

# FOR LEASE & FOR SALE:

GROUND FLOOR COMMERCIAL/RETAIL UNITS SURROUNDED BY NEW CONDOS NEAR DUFFERIN & QUEEN WEST

**ONLY ONE UNIT REMAINING!**

JOIN PENGUIN PICK-UP & A NEW DENTAL CLINIC  
68 ABELL STREET



**Intrepid  
Commercial Realty  
Limited** | Brokerage

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# 68 ABELL STREET

## PROPERTY SUMMARY

The Epic condos are a brand new condo in the heart of West Queen West. Overlooking beautiful redesigned Lisgar Park the available units are in an underserved commercial/retail area and provide a prospective tenant or purchaser with the opportunity to reach **thousands of residents** in this booming neighbourhood!

## KEY FEATURES

- Be a part of this burgeoning retail/service hub. Join **Penguin Pick-Up** a rapidly expanding chain offering free and convenient pick-up locations for all online purchases along with a **new Dental Clinic**
- Walking distance to public transit/TTC Stops
- 1 block from trendy Gladstone Hotel and The Drake Hotel entertainment/nightlife venues
- Parking: Large Green P lot at 45 Abell Street opposite subject building (+/-124 spaces) in addition to street parking on Abell Street
- Units are in base building condition (HVAC units installed) ready for fixturing

## AVAILABLE UNITS

Retail 1: 1,758 sq. ft.

### For Lease:

Asking Net Rent: \$50 PSF

Additional Rent: \$20 PSF (Estimated)

### For Sale:

Asking Price: Retail 1: \$1,758,000



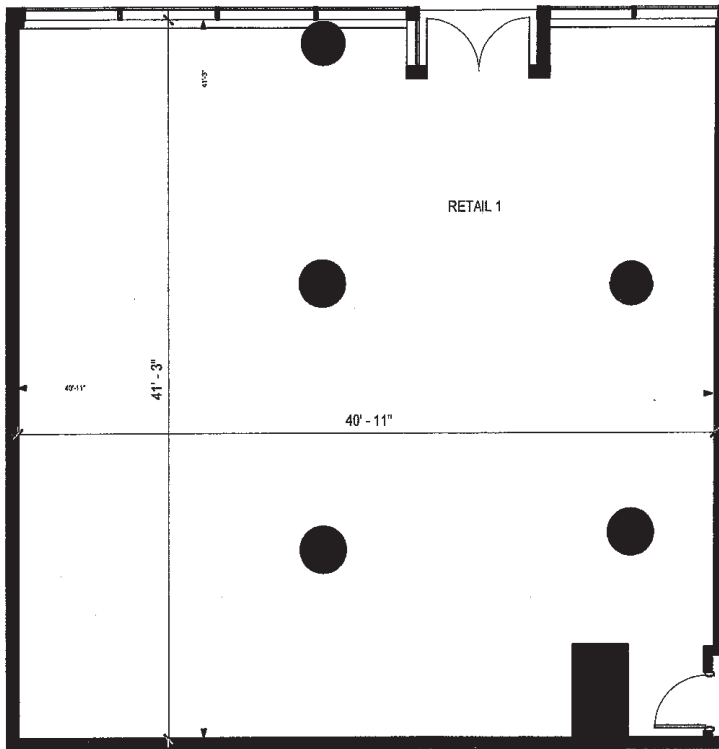
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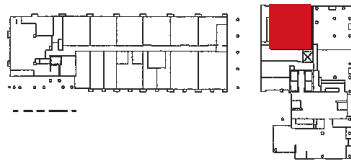


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## RETAIL 1 - 1758 sq. ft.



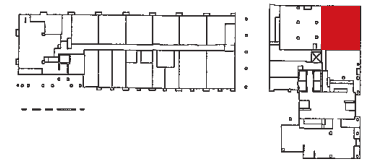
LEVEL 1



## RETAIL 2 - 1601 sq. ft.



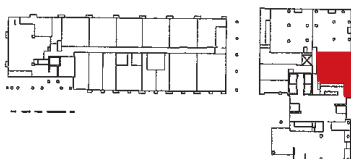
LEVEL 1



## RETAIL 3 - 1088 sq. ft. SOLD TO DENTIST



LEVEL 1



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