



FOR LEASE

COMMERCIAL RETAIL

MLS# C12855394

98 Sudbury Street, Toronto, ON M6J 0A9

Trinity-Bellwoods, Toronto · M6J 0A9

C\$ 40/mo

0	0	1,361	—	New	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Rare opportunity to lease a fully built-out commercial condo in the heart of the vibrant Queen West / Liberty Village corridor, offering nearly 1,400 sq. ft. of premium ground-floor space with over \$300,000 in professionally designed leasehold improvements already in place. This turn-key space features polished concrete floors, upgraded electrical distribution, enhanced HVAC, new plumbing supporting a barrier-free washroom and kitchen area, interior offices/partitions, integrated stereo and security systems, and excellent natural light from soaring ceilings with southern exposure, allowing your business to move in and operate without costly build-out timelines. Located in one of Toronto's fastest-growing mixed-use neighbourhoods with over 15,000 residential units within a short walking radius and continued high-density development throughout Liberty Village, King West, and Queen West, the property sits directly across from the future King-Liberty SmartTrack / GO Station on Sudbury Street, projected to serve approximately 19,600 daily riders, dramatically increasing pedestrian traffic and accessibility for your business. Flexible CR zoning permits a wide range of commercial uses, including professional offices, medical or wellness clinics, creative studios, boutique retail, and personal service businesses, making this an ideal location for businesses seeking a high-quality, professionally finished space in a rapidly expanding transit-oriented neighbourhood.

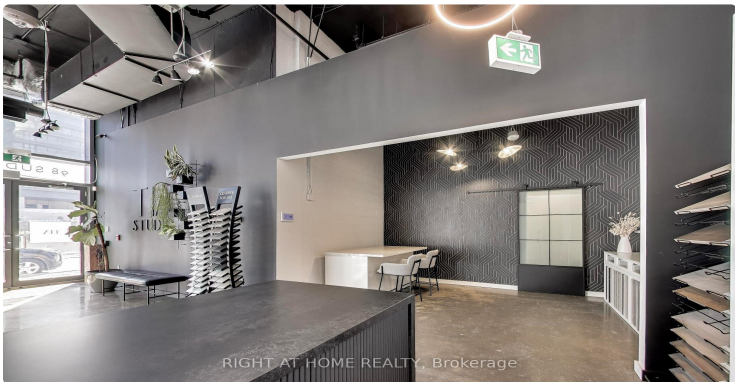
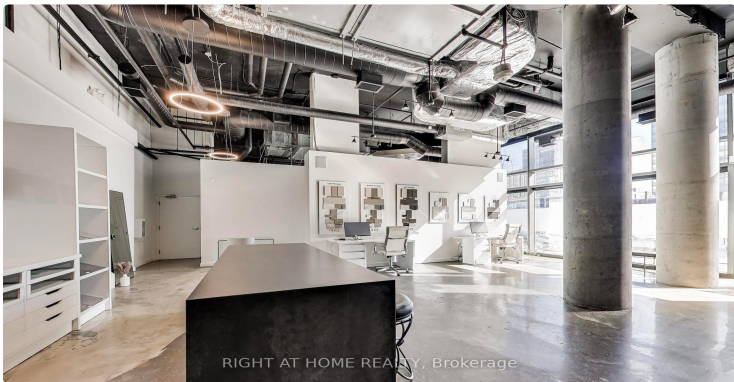
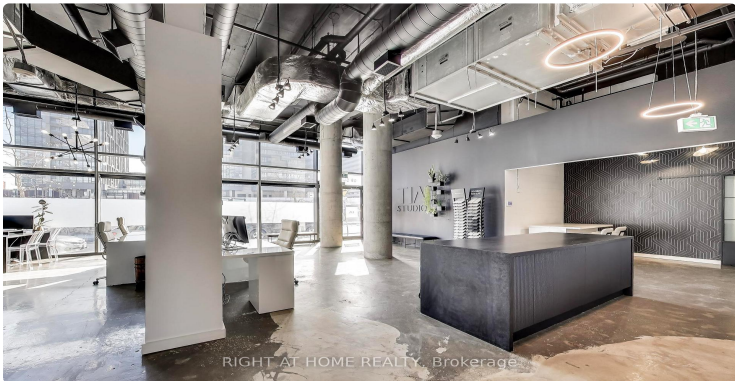
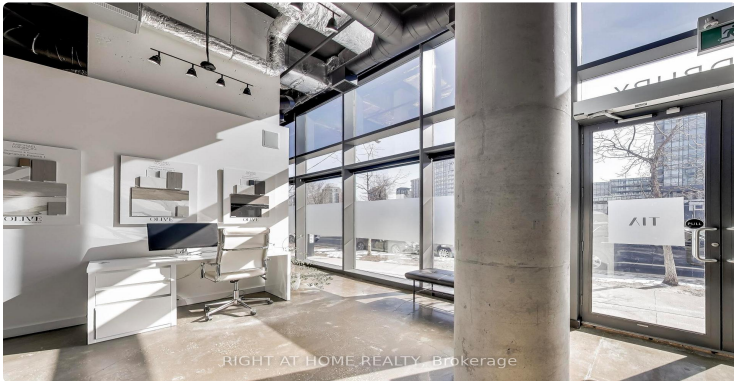
FEATURES

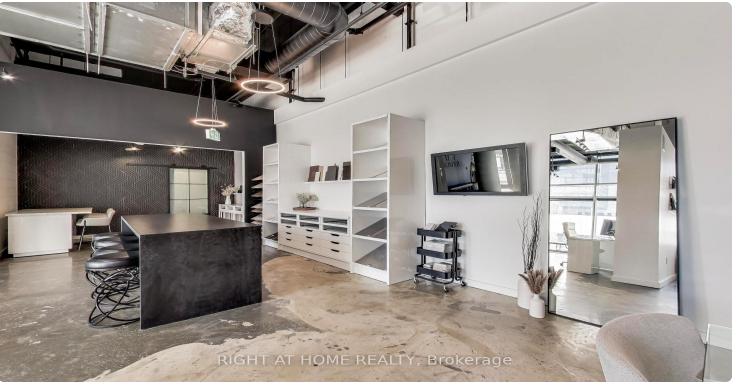
✓ New Build

PROPERTY DETAILS

PROPERTY TYPE	Commercial Retail
LISTING STATUS	For Lease
PROPERTY TYPE	Commercial Retail
AGE	New years
ANNUAL TAX	\$10,077
POSTAL CODE	M6J 0A9
NEIGHBOURHOOD	Trinity-Bellwoods

GALLERY





LISTING AGENT

Pavel Shaganenko

RIGHT AT HOME REALTY

Email: pshaganenko@gmail.com

Prepared for you on October 24, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.