



FOR LEASE

OFFICE

MLS# C13072838

# 685 Sheppard Avenue E G03, Toronto, ON M2K 1B6

Bayview Village, Toronto · M2K 1B6

C\$ 20/mo

|          |           |       |         |           |           |
|----------|-----------|-------|---------|-----------|-----------|
| 0        | 0         | 992   | —       | —         | For Lease |
| BEDROOMS | BATHROOMS | SQ FT | PARKING | AGE (YRS) | TYPE      |

# ABOUT THIS PROPERTY

Position your business in a high-demand Bayview Village location, ideal for medical, educational, office, or retail use. This main-floor suite offers full accessibility with direct exterior entry, plus convenient on-site features including 15 minute visitor parking, a designated pick-up/drop-off area, and underground visitor parking. The unit includes a built-in sink and cabinetry, with natural light from exterior windows that can be fitted with privacy film. Option to combine with the adjoining suite (G04), which currently features a shared door (not including separate door), as well as a dual-entry private washroom, allowing for expanded space for larger businesses! Exclusive use of outdoor terrace available for ground floor tenants. Just steps from Bayview Village Shopping Centre and North York General Hospital, with easy access to nearby subway and transit and Highway 401. The surrounding neighbourhood is experiencing rapid growth, with a significant influx of new residents expected from current redevelopment plans. Join a strong network of established professional tenants, including healthcare, legal, and business services.

## PROPERTY DETAILS

|                |                 |
|----------------|-----------------|
| PROPERTY TYPE  | Office          |
| LISTING STATUS | For Lease       |
| PROPERTY TYPE  | Office          |
| ANNUAL TAX     | \$20            |
| POSTAL CODE    | M2K 1B6         |
| NEIGHBOURHOOD  | Bayview Village |

GALLERY





## LISTING AGENT

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**Pavel Shaganenko**

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Prepared for you on October 25, 2026. Data provided by Toronto Regional Real Estate Board (TRREB) via AMPRE. All information is deemed reliable but not guaranteed.