



FOR SALE

OFFICE

MLS# C12872222

23 Lesmill Road 200, Toronto, ON M3B 3P6

St. Andrew-Windfields, Toronto · M3B 3P6

C\$ 9,500,000

0	0	17,000	—	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

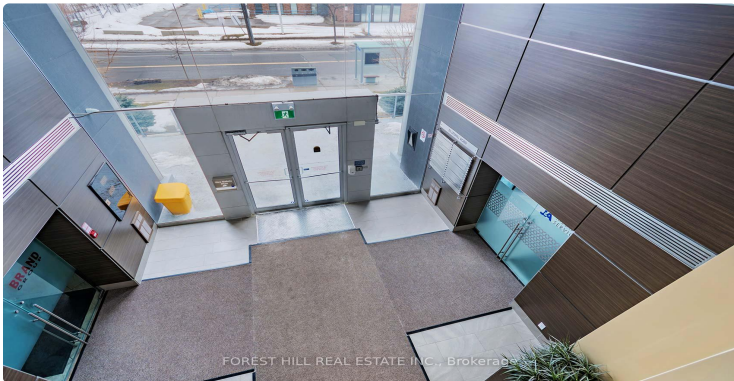
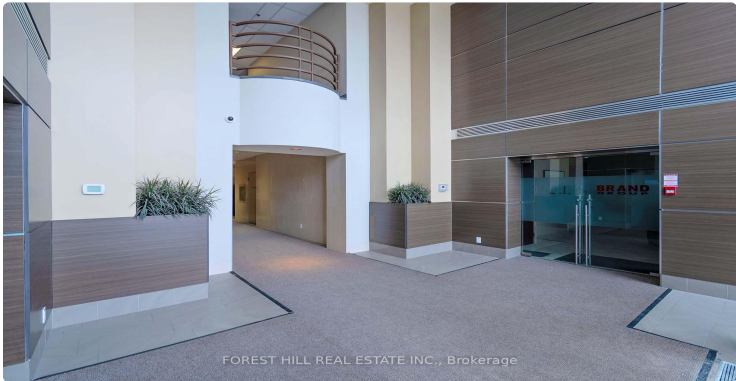
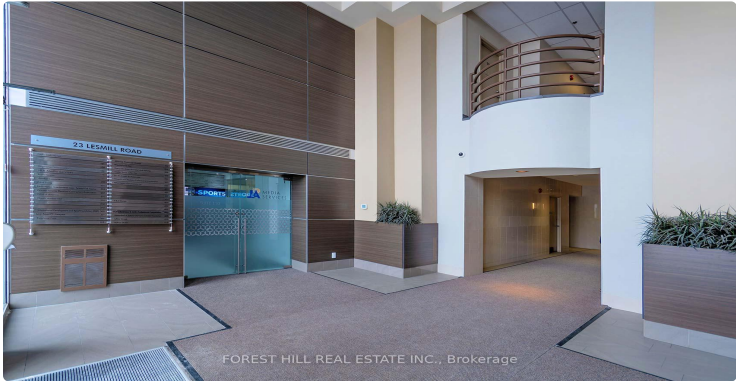
ABOUT THIS PROPERTY

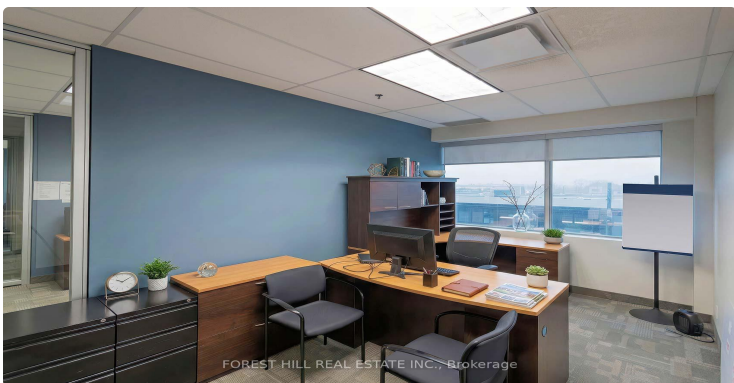
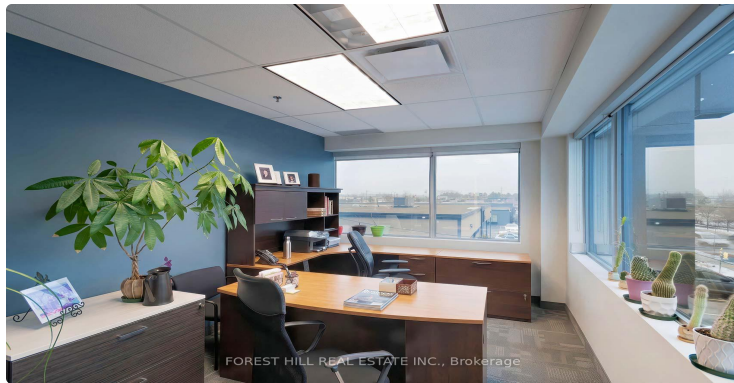
Exceptional Commercial Opportunity - 23 Lesmill Road, Toronto (St. Andrew-Windfields) is Strategically situated in the prestigious St. Andrew-Windfields neighbourhood of North Toronto. 23 Lesmill Road presents a rare opportunity to acquire an established executive office asset in an area defined by accessibility, visibility, and professional appeal. This attractive commercial condominium has prime SECOND-floor presence within a distinguished low-rise building offering multiple separate units - perfect for owner-occupiers, investor-owners, or professional firms seeking a high-profile address. Comprising almost all the second floor this space is comprised of 11 contiguous units totalling approximately 17,000 square feet. It has excellent access to major transportation routes and public transit, including TTC service at the doorstep and is also exceptionally well-connected to the broader GreaterToronto Area via major highways, arterial roads, and transit options. Zoned and also designed to suit a wide range of professional uses - from legal, financial services, insurance, consulting, and/or corporate headquarter functions - the building's layout supports flexible space planning and potential future expansion or reconfiguration. A standout feature of this offering is the abundance of parking, with EIGHT (8) OWNED /DEDICATED SPACES AND numerous other unreserved underground spaces (first come first served basis) complemented by surface stalls - a highly valued amenity in urban office markets. Whether you are establishing a new office base in one of Toronto's most desirable districts or expanding an existing professional presence, 23 Lesmill Road delivers a compelling combination of location, function, and upside potential. N.B. (ALL REFERENCES TO TOTAL SPACE ARE ESTIMATIONS. THE NUMBERS WERE GLEANED FROM EXTERNAL SOURCES THAT ARE DEEMED TO BE REASONABLY RELIABLE & ACCURATE HOWEVER NO WARRANTY OR REPRESENTATION IS GIVEN OR IMPLIED. BUYERS / BUYER'S AGEN TO VERIFY

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
ANNUAL TAX	\$67,749
POSTAL CODE	M3B 3P6
NEIGHBOURHOOD	St. Andrew-Windfields

GALLERY





LISTING AGENT

Pavel Shaganenko

FOREST HILL REAL ESTATE INC.

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Prepared for you on October 26, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.