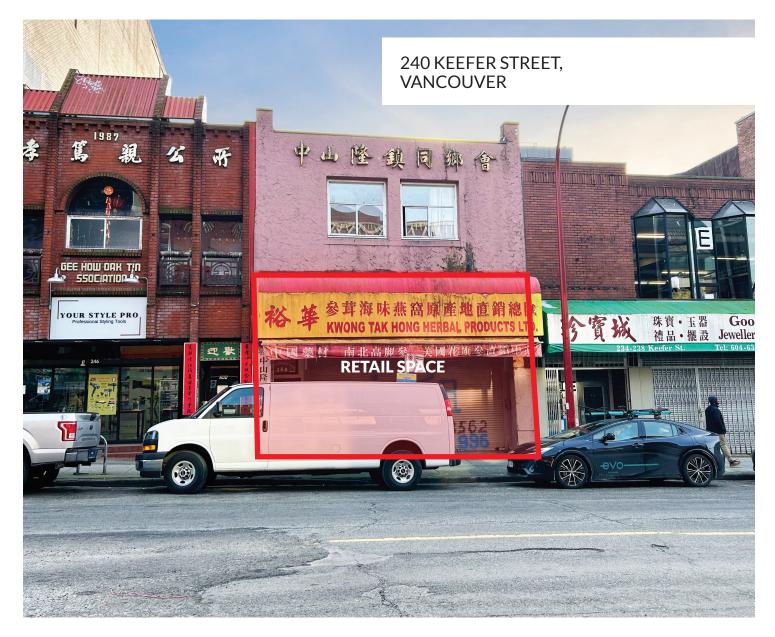


## FOR LEASE PRIME RETAIL UNIT





## **OPPORTUNITY**

Seize the opportunity to lease a prime retail space in the heart of China's dynamic retail district. This 3,000-square-foot main floor, with prominent signage, offers a versatile open layout. The 1,500-square-foot basement comes free of charge. Features include a walk-in freezer, a large walk-in cooler, and competitive leasing terms. Benefit from a rear loading door and a front loading zone for operational efficiency. Elevate your brand in this strategic location, where visibility meets functionality. Secure your space now for a thriving business in China's energetic retail landscape.









## **SUMMARY**

ADDRESS	240 KEEFER STREET
ZONING	HA-1A
MAIN FLOOR	3,000 SF APPROX.
BASEMENT	1,500 SF APPROX.
BASIC RENT	*\$25 PSF, NNN
ADDITIONAL RENT	*\$5 PSF (EST. 2024)
AVAILABLE	ASAP

<sup>\*</sup>Main floor area only. Basement is free of charge to use.

## **BUILDING HIGHLIGHTS**

Ample street parking	Immediate access to bus transportation along Main Street
_	_
Excellent exposure to pedestrian & vehicle traffic	Located in the vibrant China Town neighbourhood
_	_
Rear at grade loading door and loading zone in front of premises	Densely populated area

Fully usable basement space



Commercial

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Walking distance to variety of

resturants & amenities

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