

# FOR SALE/LEASE

839 - 841 Gerrard St E  
Gerrard and Pape Ave



## 839 - 841 GERRARD ST E

### Available Opportunities

<b>Total Area:</b>	5,200+ SF
<b>Offering:</b>	For Sale / Lease
<b>Type:</b>	Retail / Commercial Plaza
<b>Lease Rates:</b>	Contact Listing Agent
<b>Asking Price:</b>	<del>\$3,199,000</del> <b>\$2,399,000</b>

### Highlights

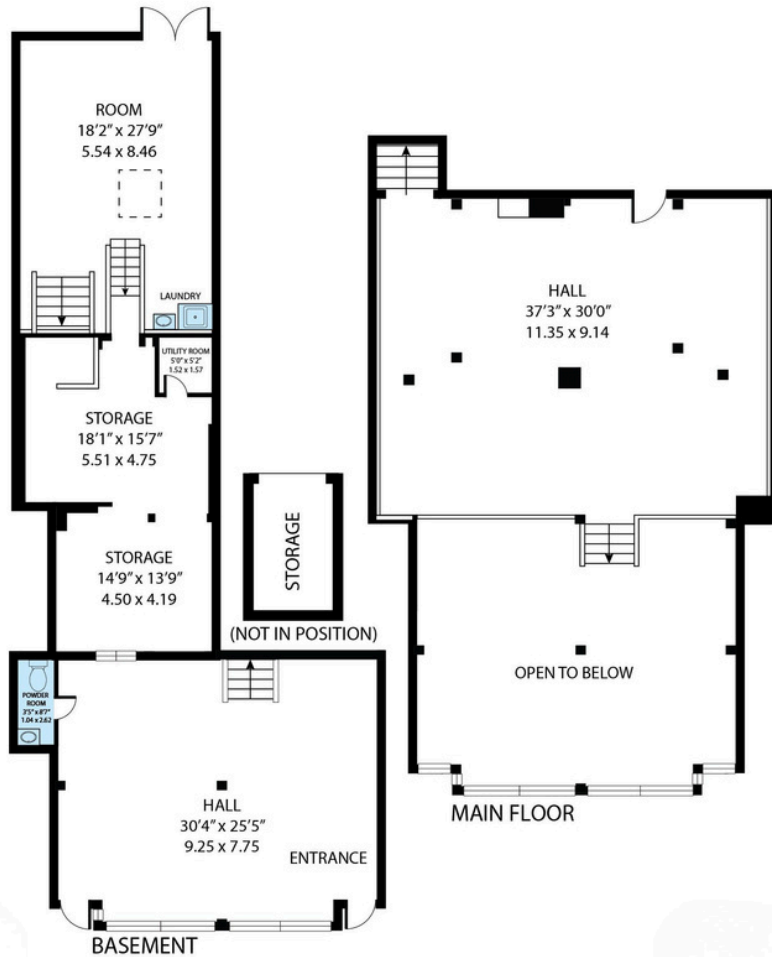
- Prime retail opportunity on Gerrard St E
- Excellent street exposure with steady pedestrian flow
- Over 40 ft of frontage providing strong retail presence
- Flexible layout across multiple levels
- Vacant possession available for immediate use or repositioning
- Steps to TTC and new station



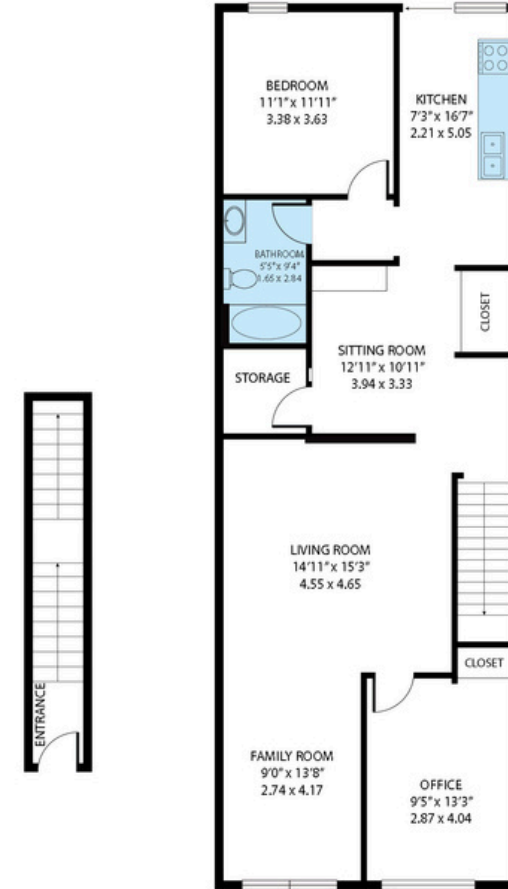
O: (647) 354-7467

 [downtowntoronto-realestate.com](http://downtowntoronto-realestate.com)

# FLOOR PLANS



**COMMERCIAL UNIT**

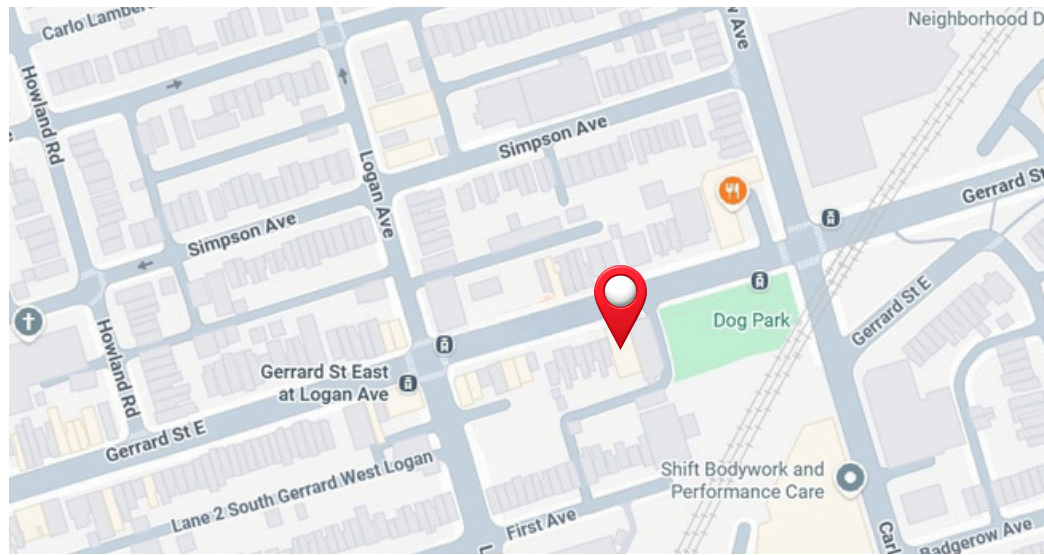
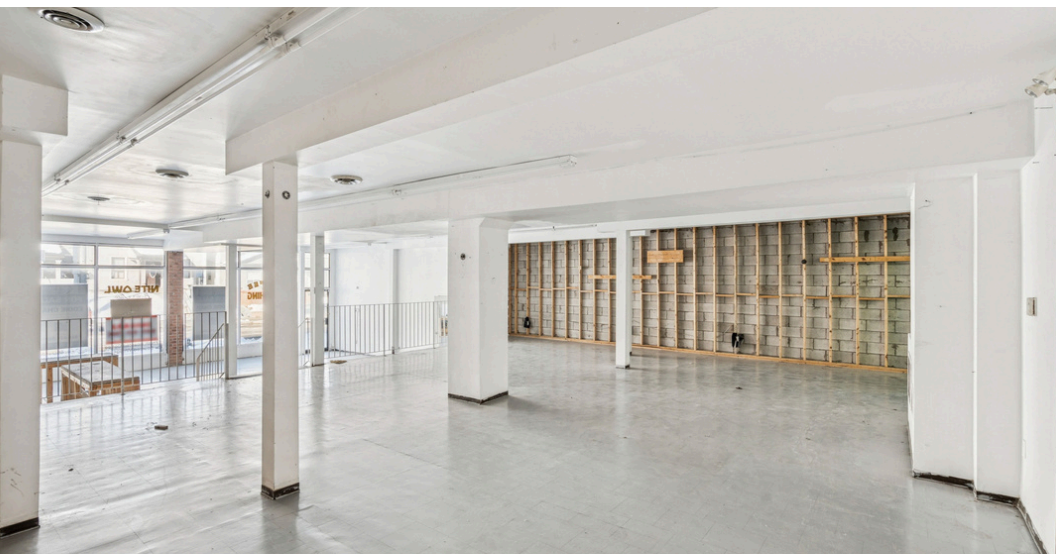


**TWO SEPARATE RESIDENTIAL UNITS**

FLEXIBLE LAYOUT ACROSS ALL LEVELS SUITABLE FOR A VARIETY OF COMMERCIAL USES

O: (647) 354-7467

 [downtowntoronto-realestate.com](http://downtowntoronto-realestate.com)



## Helen Ye

Commercial Realtor

(647) 981-1468

[helen@downtowntoronto-realestate.com](mailto:helen@downtowntoronto-realestate.com)

## Eddie Chan

Commercial Realtor

(647) 281-6109

[eddie@downtowntoronto-realestate.com](mailto:eddie@downtowntoronto-realestate.com)



Area Realty Inc. Brokerage

650 College St. Toronto, M6G 1B7

(416) 474-5699