



FOR SALE

DETACHED

MLS# C13611682

99 Sheppard Avenue E, Toronto, ON M2N 3A3

Willowdale East, Toronto · M2N 3A3

C\$ 2,988,000

5	2	1,300	8	—	For Sale
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

****Prime Yonge & Sheppard Investment & Development Opportunity!**** Exceptional freestanding mixed-use building in one of North York's most sought-after commercial corridors, offering outstanding exposure, stable income, and significant future redevelopment potential. Situated on a prestigious ****C6-zoned**** property with an existing tenant, this turnkey asset is ideal for investors, developers, or end-users looking to secure a prime location with multiple value-add opportunities. The building has been extensively renovated with high-quality finishes and offers exceptional flexibility for a wide range of professional and commercial uses, including medical and dental clinics, legal offices, accounting firms, travel agencies, health and wellness centres, retail, and many other permitted uses. Adding to its appeal, the property offers excellent long-term redevelopment potential with the possibility of a ****7-storey mixed-use condominium project**** (subject to all required approvals buyer to perform their own due diligence). Additional features include convenient rear parking, immediate access to Highway 401, and a short walk to both Yonge and Sheppard subway stations, surrounded by high-density residential developments, office towers, restaurants, and major amenities. A rare opportunity to own a premium asset in one of Toronto's fastest-growing urban hubs-offering immediate income today with exceptional upside for tomorrow.

FEATURES

- ✓ Basement
- ✓ Garage

PROPERTY DETAILS

PROPERTY TYPE	Detached
LISTING STATUS	For Sale
STYLE	1 1/2 Storey
PROPERTY TYPE	Detached
BASEMENT	Apartment
FACING	South
AREA RANGE	1100-1500 sqft
PARKING	8 spaces
ANNUAL TAX	\$8,612
POSTAL CODE	M2N 3A3
NEIGHBOURHOOD	Willowdale East

ROOM BREAKDOWN

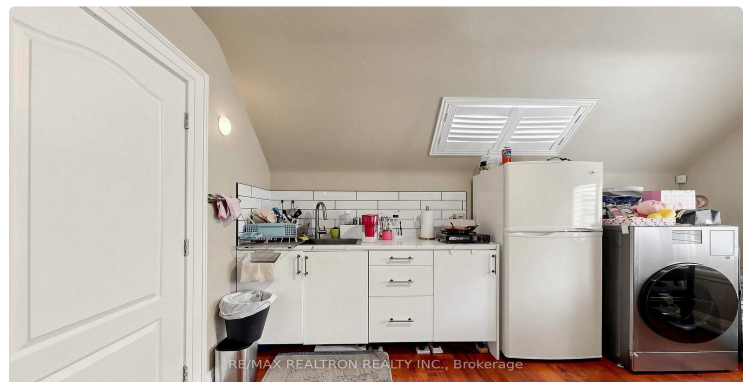
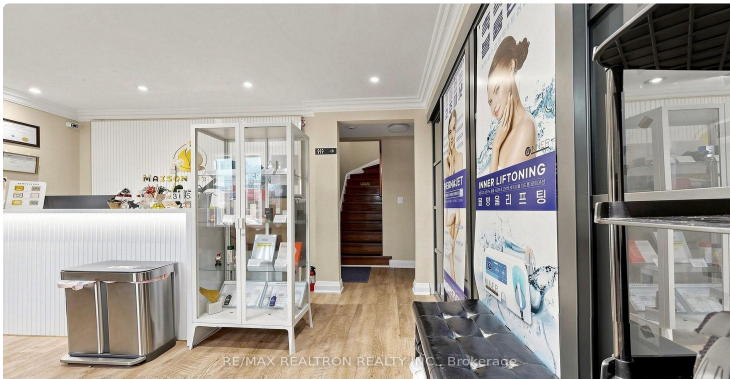
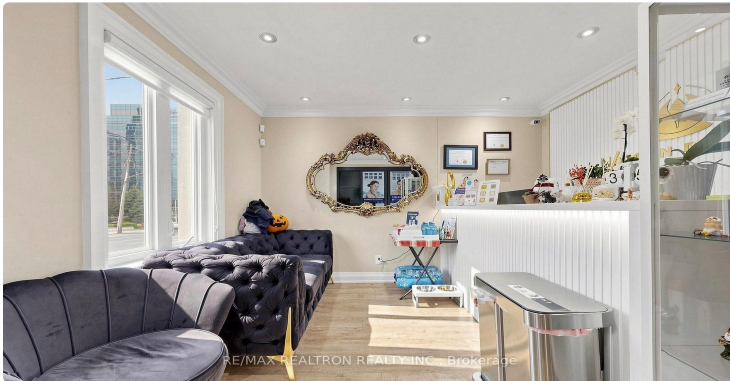
ROOM	LEVEL	DIMENSIONS	FEATURES
Office	Main	—	Picture Window, Hardwood Floor, Open Concept
Office	Main	—	Window, Hardwood Floor, Open Concept

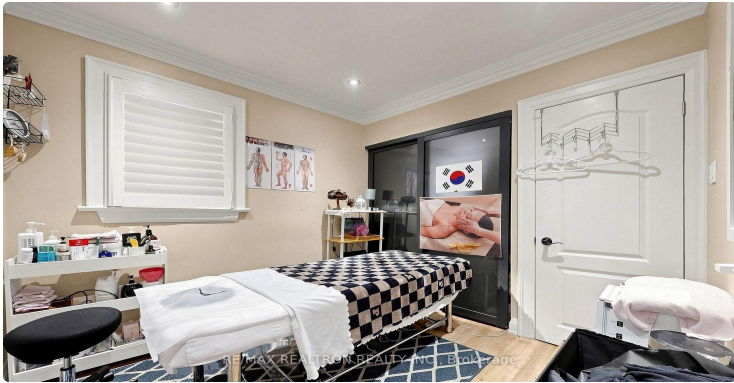
99 Sheppard Avenue E, Toronto, ON M2N 3A3

RE/MAX REALTRON REALTY INC.

ROOM	LEVEL	DIMENSIONS	FEATURES
Office	Main	—	Window, Hardwood Floor, Open Concept
Office	Main	—	Window, Hardwood Floor, Open Concept
Office	Second	—	Window, Hardwood Floor, Closet
Office	Second	—	Window, Hardwood Floor, Closet
Bedroom	Basement	—	Above Grade Window, Laminate, Separate Room
Kitchen	Basement	—	Above Grade Window, Laminate, Open Concept

GALLERY





LISTING AGENT

Pavel Shaganenko

RE/MAX REALTRON REALTY INC.

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.