

75 ST. NICHOLAS ST #2604

2 BED + 2 BATH

778 SQ FT (AS PER MPAC)

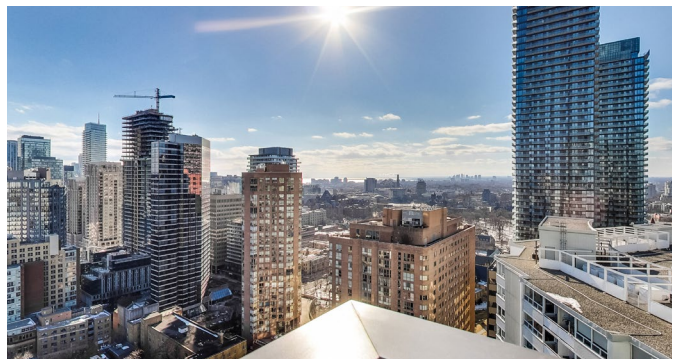
ONE PARKING SPOT

CONDO

*Listed by
Giulia Gallina, Sales Representative*



GetWhatYouWant.ca



OTHER CONDOS IN THE AREA JUST GOT SCHOOLED.

Whether you majored in economics and want a killer investment property, or you're more arts than math, and know great design when you see it, there's no question that this is the condo you've been waiting for. The two bedroom, split plan is airy and spacious with upgrades galore, panoramic views with south west exposure plus parking and a locker. The building is new, modern and has all the bells and whistles, including a rooftop sundeck. And the location is second to none - close to both U of T and Ryerson if you're looking to rent it out, and in the middle of everything for if you are looking for the perfect place to set down roots.

Residents of Nicholas Condos enjoy state-of-the-art facilities including: fully equipped gym, theatre room, party room, and an exclusive indoor/outdoor lounge along with onsite security. Steps to Yorkville, Bay Street and the University of Toronto, this studio offers all the conveniences of downtown living with stops, restaurants and a vibrant nightlife at your door.

You're close to shops, restaurants, subway, world renowned educational institutions and everything else downtown living has to offer. Living in this pocket of the city it's not hard to understand what Jay Z meant when he said "The City is Mine". When you have everything at your fingertips, the possibilities are truly endless. This is a lifestyle for people who like the hustle and want to be constantly moving forward. It's a place where having your head in the clouds and your feet on the ground feels possible. And although it comes with a city price tag – if a connected lifestyle at the centre of it all is your main motivator – it's absolutely worth it.

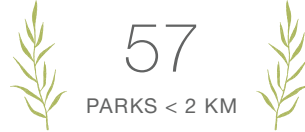
75StNicholasSt-2604.com

BAY STREET CORRIDOR

NEIGHBOURHOOD AT A GLANCE



WALK SCORE



PARKS < 2 KM

GREEN SCENE



RAIL LINES < 0.5 KM



BUS LINES < 0.5 KM

COMMUTE



LOCATIONS < 1 KM

CAR SHARE



FIDO FACTOR

5 < KM

GROCERY STORE



110

CAFÉS < 1 KM



JAVA JOLT

14

STARBUCKS < 1 KM



MAKING THE GRADE

CHURCH STREET JR PS

JESSE KETCHUM JR & SR PS

JARVIS CI



250+



RESTAURANTS & PUBS < 1 KM

WHAT'S ON THE MENU

the
BRELteam | SAGE

SAGE REAL ESTATE LTD, BROKERAGE

No BS. No Fridge Magnets. No Broken Promises

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