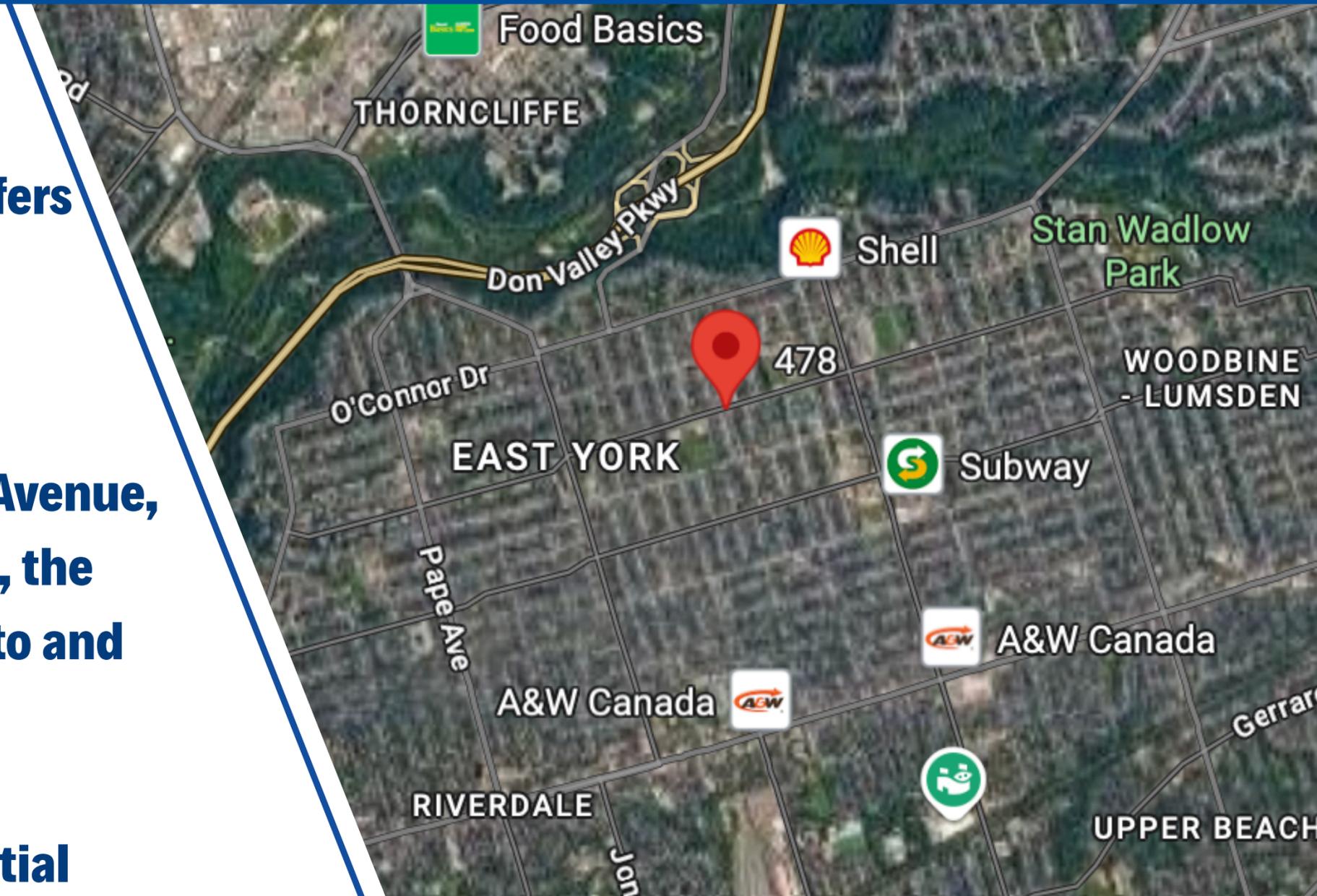


LOCATION

Situated at 478 Cosburn Avenue, this property offers excellent visibility and accessibility in a well-established East York neighbourhood.

Just minutes from Don Valley Parkway, Danforth Avenue, and multiple TTC bus routes and subway stations, the location ensures easy access to downtown Toronto and surrounding communities.

Surrounded by schools, parks, retail, and residential developments, it provides a strong base for a wide range of businesses.



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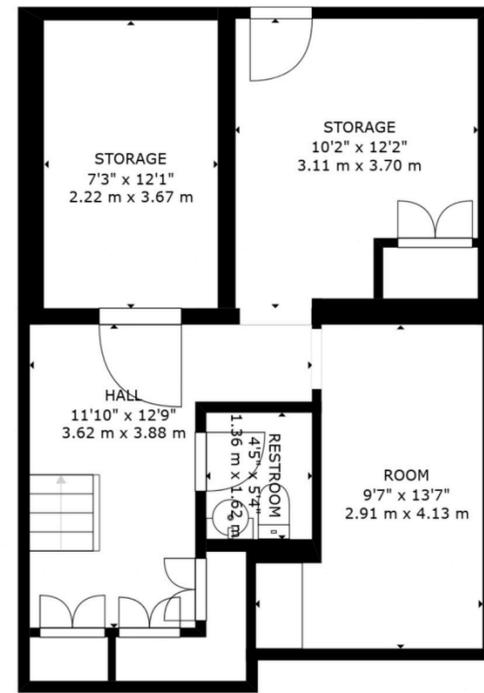
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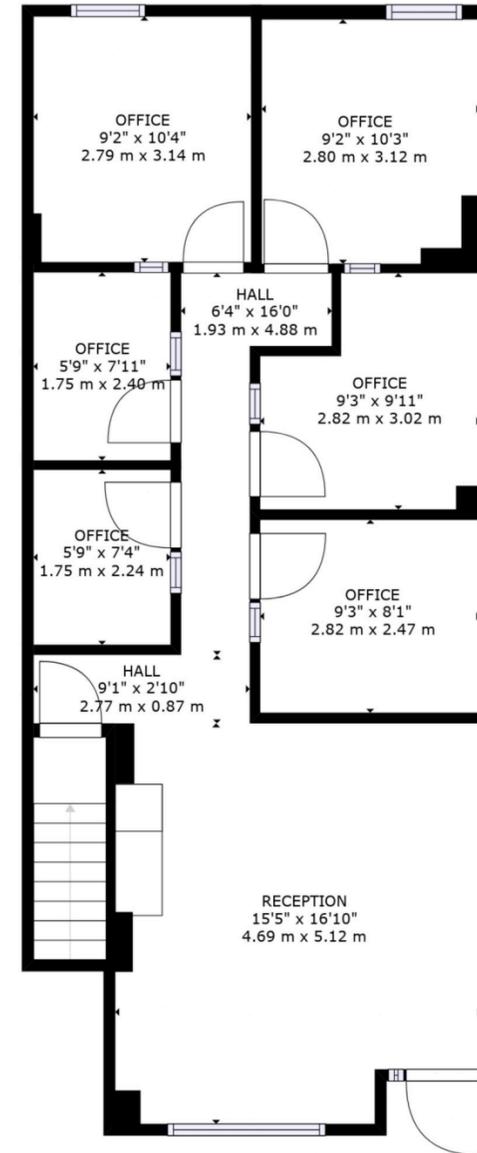
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FLOOR PLAN



FLOOR 1



FLOOR 2



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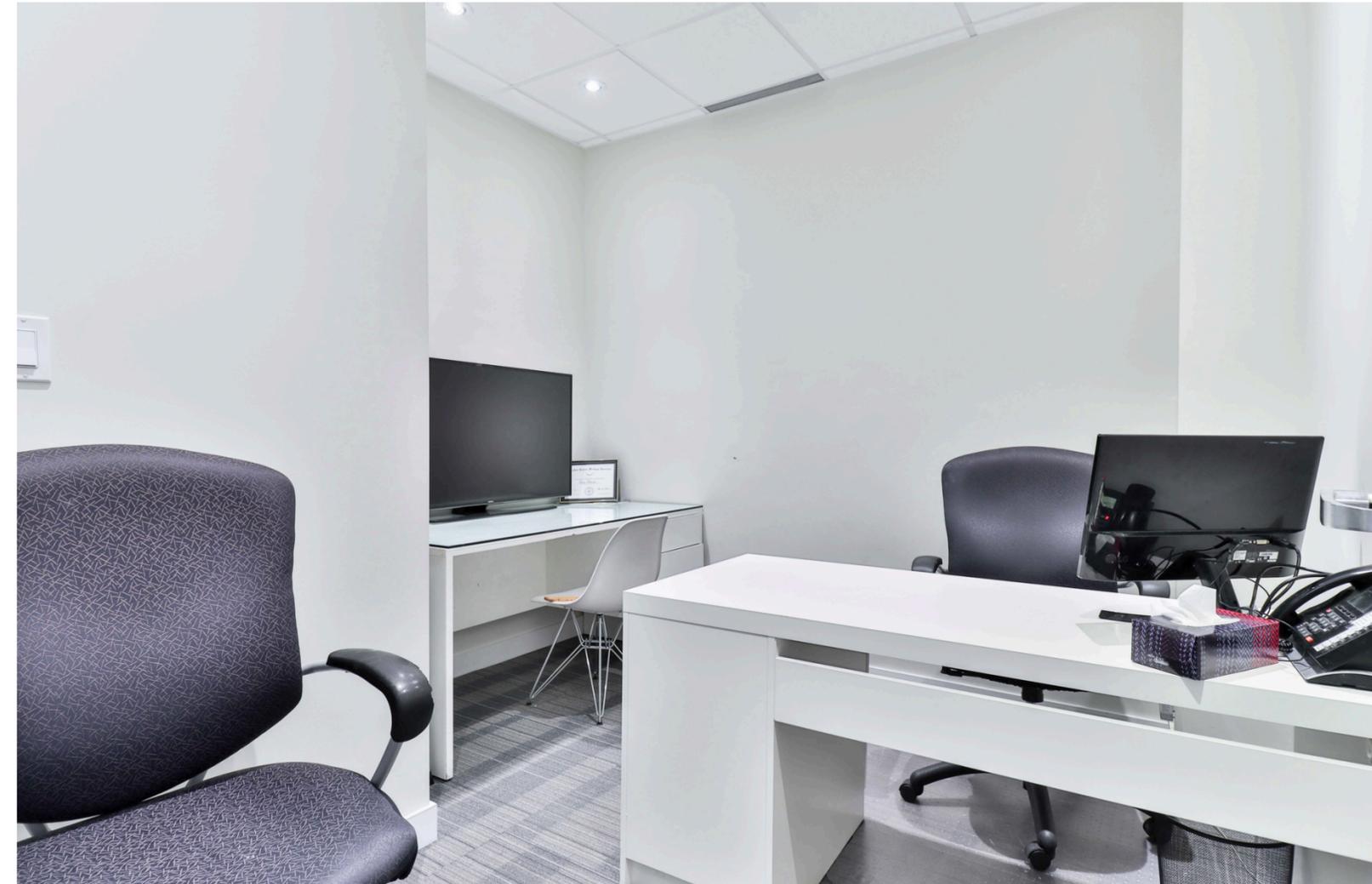
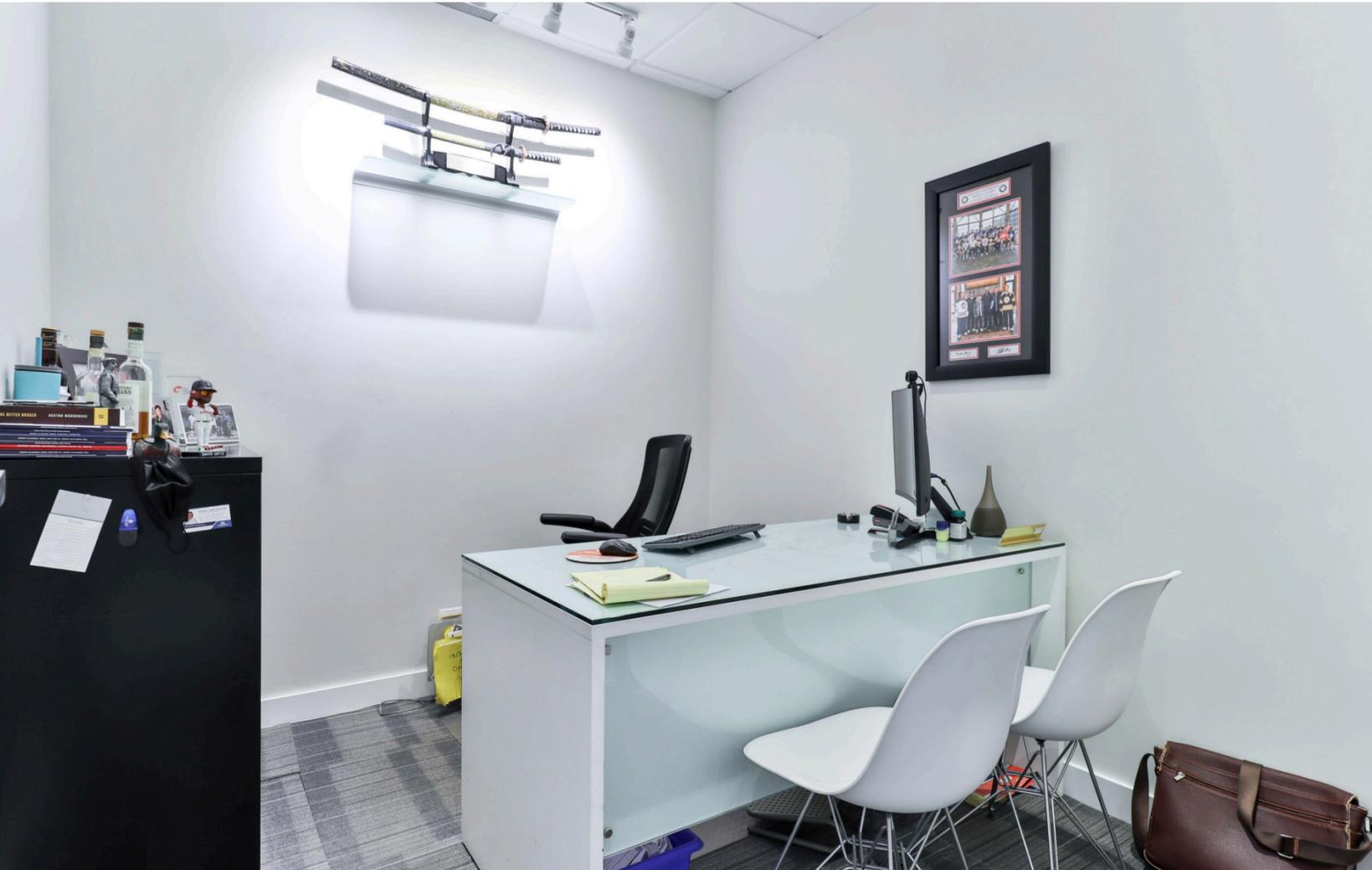
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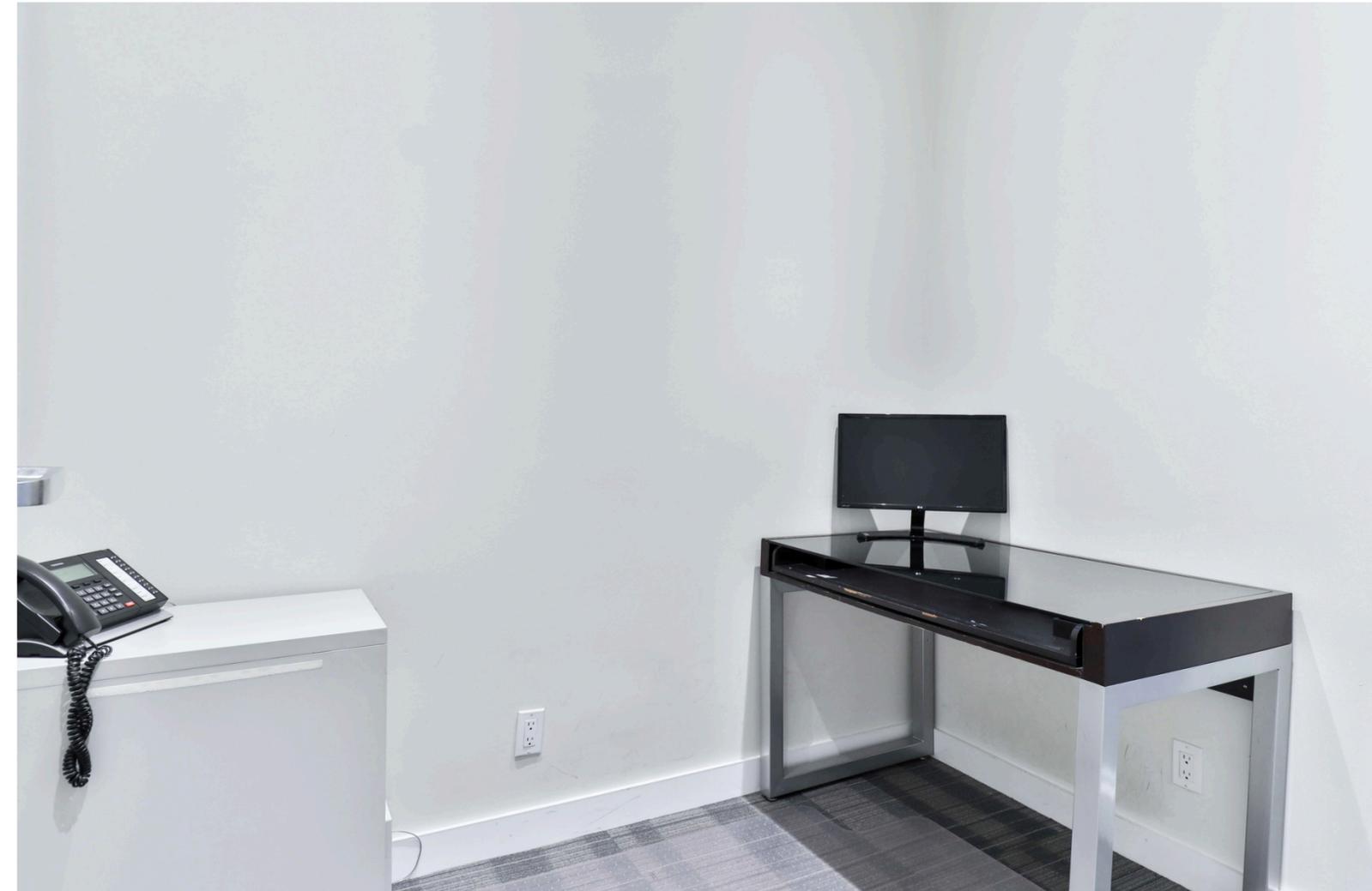
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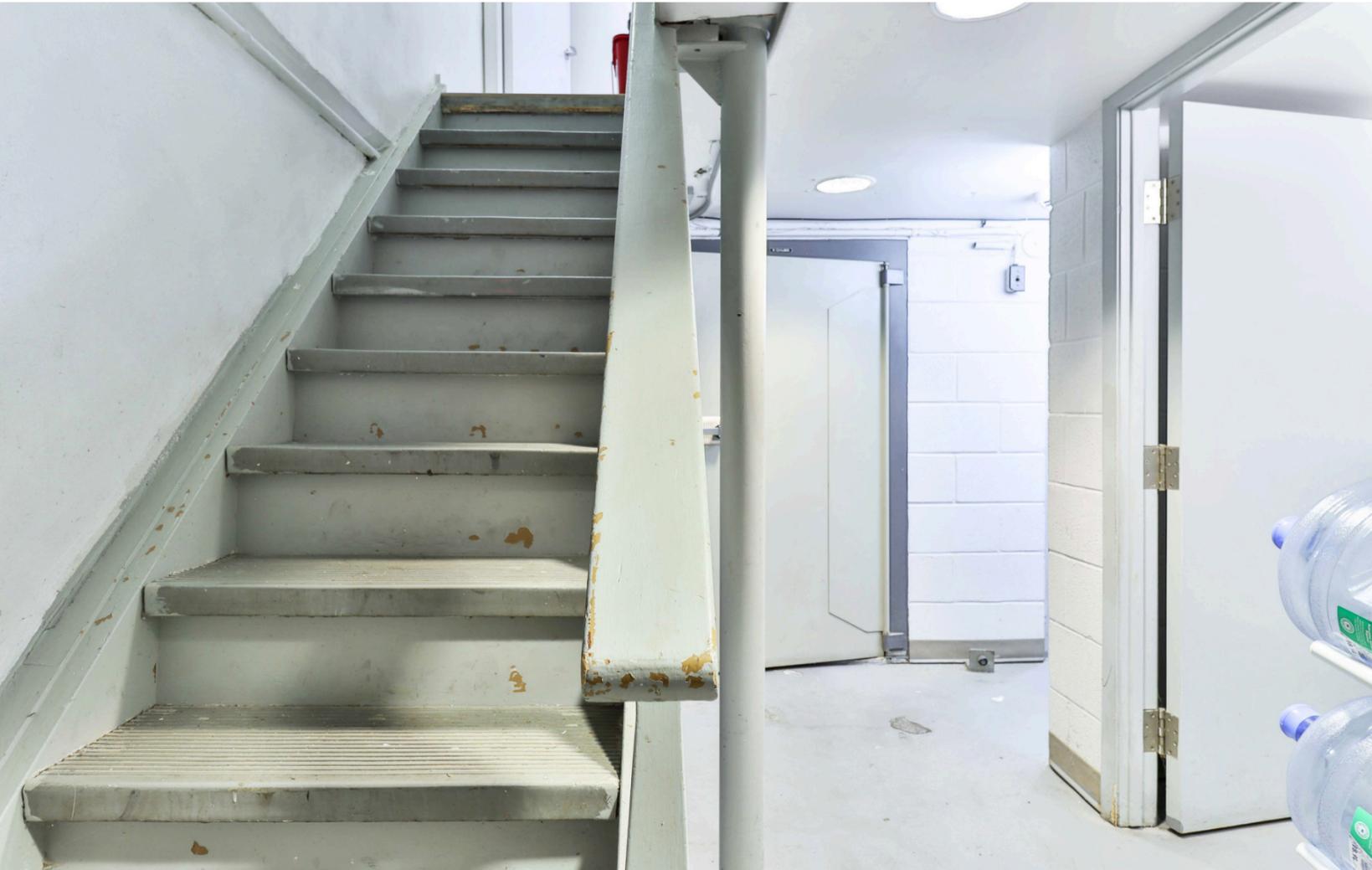
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