



Prime Retail | For Lease

# 165 & 175 Fort York Boulevard

Toronto, ON

## Exclusive Advisors

**Brock Meddick**

Partner\*

416-382-3305

[brock@horizonbrokerscre.com](mailto:brock@horizonbrokerscre.com)

**Ryan Bobyk**

Founder & President\*\*

416-557-4450

[ryan@horizonbrokerscre.com](mailto:ryan@horizonbrokerscre.com)

**HORIZON BROKERS**

\*Sales Representative

\*\*Broker of Record

All outlines are approximate



# UNIQUE OPPORTUNITY TO LEASE IN TORONTO'S HISTORIC AND TRENDY NEIGHBOURHOOD

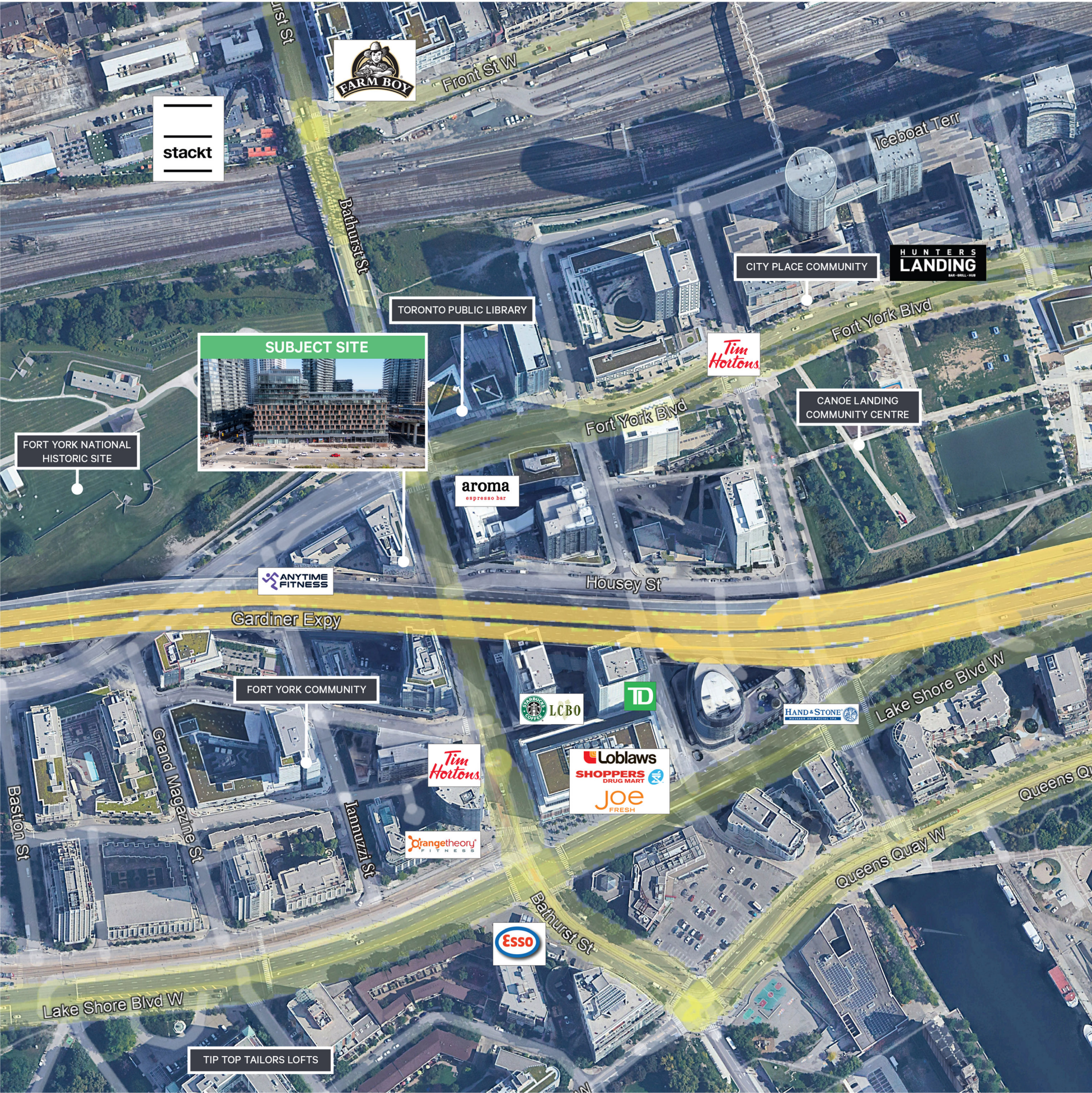
Toronto's Fort York neighbourhood is a vibrant and bustling area that has seen tremendous growth in recent years. With its convenient location at the intersection of Bathurst and Fort York, businesses in this area can expect high levels of pedestrian and vehicle traffic. At Garrison Condo, businesses have the opportunity to take advantage of this prime retail space. This condo retail space is available immediately, making it an ideal opportunity for businesses looking to establish a presence in the Fort York/City Place neighbourhood.

The Fort York area is known for its unique mix of history and modern development. The neighbourhood is home to the Fort York National Historic Site, which serves as a major tourist attraction and draws visitors from across the city and beyond. In addition, the area is also home to a variety of high-rise condos, cultural institutions, and parkland, making it a hub of activity for residents and visitors alike.

Given the strong pedestrian and vehicle traffic, you can expect to benefit from high levels of visibility and foot traffic. This, combined with the diverse mix of businesses and attractions in the neighbourhood, makes Fort York an ideal location for a wide range of retail/office uses. If you're looking to establish a retail presence in the heart of one of Toronto's most vibrant and growing neighbourhoods, the Garrison is an opportunity you won't want to miss. With its prime location, available space, and strong traffic flow, this condo retail space is the perfect platform for your business to grow and succeed.

## Property Highlights

PROPERTY TYPE:	Street Front Condo Retail
SIZE:	165 Fort York: 2,706 sq. ft.
SIZE:	175 Fort York: 1,340 sq. ft.
NET RENT:	Contact Listing Brokers
ADDITIONAL RENT:	\$15.00 per sq. ft. (2025 Estimate)
AVAILABILITY:	Immediate
ZONING:	Commercial
LOADING:	Available







## Highlights



One of  
Toronto's most  
trendiest  
neighbourhood  
s



Proximity to  
Toronto's major  
attractions



Immense  
surrounding  
population/  
densification



**5 MIN WALK**  
CN Tower/  
Rogers centre



**1 MIN WALK**  
511 & 307  
Bathurst St at  
Fort York Stop



**3 MIN DRIVE**  
Gardiner  
Expressway

**99**  
Walker's  
Paradise

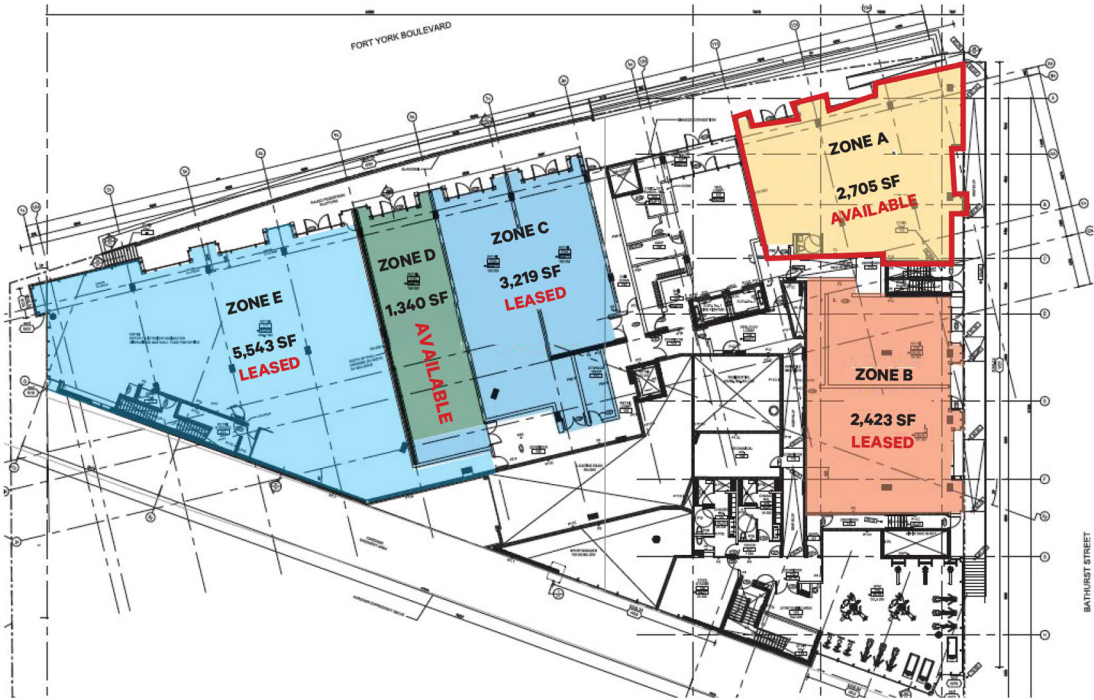
**99**  
Biker's  
Paradise

**100**  
Excellent  
Transit

## The Location

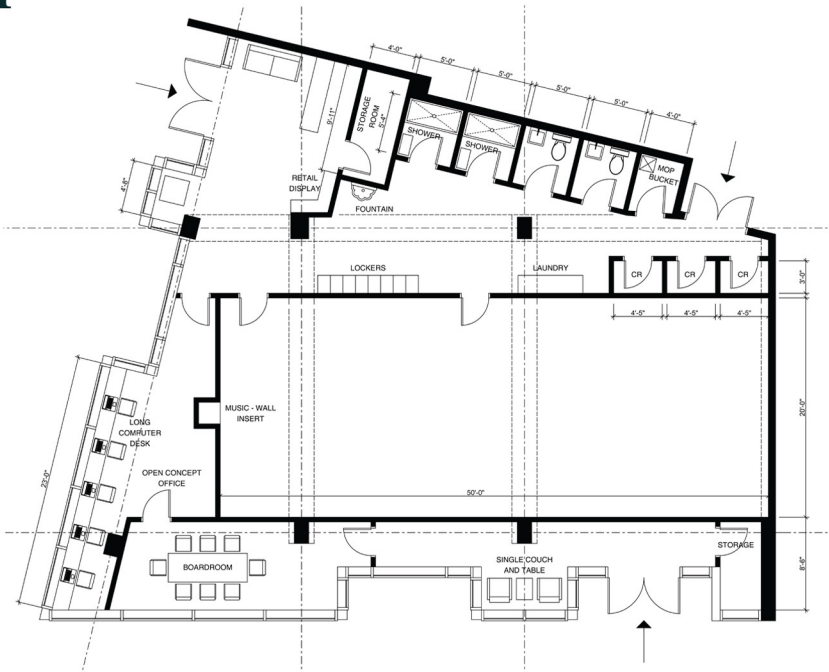
- The Fort York neighborhood, also known as The Garrison, is located along the CN and CP railway corridors.
- The Bathurst and Strachan area has undergone major re-development and near completion of the former industrial lands.
- Mixed-Use density with grade level retail/ commercial uses in high-rise residential towers.
- Over 8,000 people have located to the Fort York neighborhood within the last 36 months.
- Substantial retail, commercial and high rise residential development has taken place in the Fort York neighborhood, south of the Gardiner Expressway between Fort York Blvd and Fleet Street.

## Site Plan



## Floor Plan

165 Fort York Blvd







## Exclusive Advisors

### Brock Meddick

Partner\*

416-382-3305

brock@horizonbrokerscre.com

### Ryan Bobyk

Founder & President\*\*

416-557-4450

ryan@horizonbrokerscre.com

\*Sales Representative

\*\*Broker of Record

All outlines are approximate

Horizon Brokers Real Estate Brokerage Inc.

Suite 100, 146 Thirtieth St.

Etobicoke ON, M8W 3C4

This disclaimer shall apply to Horizon Brokers Real Estate Brokerage Inc. and to all other divisions of the Corporation; to include all employees and independent contractors (Horizon Brokers\*). The information set out herein, including without limitation, any projections, images, opinions, assumptions and estimates obtained from third parties (the "Information") has not been verified by Horizon Brokers, and Horizon Brokers does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. Horizon Brokers does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The Information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from Horizon Brokers. Horizon Brokers and the Horizon Brokers logo are the service marks of Horizon Brokers and/or its affiliated or related companies in other countries. All other marks displayed on this document are the property of their respective owners. All Rights Reserved. Mapping Sources: Canadian Mapping Services canadamapping@cbre.com; MapPoint, DMTI Spatial, Envision Analytics, Microsoft Bing, Google Earth