



FOR SALE

OFFICE

MLS# C13674326

45 Sheppard Avenue E 508, Toronto, ON M2N 5W9

Willowdale East, Toronto · M2N 5W9

C\$ 2,675

0	0	1,088	—	—	For Sub-Lease
BEDROOMS	BATHROOMS	SQ FT	PARKING	AGE (YRS)	TYPE

ABOUT THIS PROPERTY

Situated at Yonge and Sheppard, this BOMA Best Gold certified building offers a premier, energy-efficient workspace. Enjoy unparalleled transit access via the Highway 401 interchange and the Sheppard-Yonge Subway Station. The site features abundant local amenities alongside flexible surface and underground parking for staff and guests. Elevate your business in a professionally managed environment at the heart of the vibrant North Yonge corridor. Lease Type & Inclusions: Fully Gross Lease inclusive of utilities, routine maintenance, property taxes, and building amenities. Rent is subject to HST. Parking: Optional parking stalls available at a rate of \$180/month per stall. Extension Option: Lessee shall retain the right/option to extend the lease term. Transit Proximity: Strategically located within 100 meters of the Yonge-Sheppard subway station hub. Security & Access: Secure, access-controlled facility providing tenant entry 24 hours a day, 7 days a week, 365 days a year. Unit includes 3 office rooms and 1 meeting room

PROPERTY DETAILS

PROPERTY TYPE	Office
LISTING STATUS	For Sale
PROPERTY TYPE	Office
ANNUAL TAX	\$23
POSTAL CODE	M2N 5W9
NEIGHBOURHOOD	Willowdale East

GALLERY



LISTING AGENT

Pavel Shaganenko

RE/MAX EXCELLENCE REAL ESTATE

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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.