

# 71 SUNRISE AVE., #A, TORONTO

OFFICE SPACE FOR LEASE



## PROPERTY DETAILS

- Conveniently located in East York near Victoria Park and Eglinton
- Excellent small office space (90% office, 10% warehouse)
- Currently built out with 2 offices, open kitchen, reception area and small warehouse
- Ideal for office, studio, design, showroom, professional services
- 2 parking spaces at front of building
- **Occupancy:** 30 days notice
- **Size:** 1,590 square feet
- **Gross Rent:** \$3,100 per month plus HST and utilities

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## INQUIRIES

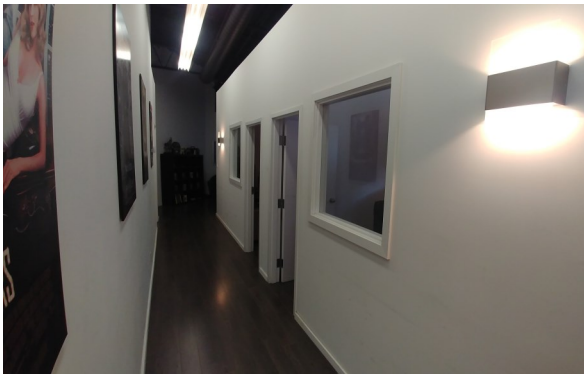
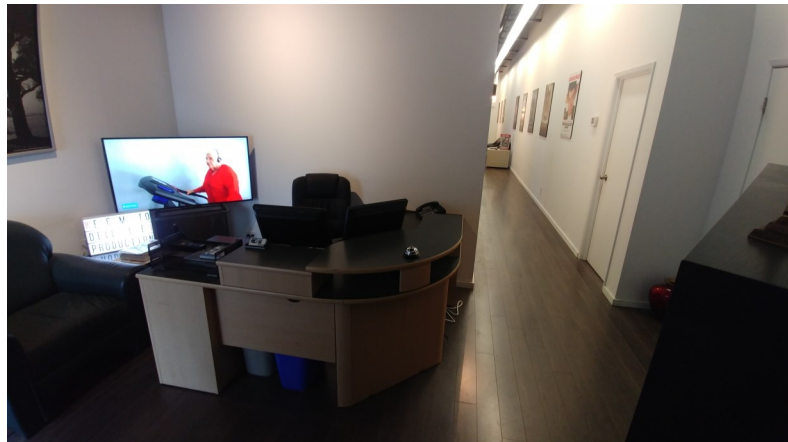
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Demographics - 2016	1 km	3 km	5 km
Total Population	11,776	135,565	375,127
Daytime Population	14,003	128,487	308,225
Total Households	5,032	53,142	146,687
Household Average Income	\$68,212	\$71,907	\$84,214

Source: Statistics Canada

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The Behar Group Realty Inc., Brokerage.

