



BRIDLEPATH PROGRESSIVE REAL ESTATE INC., Brokerage

FOR LEASE

INVESTMENT

MLS# C13657974

650 Sheppard Avenue E #4, Toronto, ON M2K 1B7

Bayview Village, Toronto · M2K 1B7

C\$ 47/mo

0	0	480	—	—	For Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Exceptional opportunity to lease approximately 480 sq.ft. of prime commercial/retail space in a highly desirable and affluent neighbourhood. Currently operating as a hair salon, the premises have strong potential for retail, service, professional, or other commercial uses, subject to applicable zoning and approvals. Ideally positioned with excellent exposure to Sheppard Avenue and strong visibility from busy traffic. Surrounded by Luxury Condominiums, Apartments and established Residential Neighbourhoods, the location provides access to an excellent and established customer base. Conveniently located near Bayview Village Shopping Centre, with easy access to surrounding Amenities, Public Transportation and Major Transportation routes. The space is currently configured and furnished as a Hair Salon. The existing Tenant is willing to negotiate separately with the incoming Tenant for the purchase of some or all of the existing Furniture, Fixtures and Equipment. Any such purchase is to be negotiated directly between the existing Tenant and the incoming Tenant and is separate from the lease transaction. An excellent opportunity for a Hair Salon, Beauty or Personal - Care Business, Retailer, Professional Office, Service Business or other permitted Commercial use seeking a presence in a prime Toronto location with excellent street exposure and visibility. Furniture, Fixtures, and Equipment are not included in the lease unless otherwise expressly agreed. Tenant and Tenant's Agent to verify zoning, permitted uses, measurements and all information relevant to the Tenant's proposed use. NOTE: The current Tenant is willing to stay renting a chair as a Hair Salon to be dealt separately and personally between the old and new Tenant outside the Real Estate Lease Transaction.

PROPERTY DETAILS

PROPERTY TYPE	Investment
LISTING STATUS	For Lease
PROPERTY TYPE	Investment
ANNUAL TAX	\$22
POSTAL CODE	M2K 1B7
NEIGHBOURHOOD	Bayview Village

GALLERY



LISTING AGENT

Pavel Shaganenko

BRIDLEPATH PROGRESSIVE REAL ESTATE INC.

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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.