

# Retail

For Lease

25 Montgomery Avenue





# Overview

Fronting on the north side of Helendale Avenue and just steps away from Yonge Street, 25 Montgomery Avenue offers an opportunity to secure a unit in The Rockport Group's luxury rental development, The Montgomery. Two storey retail / office units benefit from exterior and interior access for visiting clients and residents. Just north of the renowned midtown corner of Yonge & Eglinton, this opportunity is conveniently located minutes away from Eglinton subway station.







# Property details

**UNITS** | Unit 3: 1,072 SF

Unit 4: 1,079 SF

Unit 5: 1,088 SF

**Total: 3,239 SF**

**AVAILABLE** | Immediately

**TERM** | 1-5 years

**GROSS RENT** | \$50.00 PSF + Utilities

# Highlights

- Brand new, open concept units
- All units contain two private bathrooms, one on the ground floor and one on the second floor
- Direct access to shipping and receiving
- Dedicated patio
- Direct entry / exit from Helendale
- Live / work option available
- Convenient access to Yonge & Eglinton intersection and Eglinton Subway Station
- Neighbouring tenants include Stock, Cineplex, Sephora and Best Buy




# Neighbourhood map

- |                            |  |
|----------------------------|--|
| 1 The Keg Steakhouse + Bar | 19 Stock TC (open summer 2020)               |
| 2 Mandarin Restaurant      | 20 SIP Wine Bar & Authentic Neapolitan Pizza |
| 3 Tim Hortons              | 21 Best Buy                                  |
| 4 CIBC                     | 22 La Vecchia                                |
| 5 BMO                      | 23 The Cupcake Shoppe                        |
| 6 Winners                  | 24 West Elm                                  |
| 7 McDonald's               | 25 Beddington's Bed & Bath                   |
| 8 Sephora                  | 26 Osmow's Shawarma                          |
| 9 Metro                    | 27 Starbucks                                 |
| 10 Rexall                  | 28 Sporting Life                             |
| 11 Duke of Kent            | 29 TD  |
| 12 Chipotle Mexican Grill  | 30 Cibo Wine Bar                             |
| 13 RBC                     | 31 Touhenboku Ramen                          |
| 14 The Rose and Crown      | 32 La Bohème Café Patisserie                 |
| 15 Shoppers Drug Mart      | 33 Canada Post                               |
| 16 Banh Mi Boys            | 34 De Mello Palheta Coffee Roasters          |
| 17 Grazie Ristorante       | 35 The Ten Spot                              |
| 18 Tim Hortons             |  |

## DEMOGRAPHICS

 41,219  
Population

 \$129,038  
Avg. HH Income

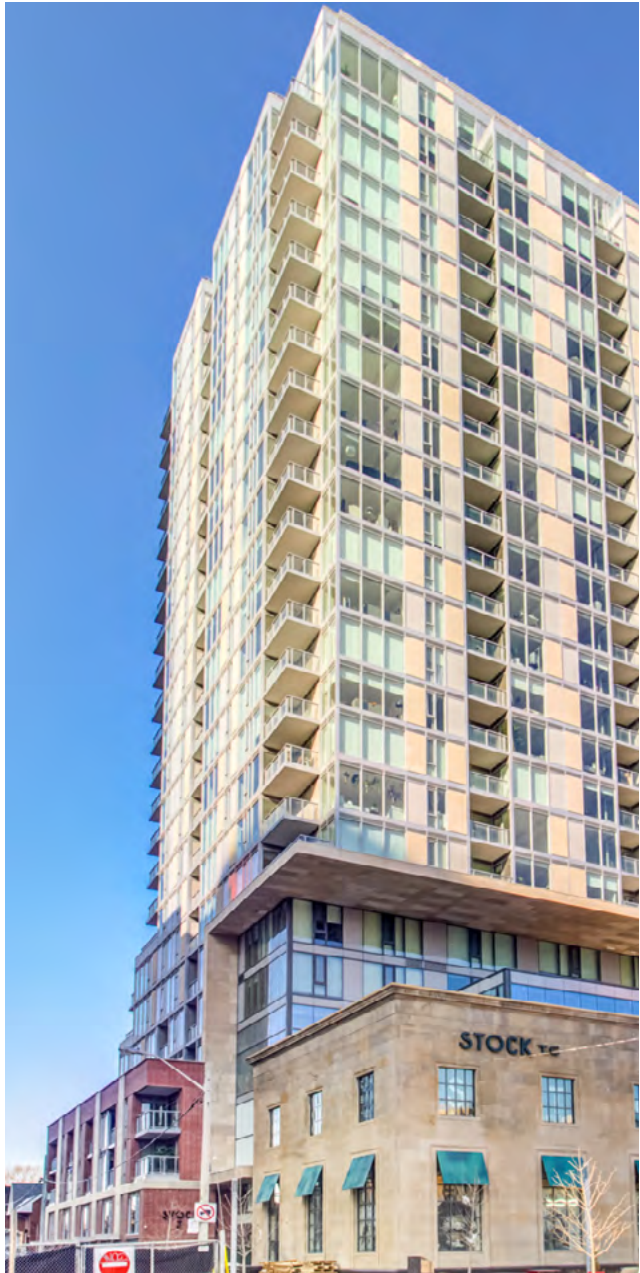
 42,753  
Daytime Population

 38  
Median Age

Within 1KM | Statistics Canada, 2020

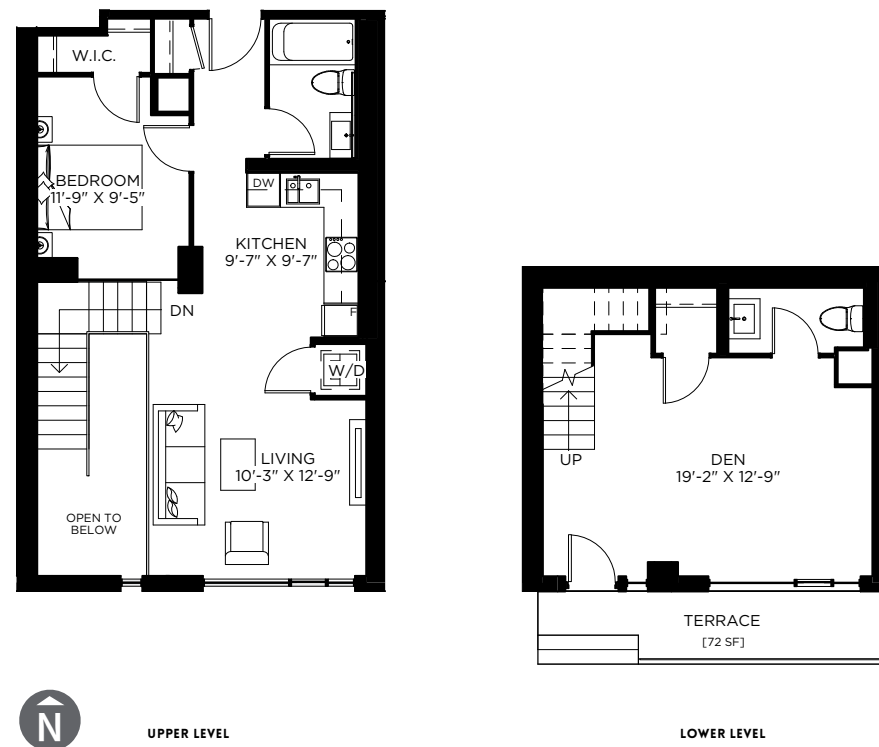




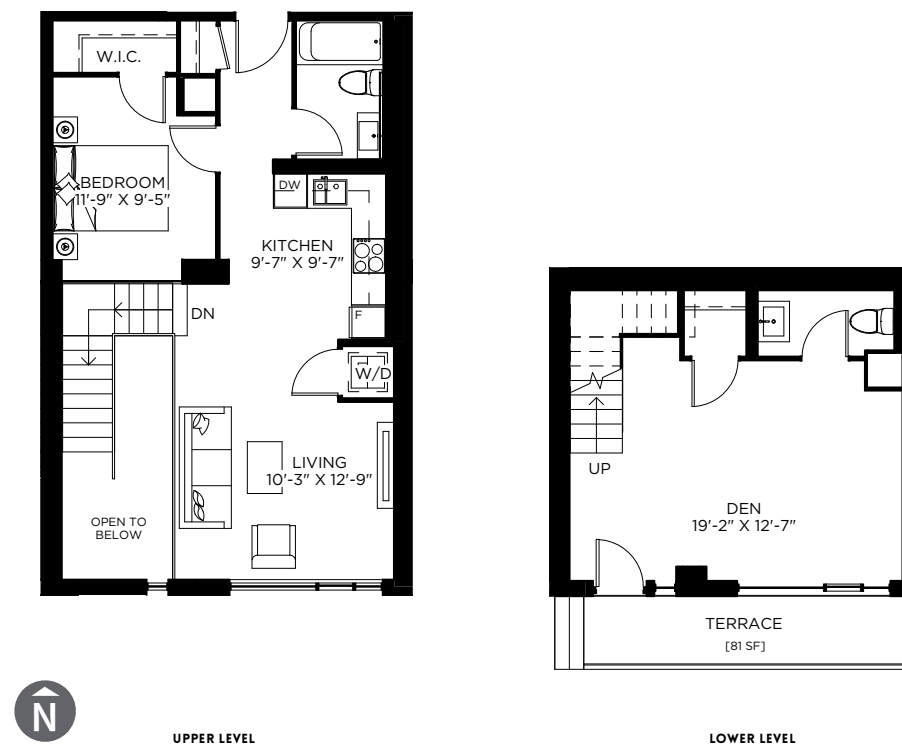




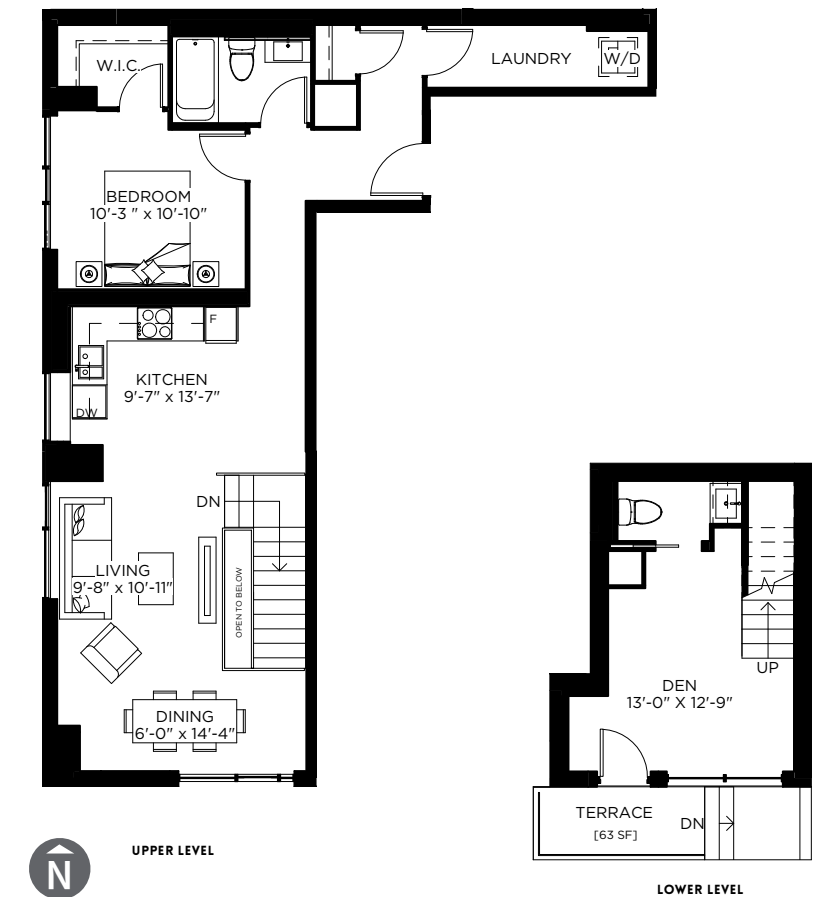
# Floor plans



Unit 3  
1,072 SF



Unit 4  
1,079 SF



Unit 5  
1,088 SF

**FOR LEASE** | 25 Montgomery Avenue



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