



**CUSHMAN &
WAKEFIELD**

299 AUGUSTA AVENUE

Toronto, ON

Landmark Restaurant / Retail Space in the Heart of Kensington Market
2,301 SF Ground Floor + 1,403 SF Lower Level + Front Patio



WELCOME TO 299 AUGUSTA AVENUE

Kensington Market is one of Toronto's most highly sought-after neighbourhoods, situated in the heart of downtown Toronto. Kensington Market attracts crowds of both locals and tourists alike with its bohemian charm and bustling streets featuring some of the highest pedestrian traffic in the City. The neighborhood is extremely walkable, with narrow streets lined with Victorian houses that have been converted into shops and eateries. On any given day, you'll find throngs of people exploring the market, browsing through vintage clothing stores, sampling international cuisine, and soaking in the lively atmosphere. 299 Augusta Avenue is a magnet for tourists visiting Toronto. As tourism in Toronto continues to grow, businesses in Kensington Market stand to benefit from the influx of visitors seeking authentic and memorable experiences. This opportunity highlights the ability to secure a best-in-class retail space in a coveted shopping node. The building has a distinctive look and is fully modernized with state-of-the-art services, a rare find in the dense and historic Kensington Market.

Details

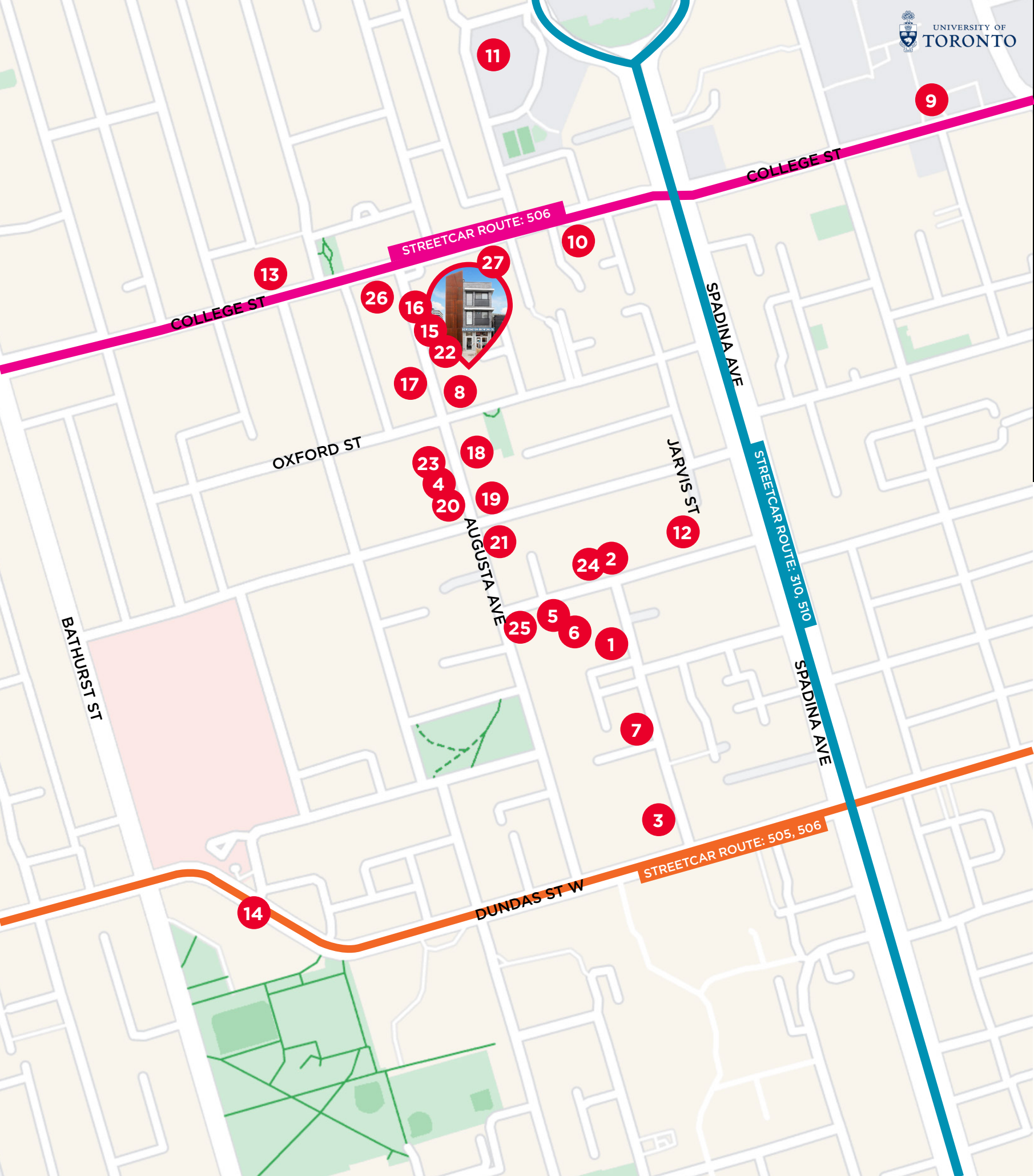
NET RENT	\$11,375 per month
ADDITIONAL RENT	\$2,721 per month
SIZE	3,704 SF
RETAIL SIZE	2,301 SF
LOWER LEVEL	1,403 SF
ADDITIONAL SPACE	Front Patio
ACCESSIBILITY	Brand New Elevator + 2 Large Stairwells
CEILING HEIGHT	Up to 16' Clear
SHIPPING	Rear Laneway Access

Highlights

- Brand new polished concrete floors
- State of the art HVAC
- Sound proofing between floors
- Existing Washrooms x2
- Front facing patio space along Augusta Avenue
- Step to College St. and subway stations
- Suitable for retail, restaurant, and professional services

PROPERTY OVERVIEW








Neighbourhood Amenities

- | | |
|---|--------------------------|
| 1. Sunnys Chinese | 15. Mamacitas |
| 2. Blackbird Baking | 16. Pamenar |
| 3. El Rey Mezcal Bar | 17. Ottos Berlin Donair |
| 4. NU Bügel | 18. Bungalow Vintage |
| 5. Kensington Market | 19. The Organic Press |
| 6. Jimmy's Coffee | 20. Dolce Gelato |
| 7. Fika Cafe | 21. Top Gun Burger |
| 8. Wanda's Pie in the Sky | 22. Trinity Common |
| 9. University of Toronto Bookstore | 23. Bunnens Bakeshop |
| 10. T&T Supermarket College Store | 24. Sanigans Meat Locker |
| 11. Lord Lansdowne Junior Public School | 25. Gus Tacos |
| 12. Kensington Market BIA | 26. Osmows Shawarma |
| 13. Ohiru Cafe | 27. Pet Valu |
| 14. NomNomNom Poutine | |

TRANSIT

-  Streetcar Route - 506
-  Streetcar Route - 505, 506
-  Streetcar Route - 310, 510

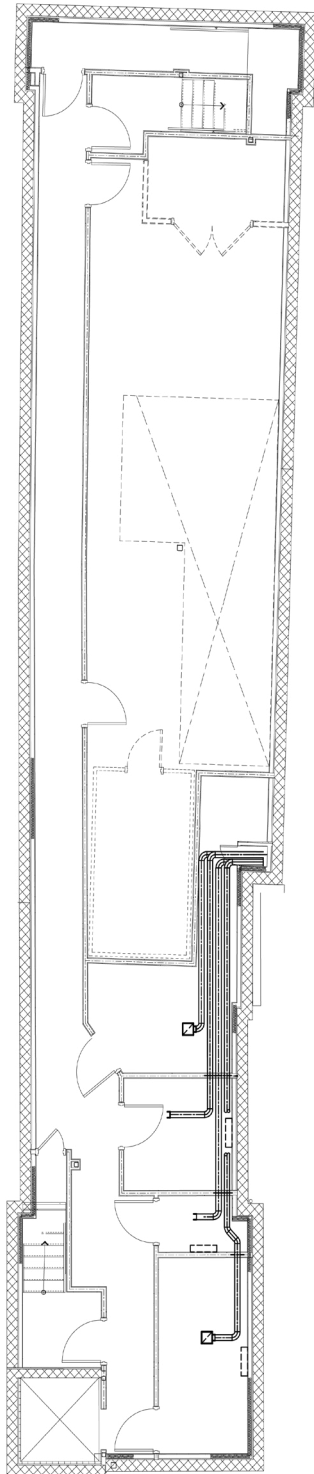
DEMOGRAPHICS (1KM)

 Population 28,422	 Median Age 42
 Daytime Population 93,602	 Traffic Score 99
 Total Households 12,877	 Pedestrian Score 99
 Avg. Household Income \$107,211	 Transit Score 97

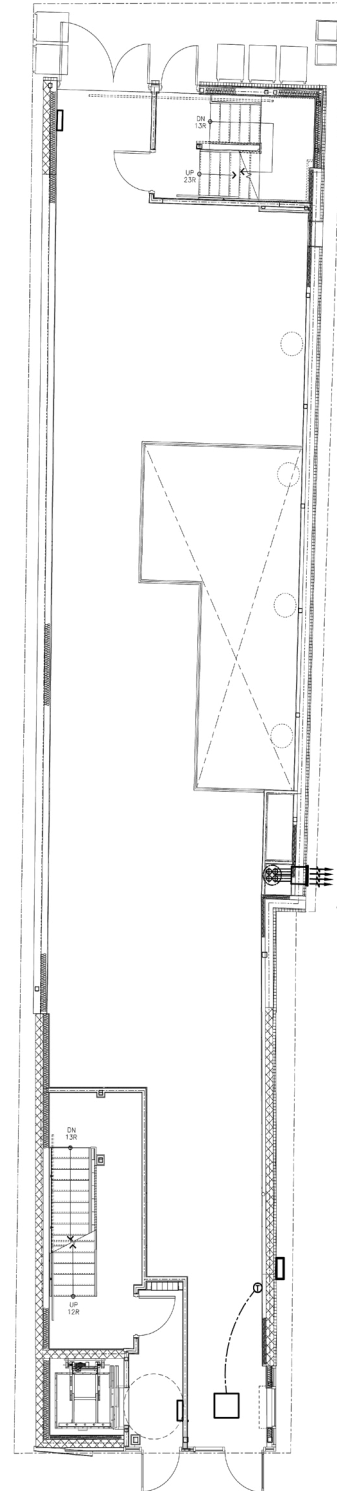
299 AUGUSTA AVENUE

Floor Plan

Basement



1st Floor



299 AUGUSTA AVENUE

Kensington Tenants



MICHAEL BETEL

Vice President
T +1 416 359 2706
M +1 416 845 5665
mike.betel@ca.cushwake.com

161 Bay Street, Suite 1500
Toronto, ON M5J 2S1 | Canada
cushmanwakefield.ca

CONTACT



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