

**TORONTO**  
838 College Street

OMG  
REAL ESTATE TEAM

# COLLEGE / OSSINGTON HOT SPOT



1,000 SQUARE FEET FULLY FIXTURED SPACE COUPLED WITH SEXY 800 SQ. FT. PATIO • LICENSED FOR 52 & 47 ON THE PATIO • ONLY \$6,650.00 / MONTH INCLUSIVE OF TMI & WATER • 2 & 1/2 YEAR LEASE WITH OPTIONS TO RENEW • OVER \$400,000.00 OF LEASEHOLD IMPROVEMENTS INCLUDED IN PURCHASE PRICE

**THIS ONE IS DEFINITELY WORTH A LOOK  
ASKING \$165,000.00**

PLEASE DO NOT GO DIRECT, PLEASE DO NOT SPEAK TO STAFF, YOUR DISCRETION IS APPRECIATED.  
CONTACT THE LISTING AGENT FOR MORE INFO AND A COMPLETE OFFER PACKAGE.

**STEPHEN M. MURPHY**

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CENTURY 21 REGAL REALTY INC. BROKERAGE

