

FOR SALE

384 YONGE ST, TORONTO

\$223,380

Former Hair Salon

1,031 Sq Ft

Commercial Condo

COMMERCIAL CONDO

Very competitive price for commercial condo that is vacant in Toronto's own Aura at College Park. This retail space was previously tenanted by a Hair Salon, and is now vacant. Perfect for an owner/operator to purchase their own space for their business, or lease it out for income.

Aura is Canada's tallest residential tower 80 stories high, with tons of retail and shopping. This unit is located in the lower level in a corner with great visibility.

Current monthly condo fees are \$1,688.21. This unit is priced to sell and very affordable. Available for showings upon request. Please do not go direct.

READY FOR SECONDS?

Call me to discuss this listing today.



RYAN EARL, Broker and Founder

416-618-0054 | ryan@carverestate.com

carverestate.com

RE/MAX Ultimate Realty Inc., Brokerage
836 Dundas St W, Toronto, ON M6J 1V5

This document is not meant to solicit existing listings. (12.2002).

carve REAL ESTATE



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OTHER LOCATIONS:



WORLD ON YONGE

- Leased Income Property
- 742 sq ft
- Paying \$2,782 gross rent
- Commercial condo in World on Yonge



DUNDAS STREET EAST

- Downtown income property
- 2,166 sq ft
- Profitable business with income
- Laundromat Business and Apartment



PETRO-CANADA

- Petro-Canada Gas Station
- 1 Acre of land
- 6 income streams
- U-Haul + Quiznos Subs included



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Directory

THE SHOPS AT
AURA
Boutique Shopping



Legend Elevator Escalator Parking Security & Mgmt. Stairs TTC Washroom - Accessible Washroom - Men Washroom - Women

Toronto's boutique shopping destination. Discover over **120** shops & services or dine with us at **AURA Eatery**

Apparel

Her Boutique W 28
ImposShare E 35
Shop108 N 108
Yonno N 25
YongeSuites W 86

AURA Eatery - Food Court

Aura Sushi E 50
Kaifu E 51
Sushi BBQ E 57

Jewellery & Accessories

Luna N 79
Manda Design W 302
Vivid Jewellery E 35

Electronics & Phones

Buy M Cell E 16
Cell-Rox N 120
GTA Wireless N 85
One10 Wireless Inc. E 13
WinMac Repair Centre E 14

Optical, Health & Beauty

Beauty Beyond E 85
HairV N 83
Japanica Tea & Plant N 98
Jerin Nature's Health Food N 99
Mu Dan Health E 34
Pure Lomaige E 36
Scented One Fragrant Oil E 10
Sun Nails W 26
Sun Nails E 18
Terry's Hair Studio E 62
WixVision Inc. N 113
Yonge & Beautiful Cosmetic Clinic E 8

Specialty Services

A & P Retro Gallery N 95
Aura Cleaners N 93
BCBG Image House W 33
Jessica's Dry Cleaners E 73
Quick Car Rental E 9
RE/MAX Condo Plus Corporation, Brokerage E 17
The Condo Lounge - Real Estate N 20
Homeward, Brokerage N 20
Toronto Rental Suites N 122
Tricoro Imaging N 23
Wei Dry Cleaners N 95

Stationery & Gifts

Angel @ Aura E 19
Bullion Floor E 4
BulKies E 11
Emica Little House N 105
M & Q Snack & Smoke N 96
Niaz Daily + T & M N 21

Discover more about THE SHOPS AT AURA Online



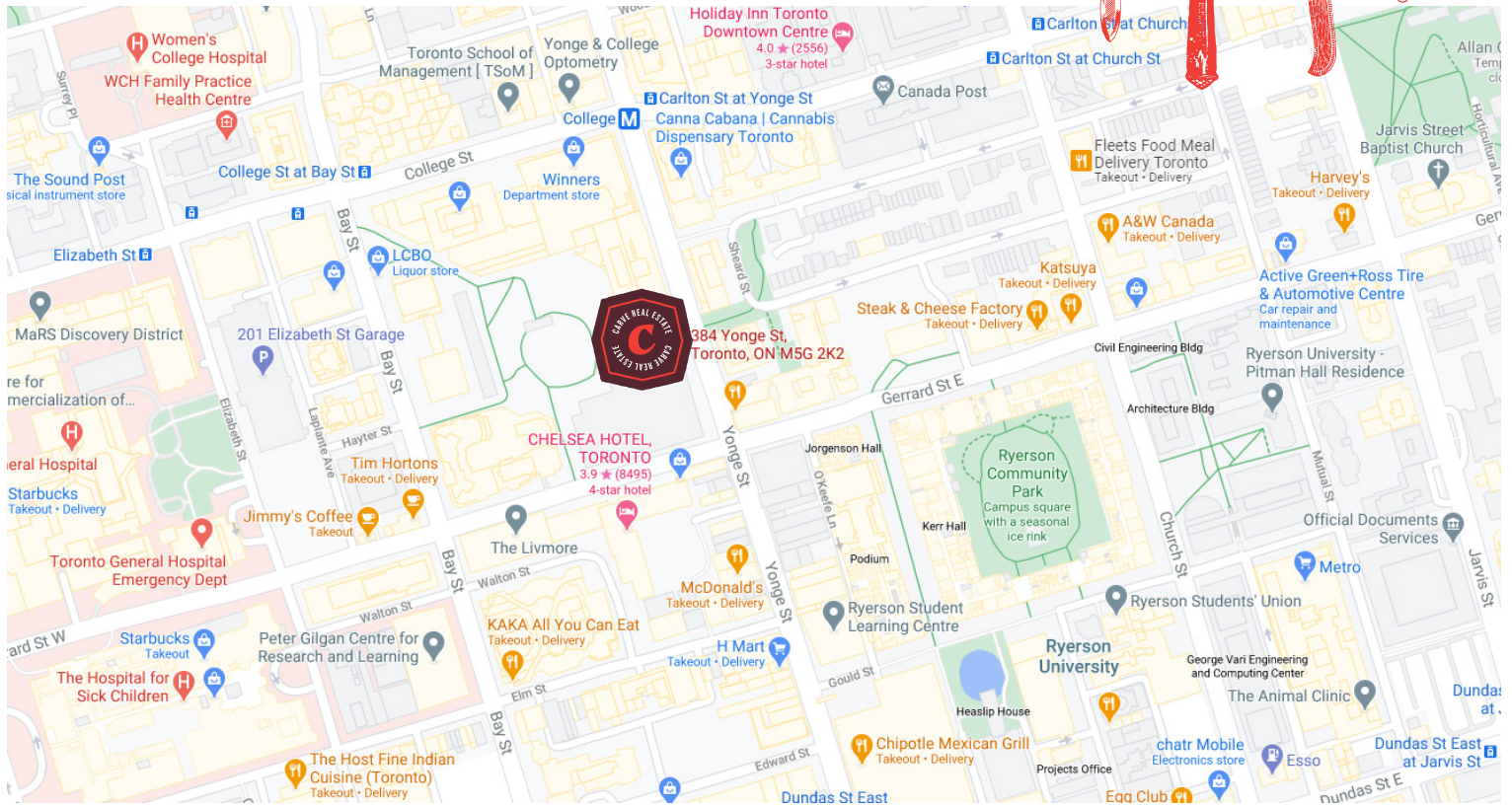
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BUILDING DETAILS

The Aura at College Park is Canada's tallest residential tower, coming in at 80 stories tall. It dominates its surroundings at Yonge and Gerrard and joins the city's tallest structures.

The street traffic here is constant, complete with direct Subway TTC access, and just blocks from Dundas Square

Property Details: There are 180,000 sq ft of retail, shopping, and offices. The building's own fitness facility is 42,000 sq ft alone.

The newer building and tower is connect with the two towers of the Residences of College Park located on the west portion of the block and fronting on to Bay Street.

LOT SIZE

Frontage:
26 ft in building

Depth:
Approximately 39.53 ft

Raw Measurements:
522.93 ft x 662.34 ft x 522.93 ft x 662.34 ft

Total Area:
470,662.29 ft² (10.805 ac)



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