

# FOR LEASE

Little Italy

538 College St. Toronto



**DOWNTOWN  
TORONTO**  
REAL ESTATE



## PROPERTY SUMMARY

**RATES:** **Net: \$6,500 / month, TMI: \$2,100 / month**

**PREMISES:** Approx. 1,600 sq ft ground floor + fully usable 1600 ft basement

**HIGHLIGHTS:** Prime retail/commercial opportunity at 538 College St (Little Italy). Approx. 1,600 sq ft ground floor plus a fully built-out basement with treatment rooms and showers—ideal for clinic, wellness, medical, or service uses. Excellent visibility with strong street exposure and consistent foot traffic in a vibrant neighbourhood surrounded by restaurants, cafés, and retail. Strong signage potential and a functional layout make this a turnkey opportunity in one of Toronto's most active corridors.

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