

FOR LEASE

**276
GLADSTONE AVE.
TORONTO**

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Royal LePage Real Estate Services Ltd.
255-55 St. Clair Avenue West, Toronto, ON

 **ROYAL LEPAGE®
COMMERCIAL™**

PROPERTY OVERVIEW

Address: 276 Gladstone Avenue

Features:

- Located near Dufferin Street & Dundas Street West in Little Portugal.
- 2-Storey Free Standing Building with outdoor space.
- Building approx. 2,527^{+/-} SF + 1,277^{+/-} SF within the basement
- Main Floor consists of a living room, dining room, study, kitchen (includes appliances) and breakfast area with sliding glass doors leading out to a porch and back-yard.
- Second Floor: (4) bedrooms and (2) bathrooms.
- Basement: Recreational room, (2) general-purpose rooms, a laundry/workroom, and a bathroom.
- Parking could be made available at an extra cost.
- Neighbourhood amenities include, bakeries, shops, cafes and Restaurants.

Zoning: R (d0.6) (x729)

Permissible Uses with Conditions:

- Day nursery
- Retail store
- Community centre
- Place of worship
- Seniors' community house and many more.

Lease Term:

- 3-5 Year Term

Rental Rate:

- Call Listing Agent
- Utilities are in addition to the monthly rent.



PHOTO GALLERY



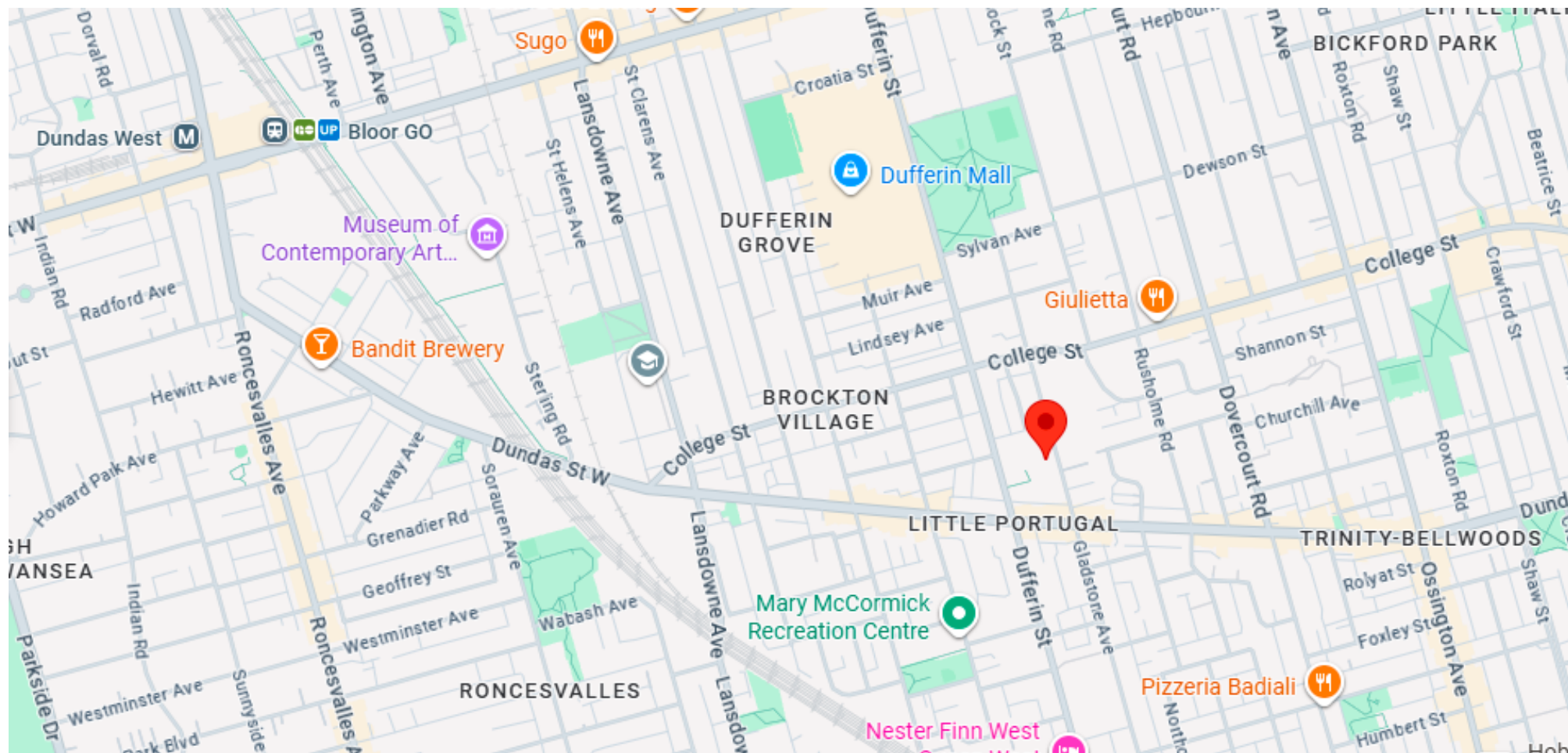
PHOTO GALLERY



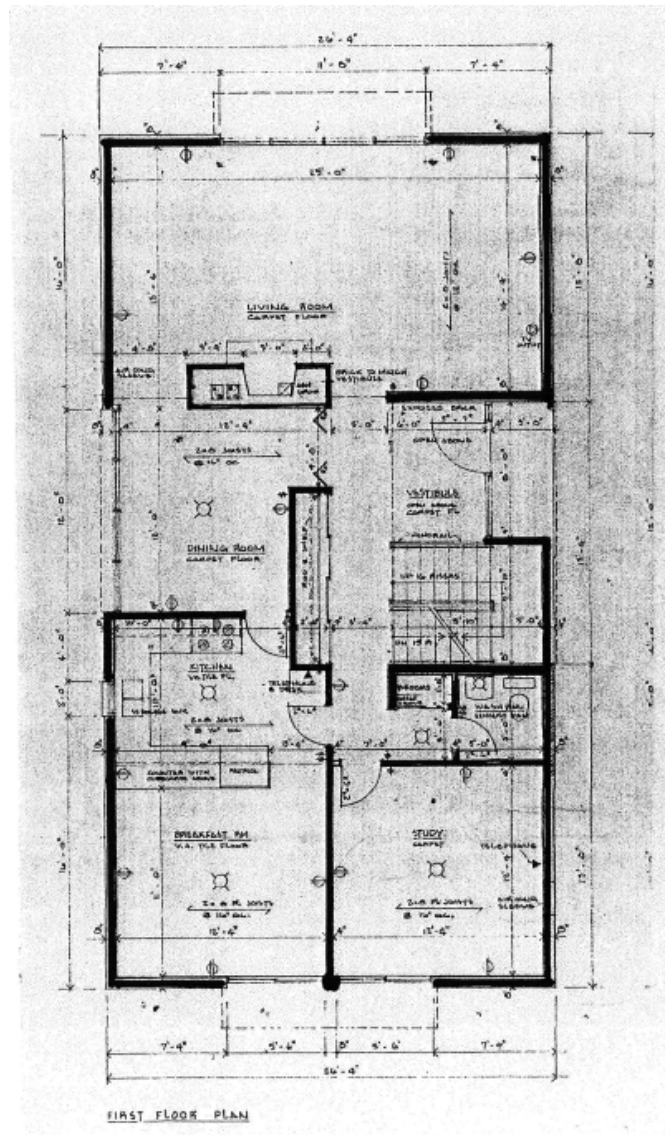
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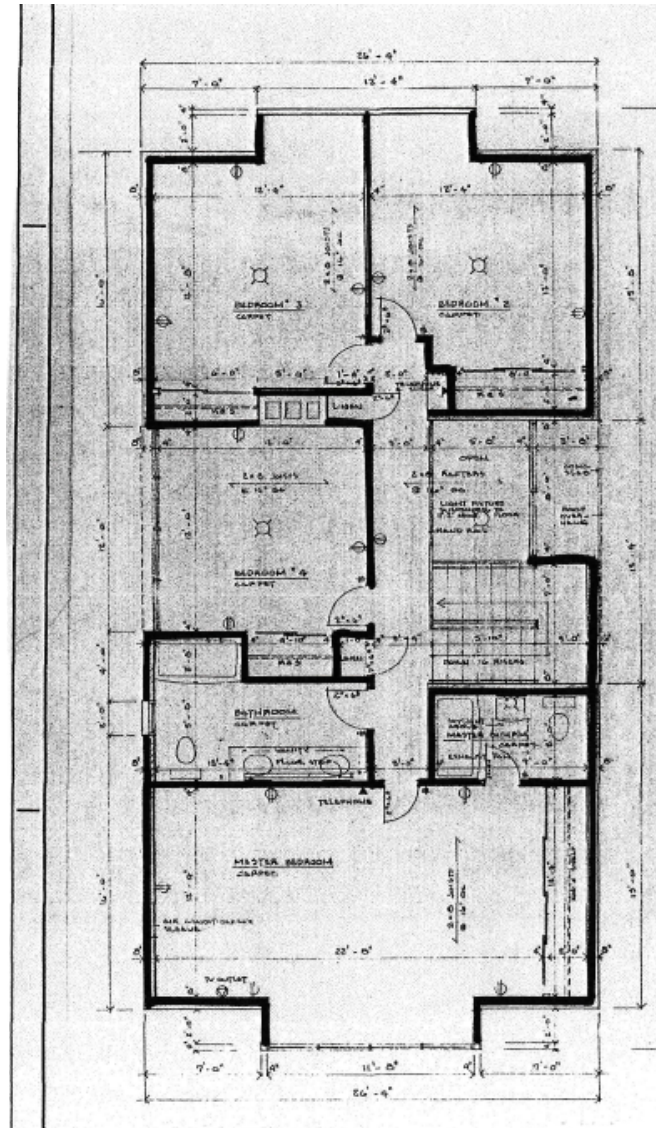
LOCATION MAP



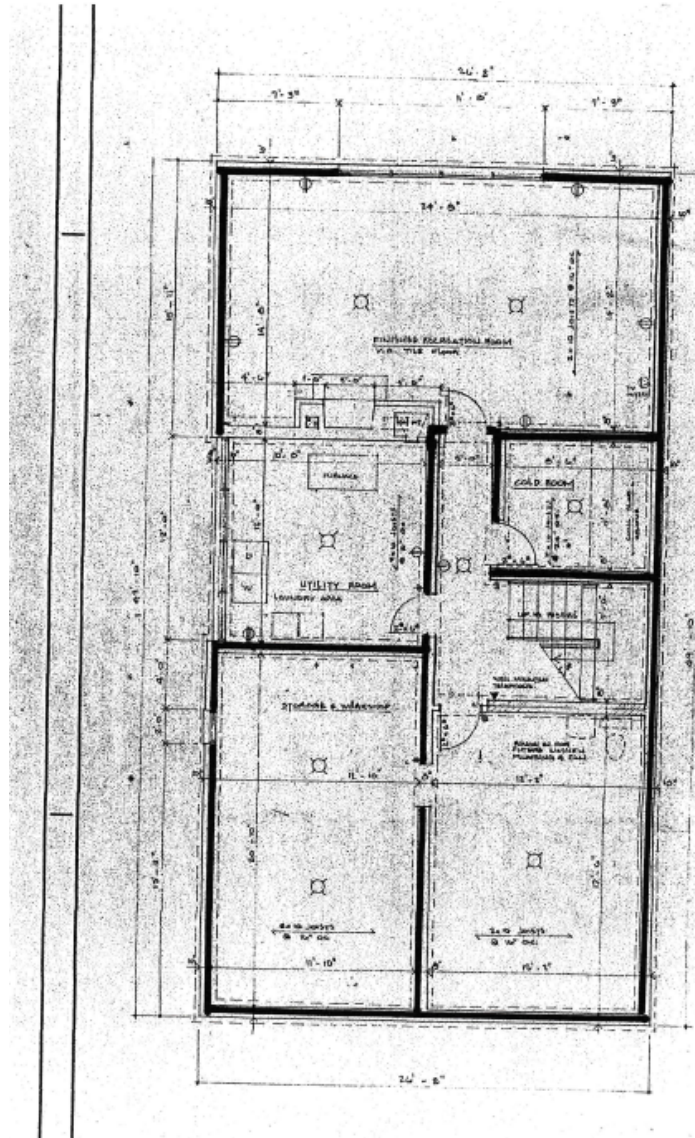
FLOOR PLAN - MAIN FLOOR



FLOOR PLAN - SECOND FLOOR



FLOOR PLAN - BASEMENT



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