



# ***Fully Equipped Restaurant!***

***The Balfour Building***  
119 Spadina Avenue  
at Adelaide

**Available Space**

**Unit 101, 2,286 sq.ft.**

**Net Rent**

**\$35** per sq.ft based on a 5 year term with \$1 annual increases.

**Additional Rent**

**\$14.85** per sq.ft. per annum (2010 estimate) Hydro, water separately metered

**Details**

**Prime restaurant location!**

- ✓ Existing retail tenants include – CANADA POST and TIM HORTONS!
- ✓ Prime retail exposure with walk by traffic
- ✓ Excellent access to the TTC, LRT and the Gardiner Expressway
- ✓ Superbly positioned in a rapidly developing neighbourhood
- ✓ High density of office and condos in immediate area

**Mechanicals**

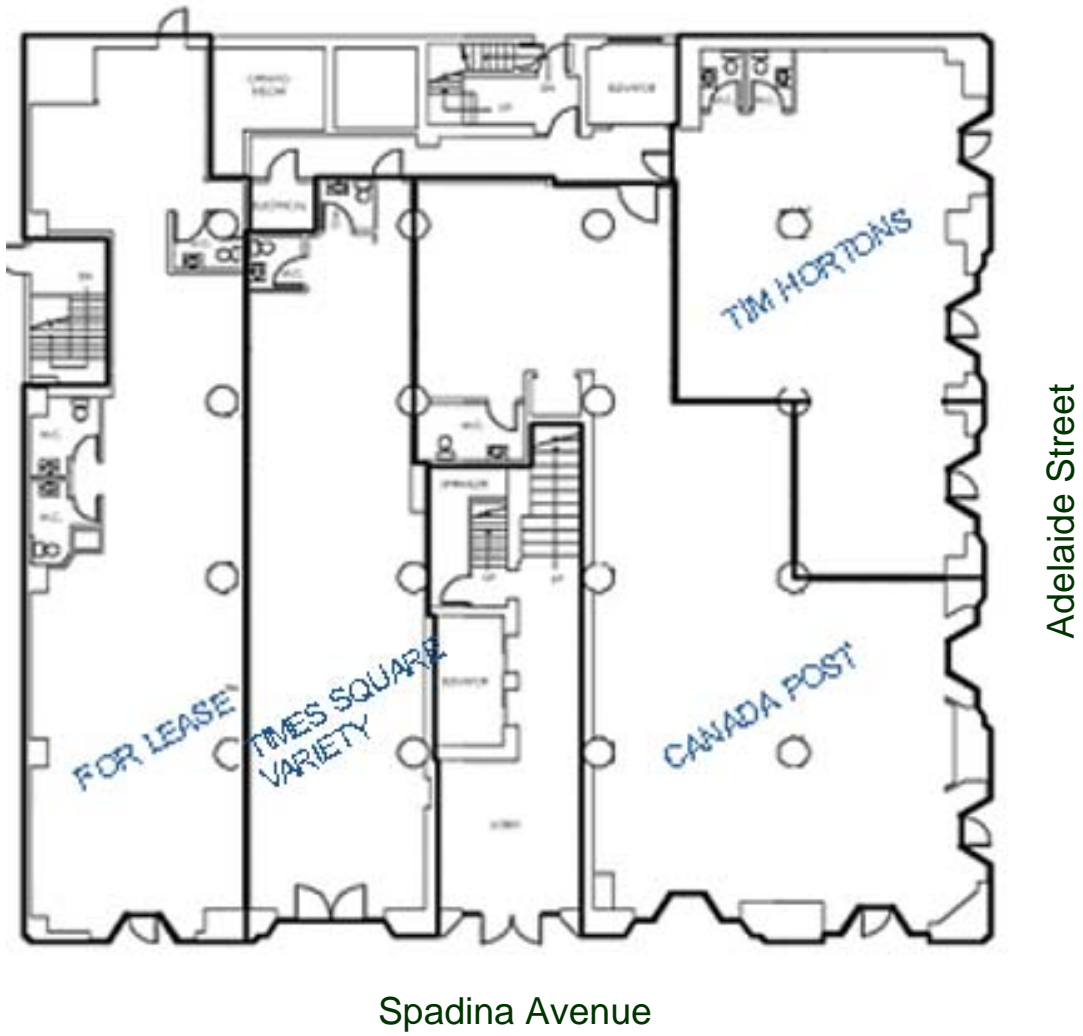
2 Panels, 225V, 200 amps  
HVAC – One 5 tonne heat pump, One 4 tonne water cooled Unit, One kitchen eco-exhauster, One electric hot water tank  
2" meter piped in with a 3" water piping

**Contact**

For further information, or to book a tour please contact Honor Sewell and Jennifer Lockyer at 416.593.6420



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