

# FOR LEASE

115 WOLSELEY STREET



PRIME QUEEN WEST AREA  
OPPORTUNITY

**BOSLEY**  

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**COMMERCIAL**

**FOR LEASE**  
115 WOLSELEY ST.

## **THE BUILDING**



Bright commercial loft space comprising of 1,500 sq. ft. configured with 2 private offices, open space, full kitchen, private washroom and upper level additional private space w/ potential roof access. Wood and Beam Construction, Beautifully renovated with private entrance. Suitable for a variety of uses.



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# FEATURES

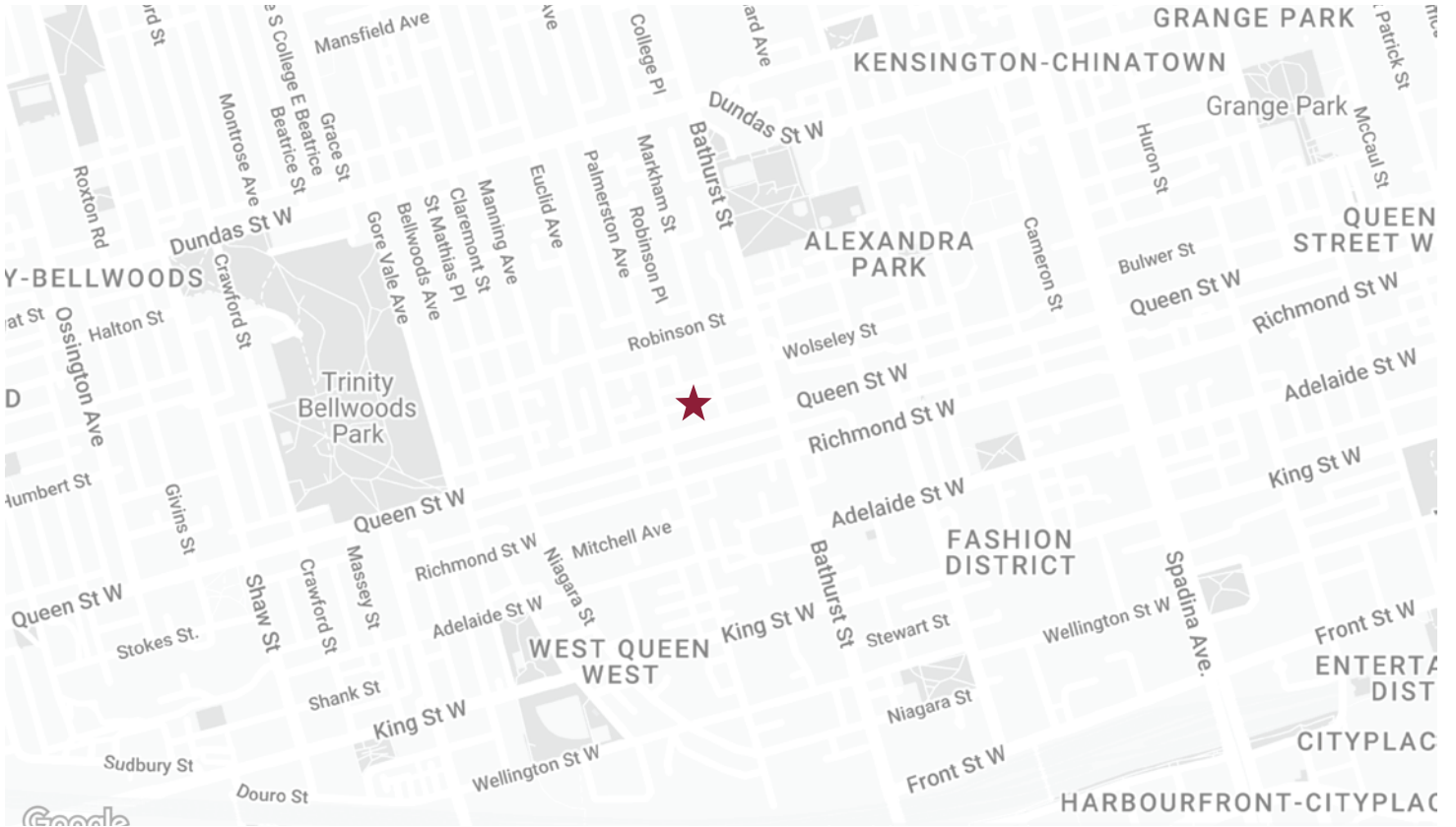
<b>ADDRESS</b>	115 WOLSELEY STREET
<b>MONTHLY RENT:</b>	4,500.00 Net Rent + \$538.96 TMI + HST + sep. metered Hydro
<b>AREA:</b>	1,500 SQ. FT
<b>NEIGHBOURHOOD:</b>	TRINITY-BELLWOODS
<b>CROSSROADS:</b>	QUEEN ST W - BATHURST ST.
<b>ZONING:</b>	Residential with non-conforming Commercial uses
<b>PARKING:</b>	Street parking



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# LOCATION



WALK SCORE\*

**95**

TRANSIT SCORE\*

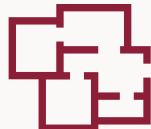
**99**

BIKE SCORE\*

**96**



QUEEN STREET:  
QUEEN AND BATHURST



1,500 SQ. FT.  
SQ. FT.



SINGLE  
OFFICE USE



QUEEN WEST  
LIFESTYLE



GREAT CAR  
ACCESS



GREAT TRANSIT  
ACCESS

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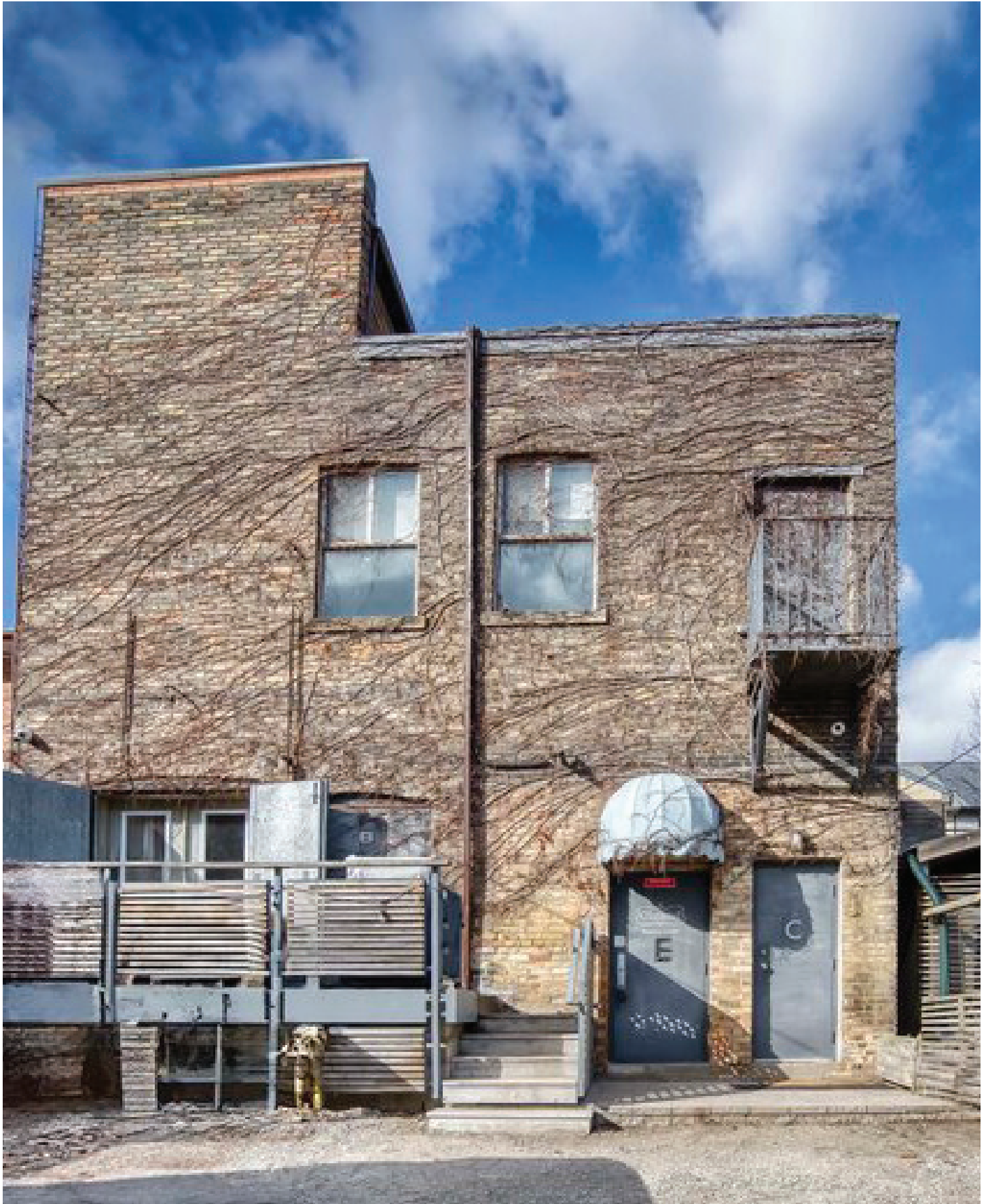


Municipal parking on  
roadside.



Short walk to Queen W.  
streetcar

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# CONTACT FOR MORE INFO



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# BOSLEY

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COMMERCIAL

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\* [HTTPS://WWW.WALKSCORE.COM/SCORE/1153-QUEEN-ST-W-TORONTO-ON-CANADA](https://www.walkscore.com/score/1153-queen-st-w-toronto-on-canada)

\*\* COMMUNITY DEMOGRAPHICS (ACCORDING TO GEOWAREHOUSE)